

# 5407 Holt Boulevard, Montclair, CA 91763



## FEATURES:

- Major Street Frontage
- Wholesale & Showing Room & Warehouse use available.
- ±36,352 SF Freestanding Building
- ±1.97 Acre Land
- ±17' Heights
- Fenced, Paved and Secure Yard
- ±95 Parking Spaces
- 3 Ground Level Doors
- ±800 Amps of Power
- Close to 10 and 60 Fwys
- Built in 1981

Centaline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

Centaline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

JUN ZHOU  
626.238.8643  
[junzhoula@gmail.com](mailto:junzhoula@gmail.com)  
DRE#02057820

**CENTLINE**  
中原地产

# 5407 Holt Boulevard, Montclair, CA 91763

## FINANCIAL ANALYSIS

Tenant occupied  
Month to Month Lease  
Investment Or Owner Use

SUMMARY	
Price	\$9,990,000.00
Down Payment	\$9,990,000.00
Down Payment %	100%
Number of Suites	1
Price Per SqFt	\$274.81
Rentable Built Area	36352
Lot Size	1.97 Acres
Year Built	1981
Occupancy	100%
Lease Type	IG
Lease Price Per Sq Per Month	\$1.55
Total Rent Per Month	\$56,345.60
Total Rent Per Year	\$676,147.20
Cap Rate	6.77%

Centaline Investment Inc    [www.zycommercial.com](http://www.zycommercial.com)    Centaline Investment Inc    [www.zycommercial.com](http://www.zycommercial.com)

**JUN ZHOU**  
**626.238.8643**  
[junzhoula@gmail.com](mailto:junzhoula@gmail.com)  
DRE#02057820

**CENTLINE**  
中原地产

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# 5407 Holt Boulevard, Montclair, CA 91763

## Exterior Photos:



Centaline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

Centaline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

**JUN ZHOU**  
**626.238.8643**  
[junzhoula@gmail.com](mailto:junzhoula@gmail.com)  
DRE#02057820

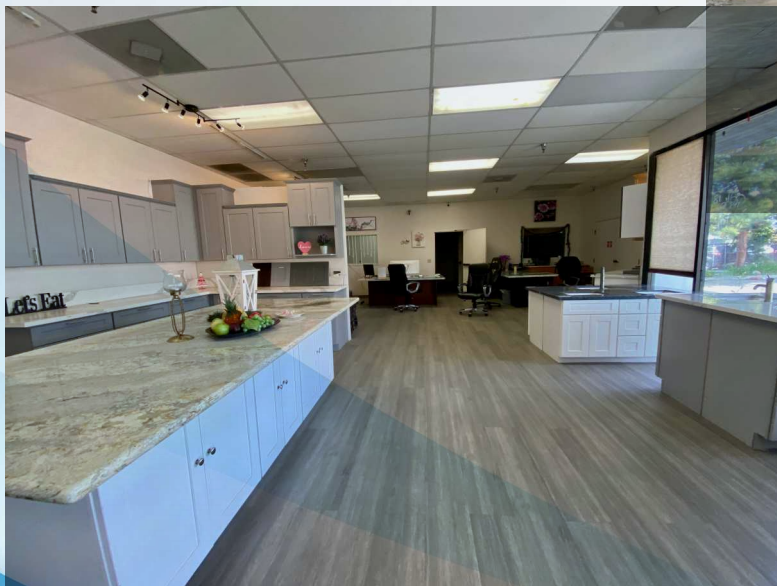
**CENTLINE**  
中原地产

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# 5407 Holt Boulevard, Montclair, CA 91763

## Interior Photos:



Centline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

Centline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

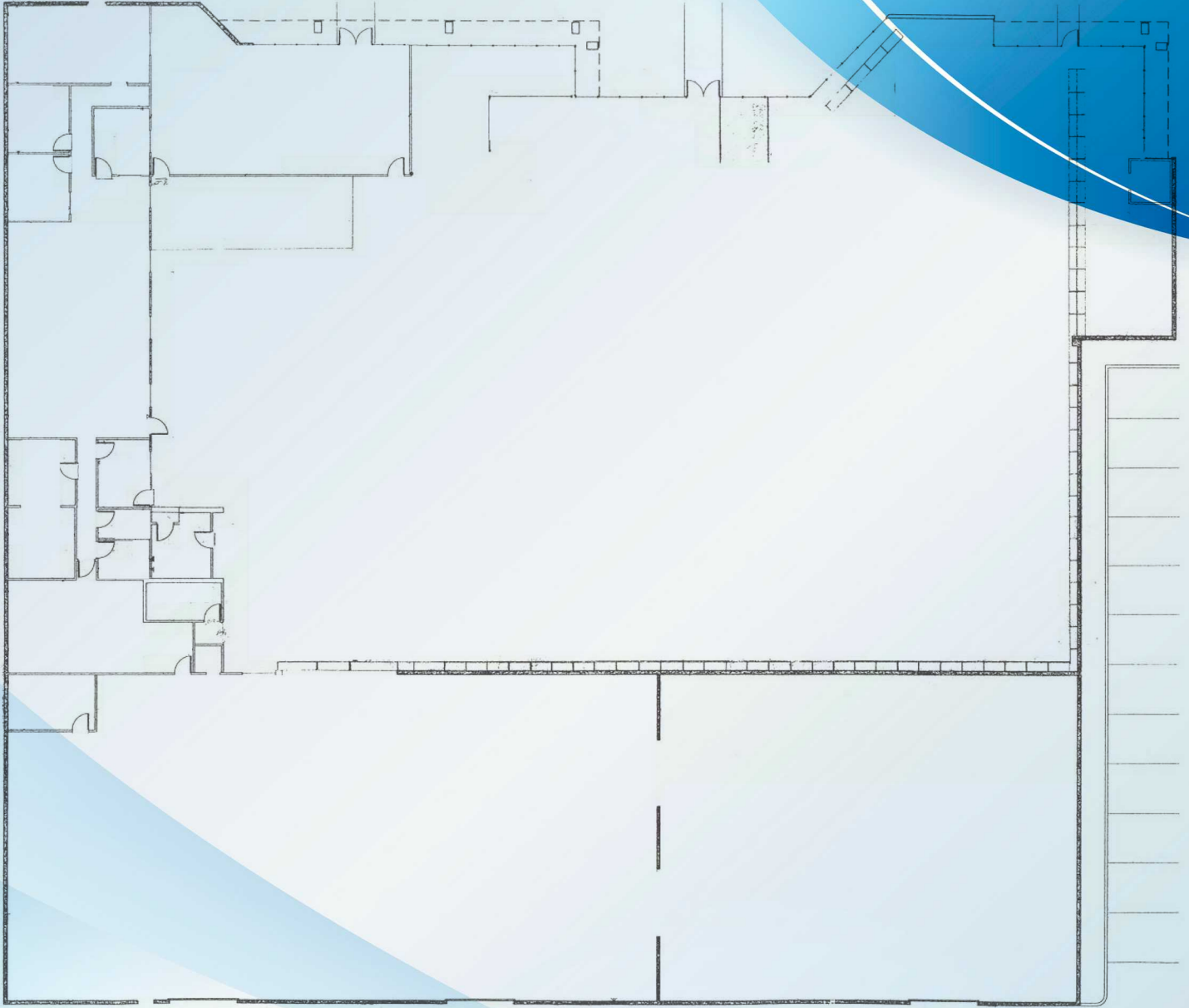
**JUN ZHOU**  
**626.238.8643**  
[junzhoula@gmail.com](mailto:junzhoula@gmail.com)  
DRE#02057820

**CENTLINE**  
中原地产

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 5407 Holt Boulevard, Montclair, CA 91763

## Site Plans:



Centaline Investment Inc

[www.zycommercial.com](http://www.zycommercial.com)

Centaline Investment Inc

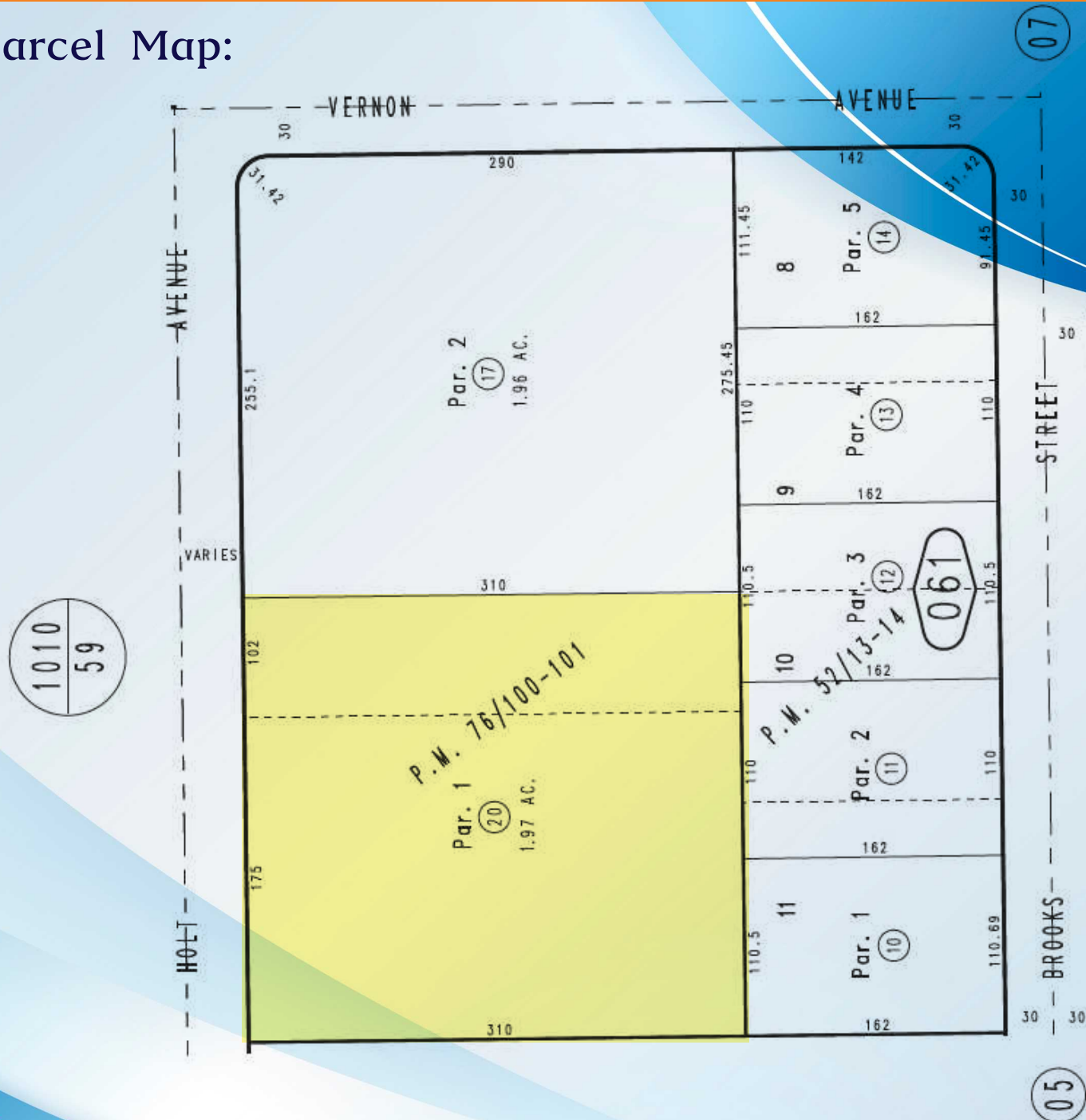
[www.zycommercial.com](http://www.zycommercial.com)

**JUN ZHOU**  
**626.238.8643**  
[junzhoula@gmail.com](mailto:junzhoula@gmail.com)  
DRE#02057820

**CENTLINE**  
中原地产

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## Parcel Map:



Centaine DRE#02165177 中原商业地产 www.zyc.com

**CENTALINE**  
中原地产

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## DEMOGRAPHICS AND TRAFFIC



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.