

FOR LEASE / SALE

Drive-Thru NNN Investment



PROPERTY DESCRIPTION

Available for lease or sale: a rare freestanding drive-thru restaurant positioned in a prime Montclair location on bustling Central Ave. This turnkey building features a fully equipped commercial kitchen complete with an exhaust hood, fryers, walk-in cooler, and freezer, alongside 30 dedicated on-site parking stalls. Boasting exceptional street visibility, heavy daily traffic, and proximity to major retail anchors like Costco and Target, this is a prime asset for QSR and beverage concepts.

Contact us for more info.



hello@laratherealtor.com

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 dinning area.



You are welcome to visit the property during standard business hours as a customer to get an initial look at the space and layout.

Please **do not** speak with or question any on-site staff or employees, as they are not aware of the pending transaction. All inquiries must go through the listing team.

Property Overview

- Lease Rate: \$118,800/year NNN (\$9,900/month NNN)
- Transaction Type: Ownership is open to either a new lease or a property sale at \$2,150,000.
- Current Occupancy: Currently operating as Clyde's Hot Chicken.
- The tenant is fully cooperative and prepared to vacate early to accommodate a seamless transition for a new operator or buyer.





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.

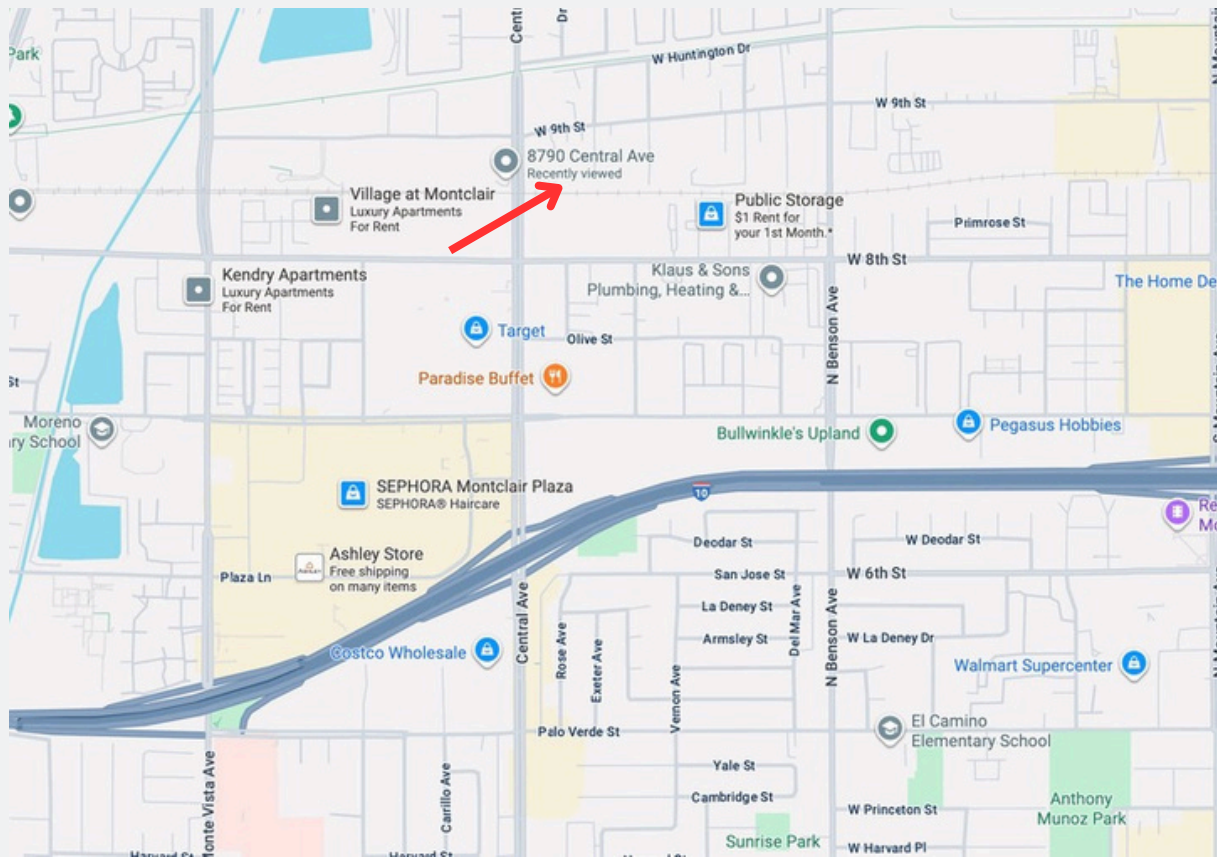
Radius	2020 Population	2024 Population	2029 Projection
2 miles	79,580	80,112	80,839
5 miles	431,708	424,365	424,068
10 miles	962,967	954,206	954,597

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

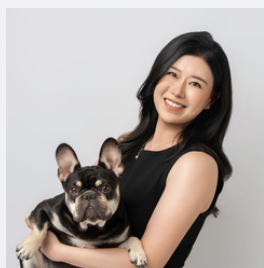


Ideally located in Montclair's busiest commercial corridor, surrounded by major national retailers including Best Buy, Target, Montclair Plaza, and Costco, this property enjoys unbeatable visibility and consistent traffic.



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 Today for More Details!



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