

CIM



MONTCLAIR PLACE

CIM Group | Retail Re-Development

Inland Empire, CA



Welcome to Montclair Place

Montclair Place is truly an Inland Empire retail destination, With 1.2 million square feet and over 150 retailers. Redevelopment and aesthetic improvements throughout the property provides tenants with modern spaces and an elevated consumer experience.

The center is home to these major retailers: Nordstrom, Macy's, Barnes & Noble, H&M, Sephora, Starbucks, JC Penny, Forever 21, Victoria's Secret, Express, MAC, Hollister, Disney Store, and Bath & Body Works.

The Montclair Place Shopper

Primarily young, family-oriented¹ and economically and ethnically diverse, with increasing incomes² and broadening age range. They are spending more³ with each visit to the center, visiting more frequently⁴; and enjoy diversifying⁵ their experience between the many retail and food vendors. The Montclair Place shoppers are hungry for a multifaceted experience!

1.2 Million
Square Feet

150+
Retailers

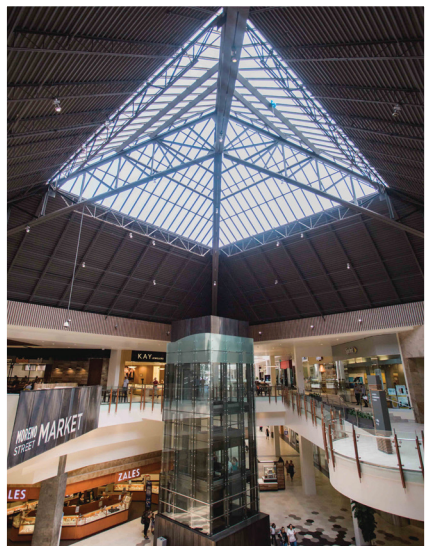
1.1 Million
Total Trade Area
Population



1. The share of customers shopping with someone jumped from 50% in 2014 to 69%. Nearly all of this increase was due to more parents shopping with children
2. The average Montclair Place Customer's household income jumped by 33% (2014 vs 2018). Customers with incomes of \$100,000+ more than doubled – from 10% in 2014 to 25% in 2018.
3. The average expenditure increased 27%, from \$117 to \$149 (which is 16% above the industry norm of \$129).
4. Visit frequency improved by 14% (2014 vs. 2018), particularly for customers age 35-54, those with incomes of \$50,000+, and parents.
5. Cross-shopping between food and retail increased from 34% to 52% and the average food expenditure doubled from \$5 to \$10 (2014 vs 2018).



Contemporary Renovation



The contemporary renovation of Montclair Place was recently completed in 2017. Every surface of the center was appointed to, from floors to ceilings, leaving the site with an airy modern appeal. The clean site lines and finishes provide a neutral venue, for a wide variety of tenants.

Moreno St. Market is the center's new 9-unit food hall, featuring Boba World, Noodle World, Oli's Tacos, Panda Express, Pokeway and Stick-house and Doner & Gyros.

The Future of Montclair Place: An Entertainment Destination

Exciting things are happening here at Montclair Place, like the addition of the state of the art 55,000 SF AMC Dine-In 12 screen theatre and 55,690 SF of first floor restaurant and entertainment space. The south facing exterior of the new development will offer tenants premier signage opportunities facing the 10 freeway with 257,000 VPD. The northside of the entertainment wing features a ground floor glass box retail space, which is spectacular for merchandising visibility.



New at Montclair Place

- » **AMC**, the 55,000 SF dine-in 12 screen theatre is under construction.
- » **The Canyon**, an 18,500 SF concert venue and restaurant.
- » **Kids Empire**, an 11,000 SF indoor playground for kids.
- » **Forever 21**, the fast fashion retailer, expanded this year to over 15,000 SF.
- » **Doner & Gyros**, making their USA debut at the Moreno St. Market.



Signage & Leasing Opportunities



257,000 VPD
Via Interstate 10



★ macy's

JCPenney

BARNES & NOBLE

sears

H&M

FOREVER 21

VICTORIA'S SECRET



LEVEL 2





MONTCLAIR PLACE



55,000 SF

Theatre Featuring
AMC Dine-In Theatre

55,690 SF

First Floor Restaurant and
Entertainment Space

CIM Creating Value.
Enhancing Communities.

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