

FOR SALE
COMMERCIAL / INDUSTRIAL

Great 1031
Exchange Property



4611 HOLT BLVD., MONTCLAIR, CA 91763

Prime Montclair Retail/Industrial Asset – 2.2 Acres

- Unique SP Dual-Zoned Parcel: Commercial (Holt Blvd Frontage) and Industrial (Brooks St Access)
- 24,000 Vehicles Per Day Traffic Count on Holt
- ±32,770 SF Total – Two Freestanding Buildings
- Block Construction / Newer Roof
- Secured Private Drive Aisle with Full Ingress/Egress
- Strategic Location Near Ramona Ave, CVS, and National Retailers
- Under 35% Lot Coverage – Yard, Circulation, Expansion Potential
- Ideal for Owner-User or Investor Seeking Functionality & Flexibility
- Strong Visibility & Street Presence on High-Traffic Holt Corridor
- Inland Empire Location with Long-Term Upside
- 5 Mile - Avg HH 143,000 Avg HH Income \$99,000

Contents

- Property Details
- Financial Data
- Region & City Info
- Other Pertinent Data
- All information subject to attached confidentiality agreement.

As Of July 2025

Contact Brokers For More Information:

Nathan Bragg, SVP | (909) 210-3175 | nathanbragg@remax.net | DRE # 01340519

Terri Barrett, Realtor | (909) 239-9929 | terri.barrett@remax.net | DRE# 01315648



RE/MAX Commercial Division | RE/MAX Time Realty
10535 Foothill Blvd., Suite 460, Rancho Cucamonga CA 91730
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PROPERTY DETAILS



Address: 4611 Holt Blvd, Montclair, CA 91763

APN: 1012-081-02-0000

Zoning: Split-Zoned SP – Commercial (Front) & Business Park/Industrial (Rear)

Land Area: ±2.20 Acres (±95,832 SF)

Lot Coverage: Under 35%

Access: Dual street access – Holt Blvd (front) and Brooks Street (rear)

Ingress/Egress: Private gated drive aisle from Holt to Brooks for full truck circulation

Yard: Secured fenced yard with metal gate

Total Building Area: ±32,770 SF (Two Freestanding Structures)

- **Front Retail Building:** ±21,770 SF – Commercial Zoned (Can be configured to multiple rental units)
- **Rear Industrial Units:** ±11,000 SF – Industrial Zoned (can be configured to multiple rental units - 3 in use currently)

Retail/Industrial Space (Do not Disturb Tenants)

This ±32,770 SF two-building commercial asset is located on high-visibility Holt Blvd in Montclair, CA—offering a unique blend of ±21,770 SF of retail/showroom space and ±11,000 SF of industrial/flex units. Block Construction.

The ±2.2-acre parcel features full drive-through access from Holt Blvd to Brooks Street with a secured private yard, under 35% lot coverage, and zoning split between commercial and business park designations. Newer Roof. High traffic count on Holt Blvd ± 24,000 Vehicles per day

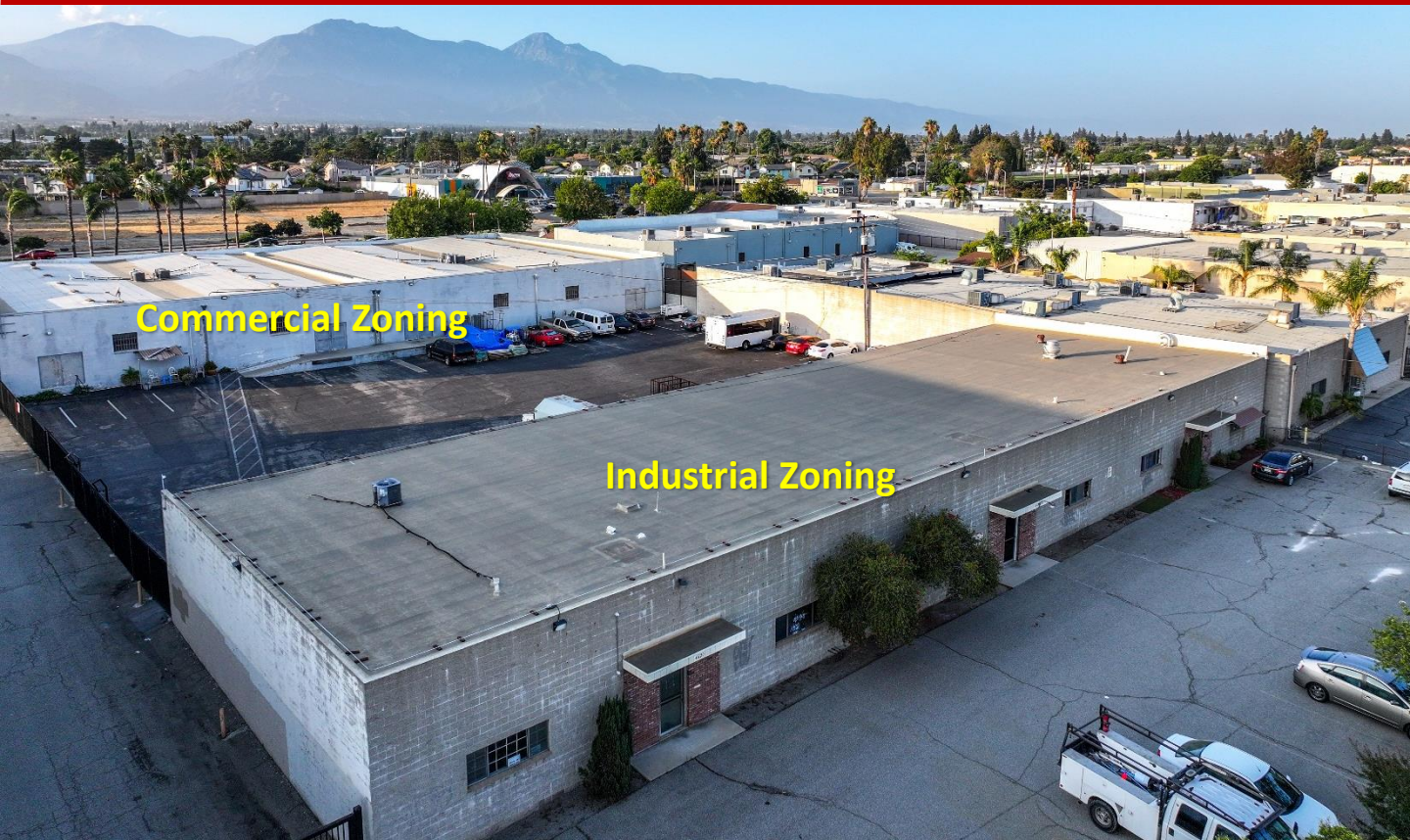
Ideal for owner-users, or investors seeking long-term flexibility. The property may also qualify for SBA financing if an owner-occupant utilizes 51% or more of the space. Buyers should verify with their SBA lender.

Located just east of Ramona Ave, and surrounded by national retailers, commercial users, and major Inland Empire distribution corridors—this is a rare chance to acquire a high-functionality site with strong upside in a constrained market. **Note:** Seller may entertain a lot split and sale of the commercial / retail site only. Seller retains industrial.



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Proforma Income projections

Retail: \$18–\$20/SF Gross – Estimated market rates

Industrial: \$14–\$16/SF Gross - Estimated market rates

Gross Income: ±\$570,000 Estimated

Net Income (@ 20–25% Expenses): \$427,000–\$456,000

Owner occupies most of space (Retail / Commercial on Holt) and ½ of back, there are two other tenants in the industrial units, both tenants are month to month rent minimum amount. Site can be delivered vacant.

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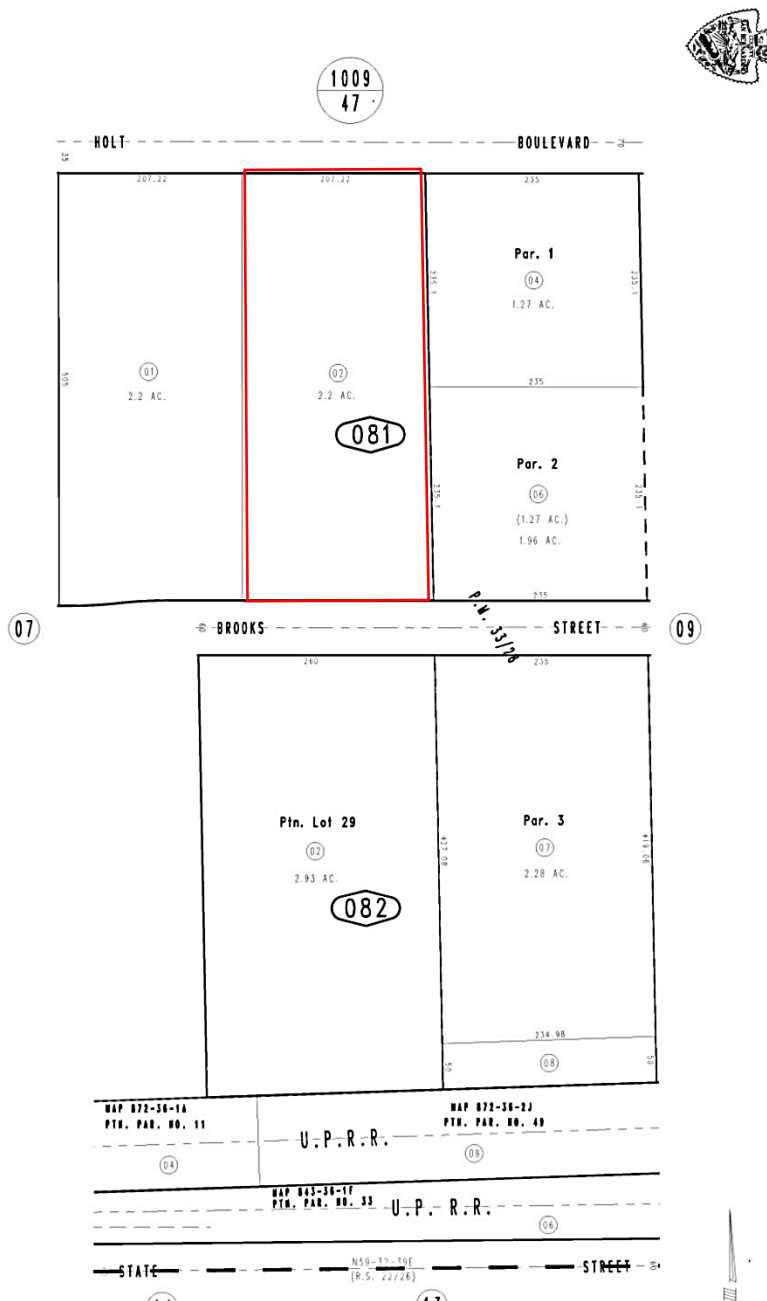


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PARCEL MAP

Excerpt from parcel map, verify all with city, county and title company. For information purposes only.



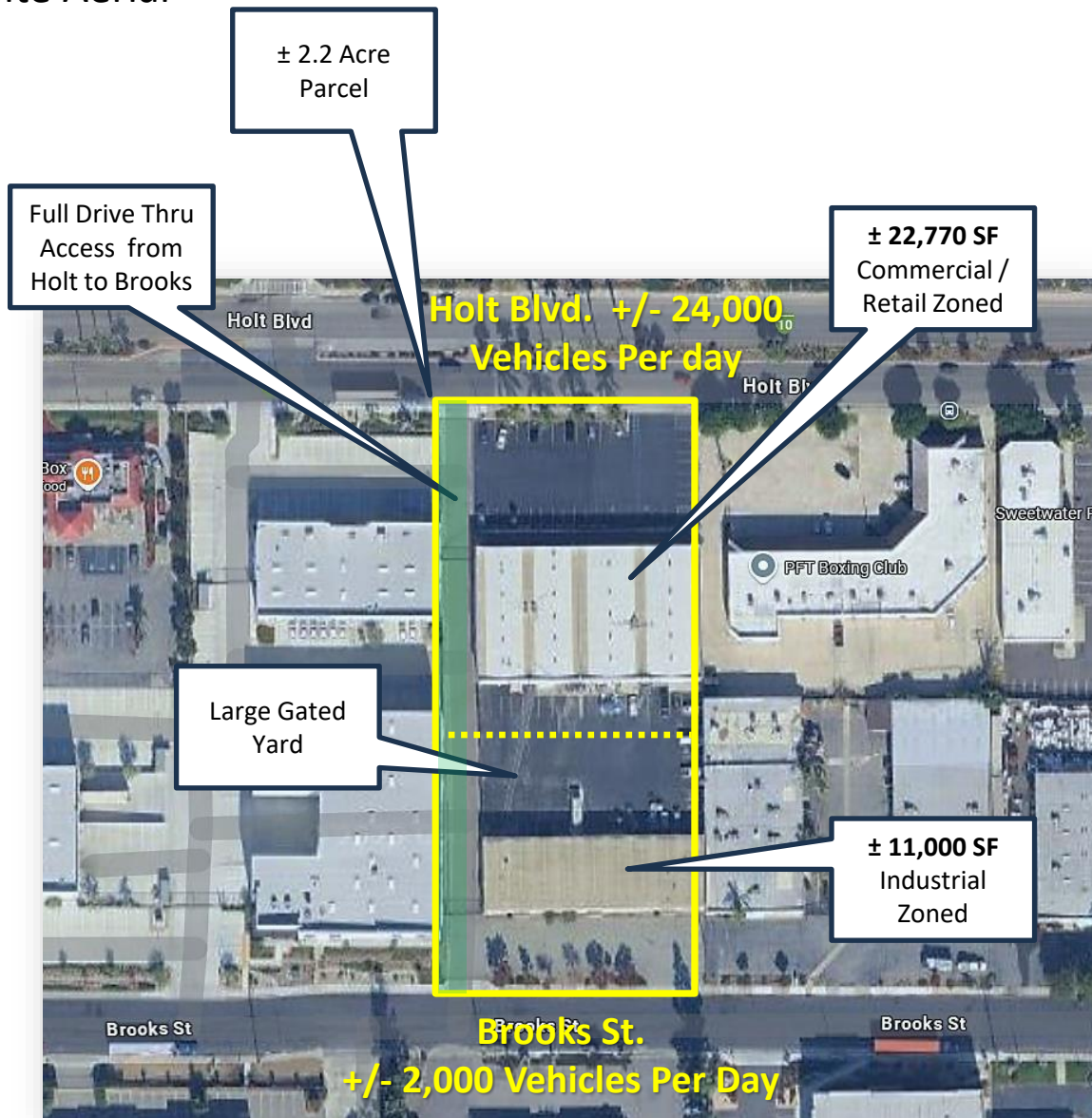
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Site Aerial



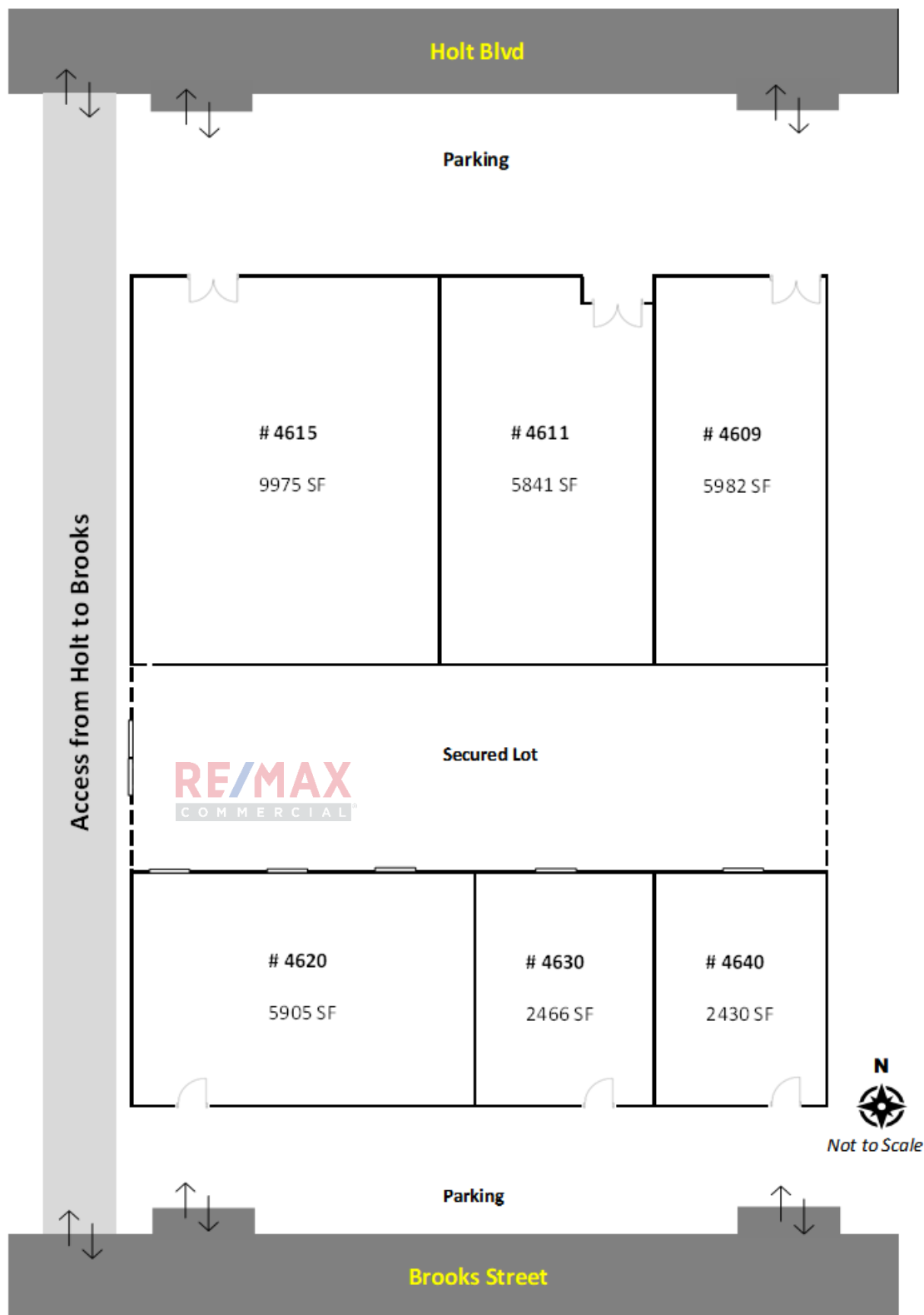
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Site / Floor Plan



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Side Ingress Egress from Holt to Brooks



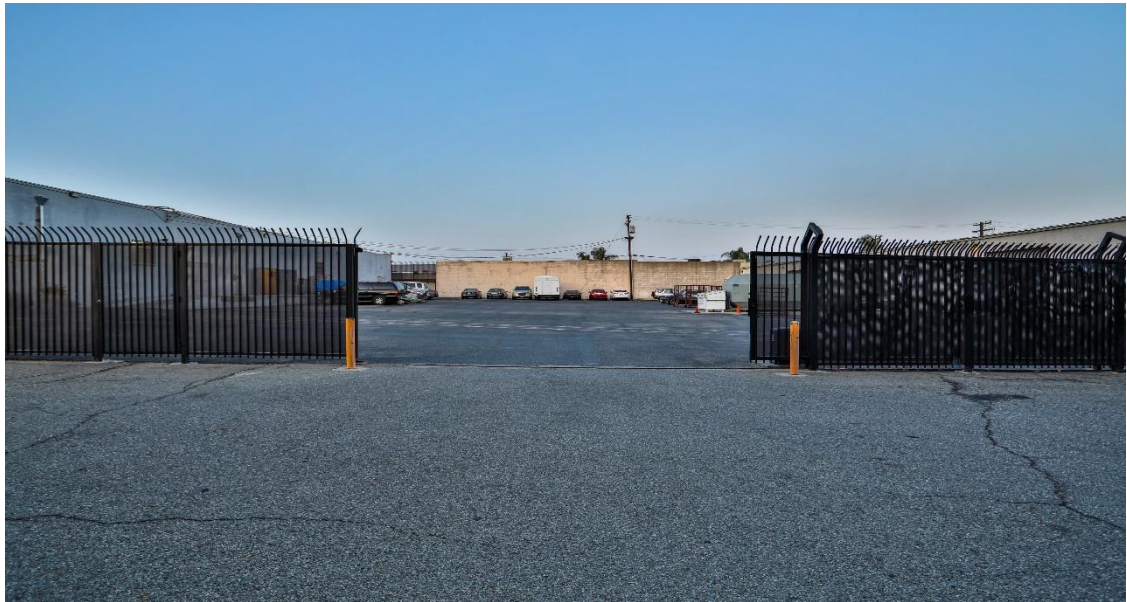
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Yard



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Commercial / Retail Building and Lot



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Commercial / Retail



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Commercial / Retail



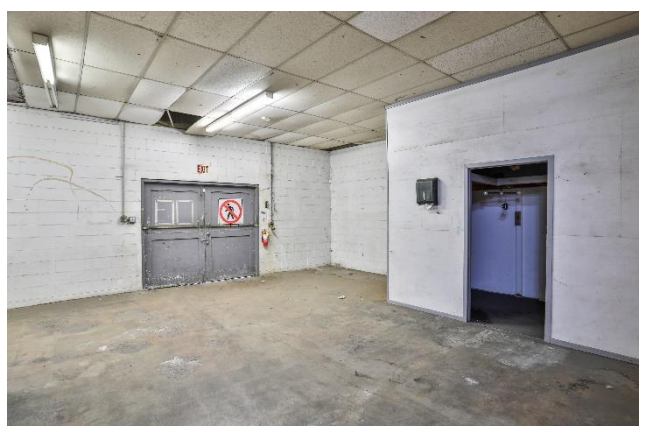
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Commercial / Retail



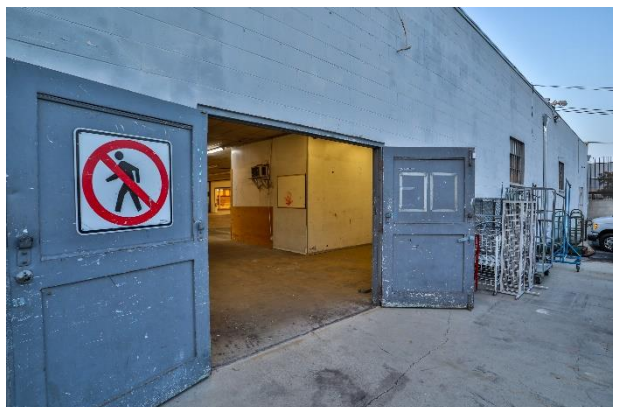
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Commercial / Retail



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Yard



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Industrial / Warehouse Building and Lot



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Industrial / Warehouse



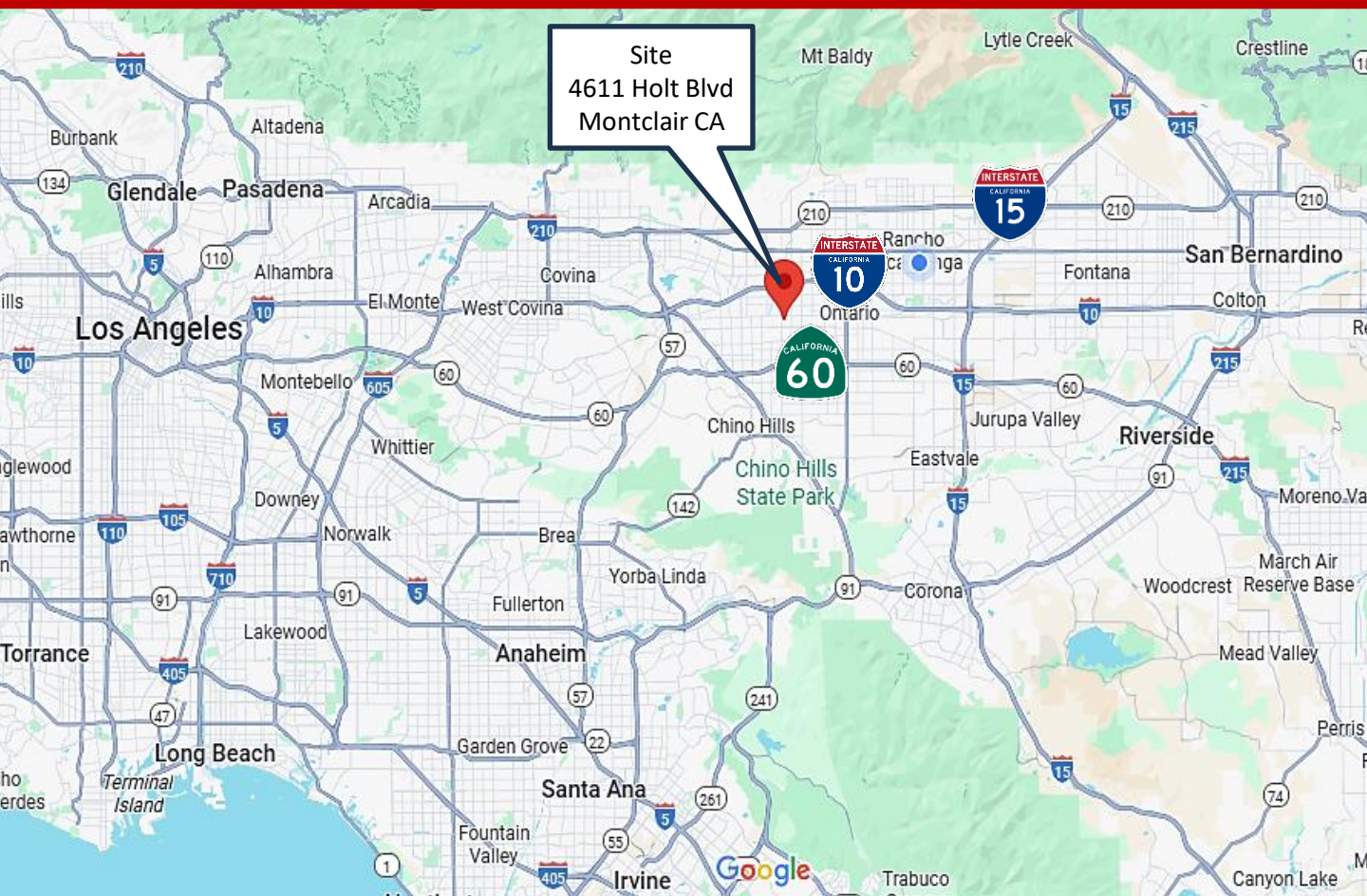
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Location Information – Regional Map



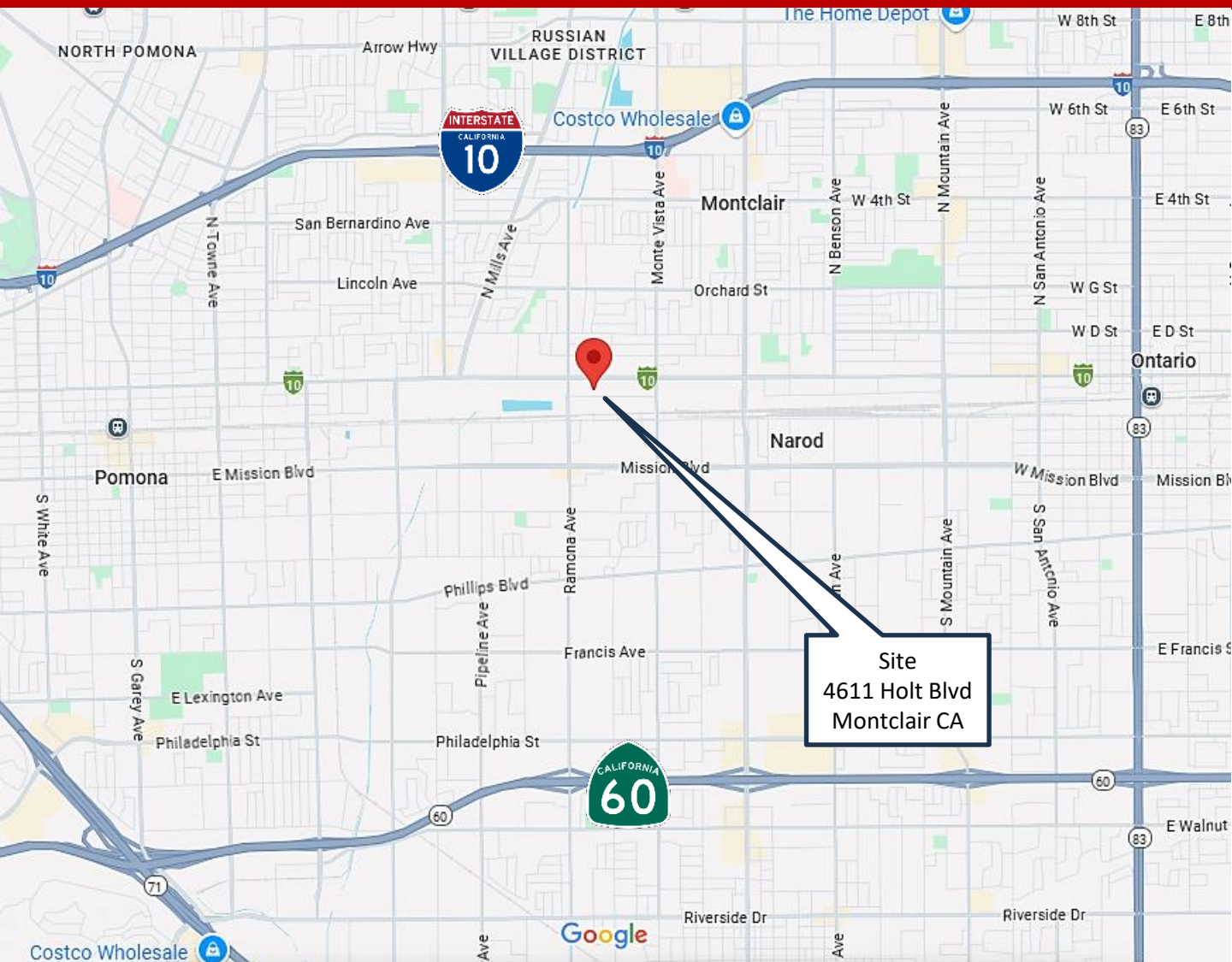
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Location Information – Local Map



Households

	2 miles	5 miles	10 miles
2020 Households	24,739	143,490	320,031
2024 Households	24,314	140,204	316,125

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$87,064	\$98,673	\$114,459
Median Household Income	\$69,974	\$79,601	\$92,320

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Holt Boulevard Specific Plan (HBSP) – Zoning Summary

The Holt Boulevard Specific Plan (HBSP) was adopted to guide the long-term transformation of Holt Boulevard into a more cohesive, economically vibrant, and aesthetically appealing corridor. The plan focuses on creating mixed-use, business-friendly districts with improved pedestrian access and modernized infrastructure.

Overview of the HBSP Zoning Designation at 4611 Holt Blvd

The subject property spans two zoning categories:

Commercial Use Zone (Retail Front Building – approx. 21,770 SF): Intended for general commercial, retail, service, and showroom-type uses that enhance the visibility and walkability along Holt Blvd.

Industrial Use Zone (Rear Building – approx. 11,000 SF): Allows for light manufacturing, distribution, warehouse/flex, and business park operations with an emphasis on low-impact industrial activity.

Key Zoning Advantages

Dual zoning supports a wide range of tenancy and repositioning opportunities. Permits multi-tenant demising and potential owner-user occupancy. Drive-through circulation and private gated yard maximize logistics and functionality.

Strategic Location & Development Intent

Holt Blvd is a key arterial corridor connecting Montclair to surrounding Inland Empire submarkets. The Specific Plan envisions upgraded landscaping, façade modernization, and flexible use integrations to attract both investors and end-users.

Planning Reference

Verify all intended uses and future entitlements with (the above information is not verified all with city.

City of Montclair Planning Department

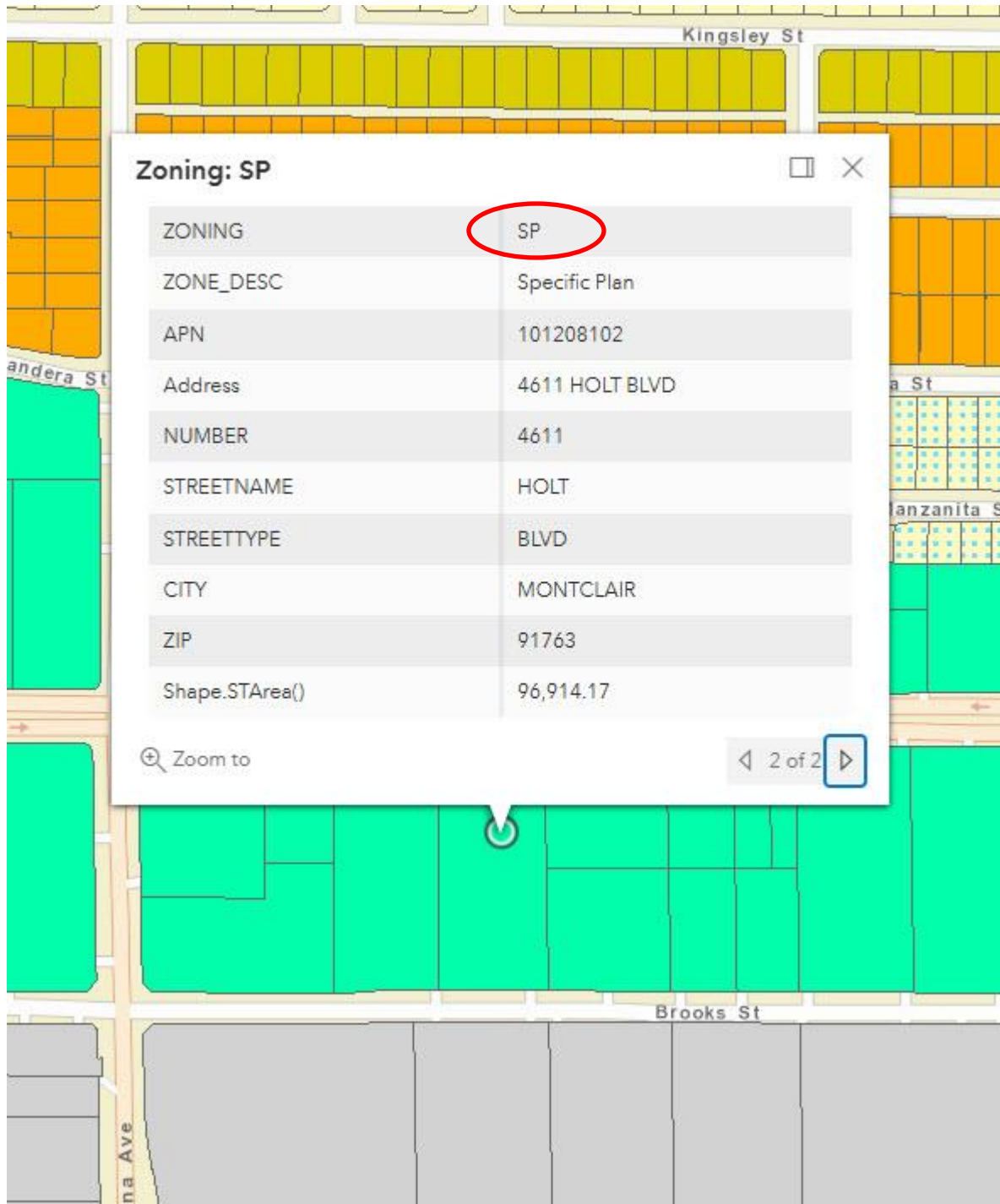
<https://www.cityofmontclair.org/departments/planning/>

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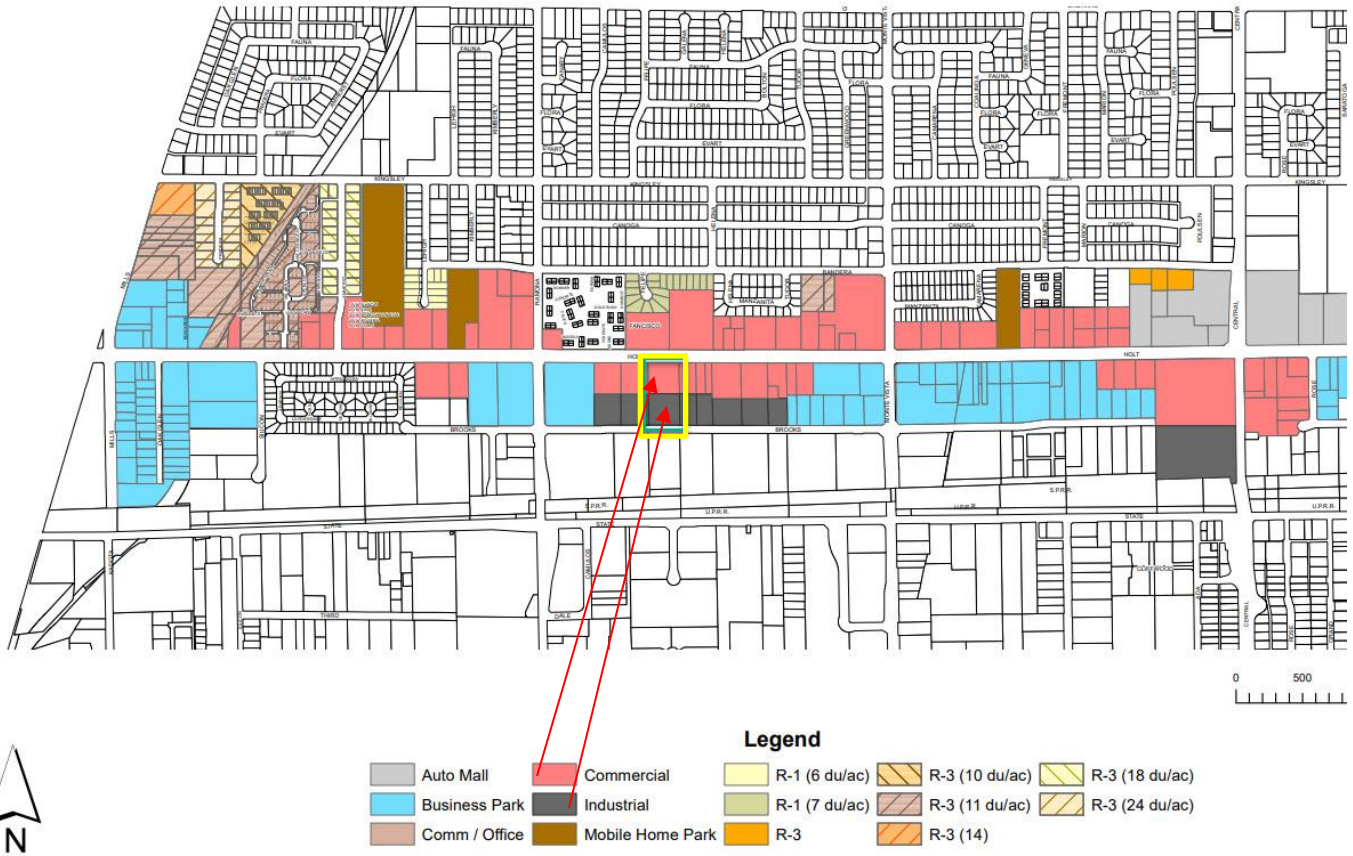
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Holt Boulevard Specific Plan *Land Use Map*



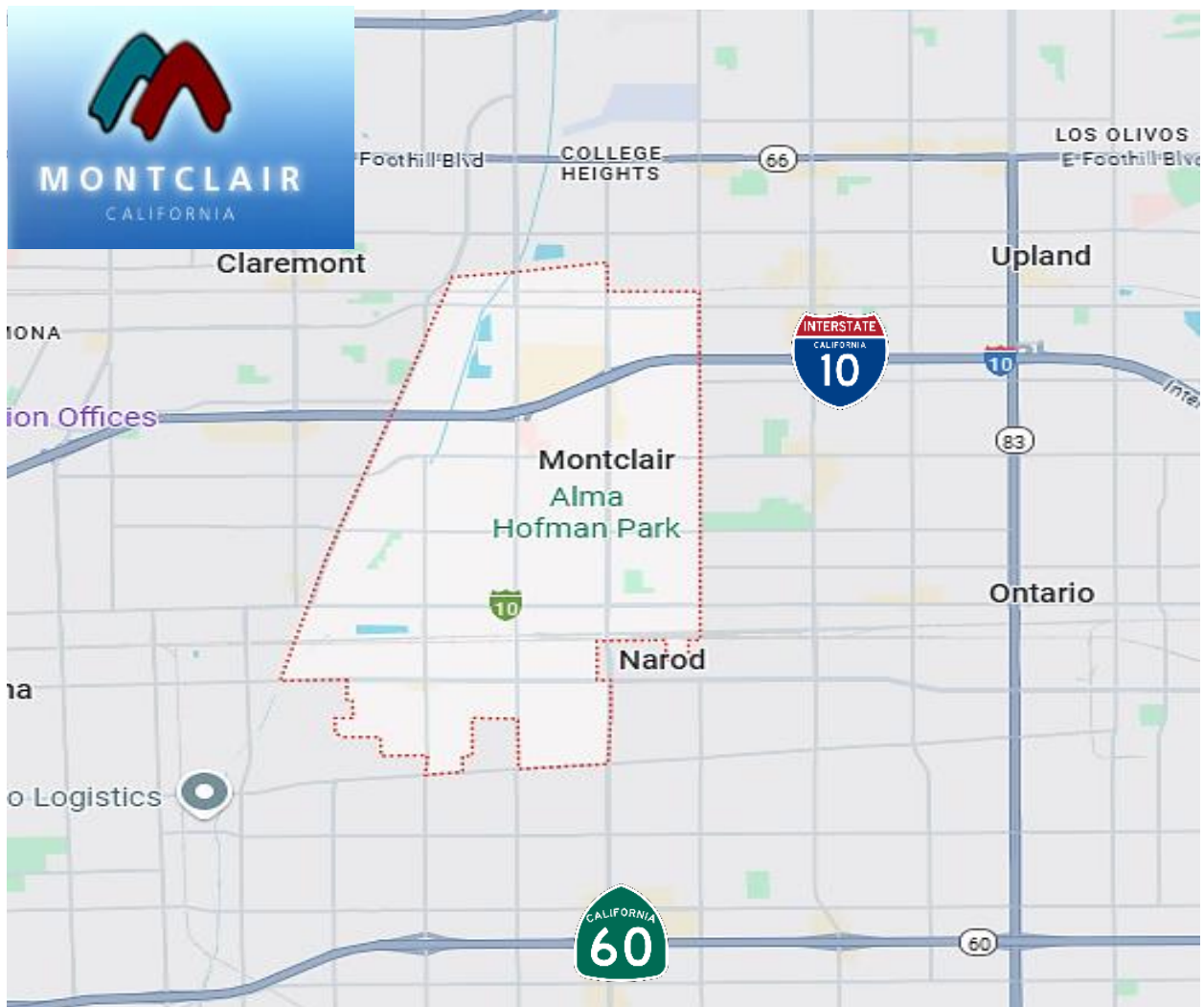
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CITY / COUNTY CONTACT INFORMATION AND ZONING



“Montclair is located in close proximity to private universities/colleges, including the prestigious Claremont Colleges, State universities, and several community colleges. Montclair is a full-service City with its own Police and Fire Departments and has a young and diverse population that represents the ethnic and cultural diversity that is characteristic of Southern California.” Source: City of Montclair

Read more about the city:
<http://www.cityofmontclair.org/about>

City of Montclair
5111 Benito Street
Montclair, CA 91763

Phone: (909) 626-8571

City Departments Website Link:
<https://www.cityofmontclair.org>

CONFIDENTIALITY AGREEMENT

Buyer / Buyer's Agent

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

PAGE 1 OF 2

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CONFIDENTIALITY AGREEMENT

Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

END PAGE 2 OF 2

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