



Montclair Plaza North

5120-5200 Moreno Street
Montclair, California 91763

Spaces	Lease Rate	Size (SF)
5200 Moreno Street	\$2.00+ .40 NNN	18,782
5174 Moreno Street	\$2.00+ .40 NNN	3,250
5136 Moreno Street	\$1.75+ .40 NNN	9,500

Lease Highlights

- 18,782 SF Plus 4,277 Mezzanine
- 3,250 SF Retail Space
- Within Montclair Corridors Specific Plan Area
- Affluent Neighborhood - Over \$75K Average HH Income
- Ample Parking With Multiple Ingress and Egress Points
- Easy Access to 10 Freeway
- Anchored by Target and Gold's Gym
- Across the Street from Montclair Place Mall

For more information

Ramzy Prado, Vice President

O: 714.273.4924 | C: 714.273.4924

rprado@naicapital.com | CalDRE #01984005

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

For Lease

Montclair Plaza North



SPACE	LEASE RATE:	LEASE TYPE	SIZE (SF)	AVAILABILITY
5200 Moreno Street	\$2.00 SF/MONTH	NNN	18,782 SF	5/1/2024
5174 Moreno Street	\$2.00 SF/MONTH	NNN	3,250 SF	VACANT
5136 Moreno Street	\$1.75 SF/MONTH	NNN	9,500 SF	VACANT

Ramzy Prado

Vice President
714.273.4924
C: 714.273.4924
rprado@naicapital.com
CalDRE #01984005

For Lease

Montclair Plaza North

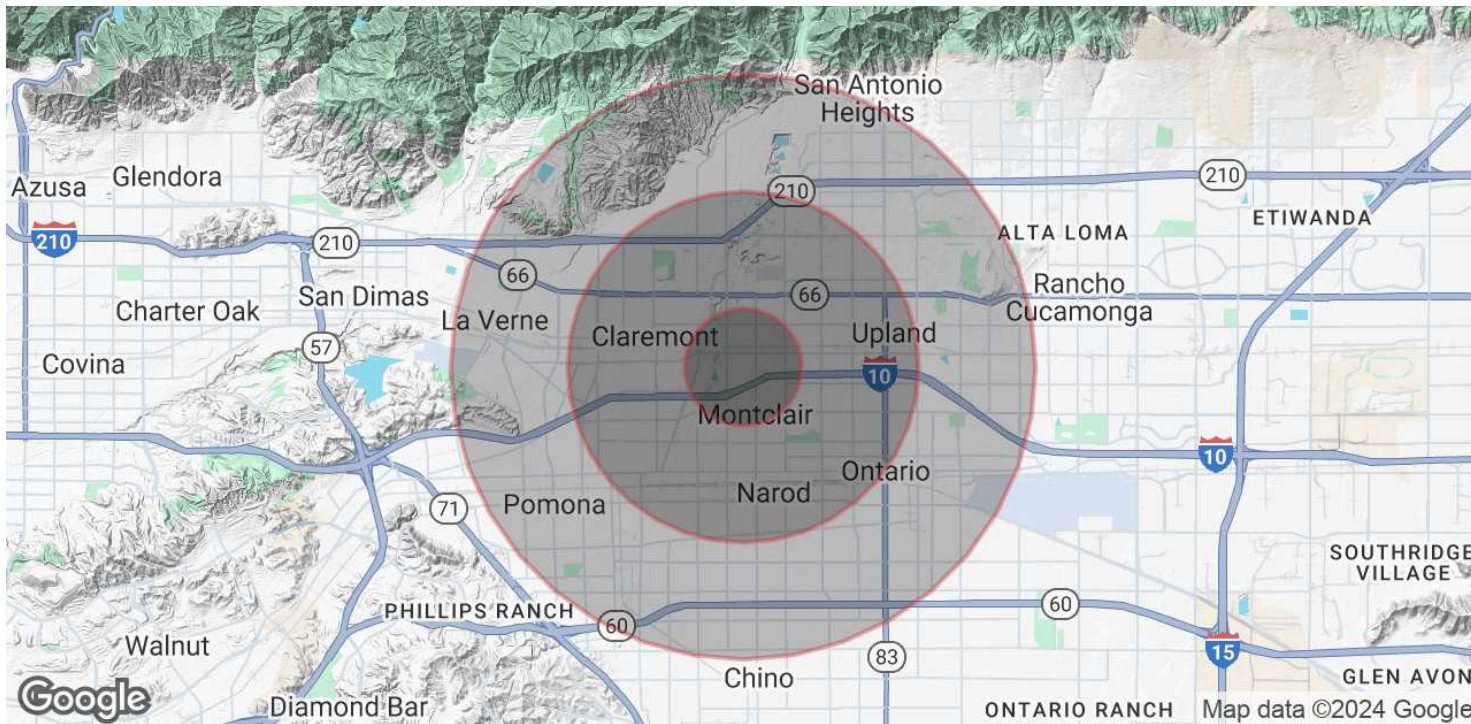


Ramzy Prado

Vice President
714.273.4924
C: 714.273.4924
rprado@naicapital.com
CalDRE #01984005

For Lease

Montclair Plaza North



POPULATION

Total Population
Average Age

1 MILE

20,085
37

3 MILES

183,976
38

5 MILES

440,967
39

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

1 MILE

6,653
3
\$104,294
\$586,188

3 MILES

57,505
3.2
\$106,795
\$674,328

5 MILES

136,543
3.2
\$109,710
\$678,774

Demographics data derived from AlphaMap

Ramzy Prado

Vice President
714.273.4924
C: 714.273.4924
rprado@naicapital.com
CalDRE #01984005