

LARA THE REALTOR

# Drive-Thru NNN Investment



## PROPERTY DESCRIPTION

Don't miss this exceptional chance to own a drive-thru restaurant investment in the thriving city of Montclair. This well-maintained property features a modern building with a drive-thru lane, ample parking, and inviting outdoor patio seating — all in excellent condition.

Currently leased to a highly stable local operator with multiple successful locations, this property offers a true hands-free investment: the tenant is responsible for all maintenance, while the landlord simply collects rent.

A solid long-term tenant, prime drive-thru setup, and unbeatable location make this property an ideal 1031 exchange or long-term income investment opportunity.

Contact us for more info.



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## PROPERTY HIGHLIGHTS

Property Type: Retail  
Building Size: 2,783 SF  
Lot Size: 27,443.00 SF  
Year Built: 1998  
Zoning: C3  
Parking: 30 Spaces

Featured with Drive-thru  
and outdoor dining area.



## INVESTMENT HIGHLIGHTS

Tenant: Clyde's Hot Chicken (local operator with three locations)  
Lease Expiration: Dec 31, 2027, with four additional 5-year options.  
Lease Type: Net Lease  
Current Rent: \$9,845/mo (until Dec 31, 2027)  
Option Rent:  
January 1, 2028 \$10,830.00 per month  
January 1, 2033 \$11,912.00 per month  
January 1, 2038 \$13,104.00 per month  
January 1, 2043 \$14,414.00 per month





Featuring a spotless,  
fully equipped  
kitchen designed  
for seamless  
workflow and  
efficiency.



**Montclair**, California, is strategically located at the intersection of Los Angeles County and the Inland Empire—one of Southern California’s most active commercial corridors. Positioned along the I-10 Freeway with exceptional visibility and accessibility, the city offers a thriving environment for retail and restaurant operations. Within a 5-mile radius, Montclair boasts a population of 424,365 residents and an average household income exceeding \$100,000, reflecting strong consumer density and purchasing power.

Radius	2020 Population	2024 Population	2029 Projection
2 miles	79,580	80,112	80,839
5 miles	431,708	424,365	424,068
10 miles	962,967	954,206	954,597

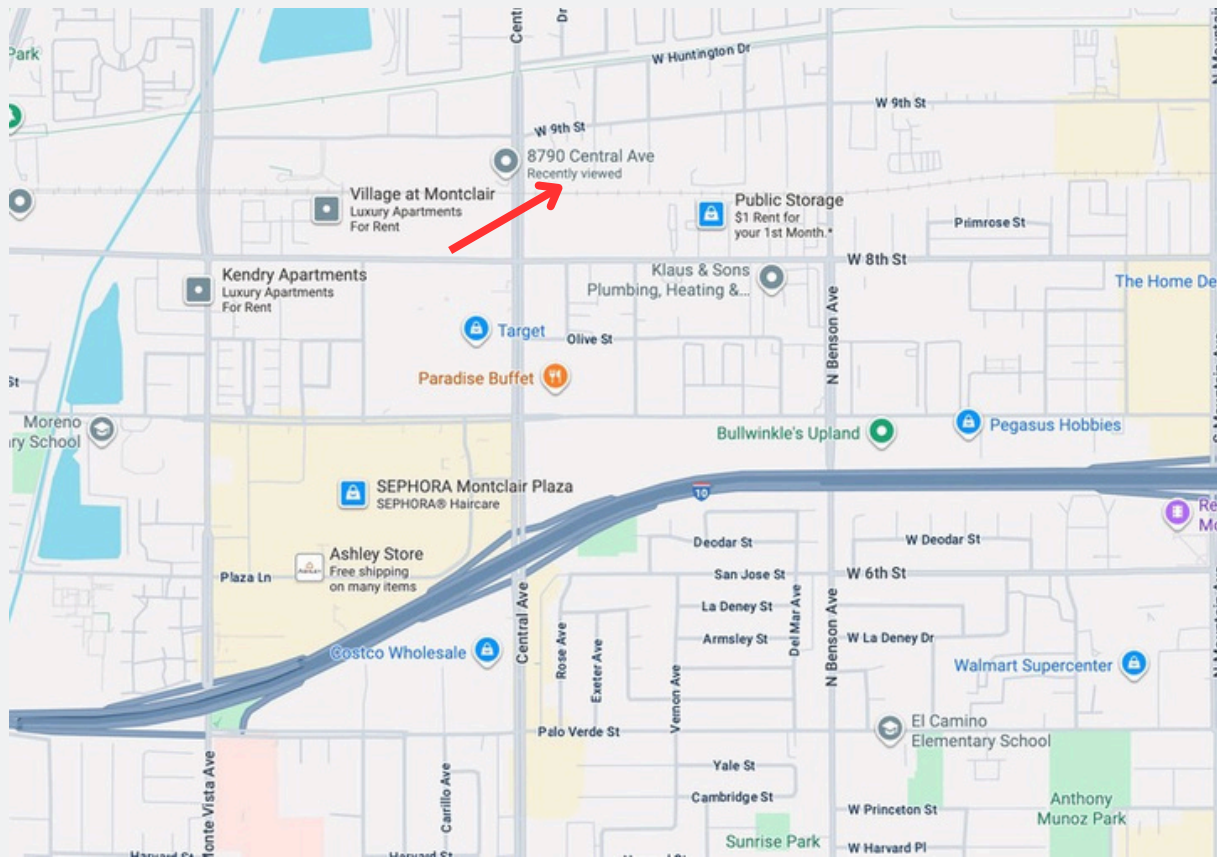
Radius	2024 Household	2020 Household	2029 Projection	Owner Occupied	Renter Occupied
2 miles	25,062	24,809	25,315	11,786	13,529
5 miles	130,723	133,095	130,606	71,307	59,299
10 miles	299,012	302,500	298,982	181,313	117,669

Radius	Avg Household Income	Median Household Income
2 miles	\$97,712	\$79,521
5 miles	\$101,644	\$81,150
10 miles	\$113,348	\$91,693

The area is anchored by **major national retailers** such as Costco, Target, Best Buy, and Montclair Place Mall, ensuring consistent traffic and exposure. Supported by a pro-business city government, ongoing redevelopment, and a robust regional economy, Montclair stands out as a premier destination for both investors and operators seeking stable income, high visibility, and long-term growth potential.

Collection Street	Cross Street	Traffic Volume	Year	Distance from Property (mi)
Central Ave	Arrow Hwy S	28,957	2025	0.04
Central Ave	Richton St S	24,481	2025	0.11
Central Ave	Olive St S	30,270	2025	0.2
Arrow Hwy	Fremont Ave W	13,470	2025	0.22
Central Ave	Huntington Dr S	22,966	2025	0.23
Arrow Hwy	Vernon Ave W	13,471	2025	0.29

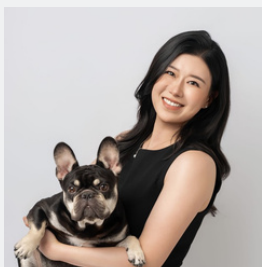


Ideally located in Montclair's busiest commercial corridor, surrounded by major national retailers including Best Buy, Target, Montclair Plaza, and Costco, this property enjoys unbeatable visibility and consistent traffic.



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**Contact Us Today for More Details!**



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