

ORCHARD PLAZA

# ±1,080 SF - ±4,320 SF SHOP SPACES FOR LEASE

4432 & 4480 Holt Blvd, Montclair, CA 91763

±1,080 SF - ±4,320 SF  
For Lease

±1,763 SF  
For Lease

Holt Ave

Ramona Blvd

±40,902 CPD

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PROGRESSIVE  
REAL ESTATE PARTNERS



# Presented By



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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

# PROPERTY OVERVIEW



## HIGHLIGHTS

- **Signalized Intersection with High Traffic Counts:** Orchard Plaza is located at the signalized intersection of the NWC of Holt Boulevard and Ramona Avenue, with approximately 40,902 CPD.
- **Large Surrounding Population:** With a population of approximately 204,857 within a 3-mile radius, Orchard Plaza benefits from a substantial local customer base.
- **Popular Co-Tenants:** Join retailers such as WSS Shoes, Dollar Tree, Starbucks, and Wing Stop, along with regional restaurant chains like Habachihana Grill and La Bufadora Baja Grill. Orchard Plaza is also home to service-oriented tenants such as Polished Nails.
- **±1,080 SF to ±4,320 Available for Lease:** Orchard Plaza offers versatile spaces to suit various business needs, including a ±1,763 SF end cap space and other units ranging from ±1,080 SF to ±4,320 SF.
- **Close Proximity to Several Schools:** Located within a one-mile radius of Montclair High School, less than a half mile from Lehigh Elementary School, and one mile from Monte Vista Elementary School, Orchard Plaza benefits from consistent traffic from students, parents, and school staff, contributing to steady customer traffic.

# SITE PLAN



4430-4488 Holt Boulevard, Montclair CA 91763		
UNIT	TENANT	SF
<b>Building A</b>		
4468 -A	Starbelly Asian Kitchen	1,120
4468-B, C	La Bufadora Baja Grill	2,106
4468 D	La Michoacana Ice Cream	1,180
4468-E	Polished Nails	1,130
4430	WSS	7,080
<b>Building B</b>		
4432-A,B,C	Habachihana Grill	3,320
4432-D	Barbershop	1,080
4432-E	Amax Insurance	1,080
4432-F-J	Available (Divisible)	1,080-4,320
4432-K	Official GF Store	1,080
<b>Building C</b>		
4480-A	Starbucks	2,035
4480-C	Wingstop	1,500
4480 -E	Available	1,763
4488	Dollar Tree	10,422
<span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span> Not A Part <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> Available		



# RETAIL & TRAFFIC GENERATOR MAP



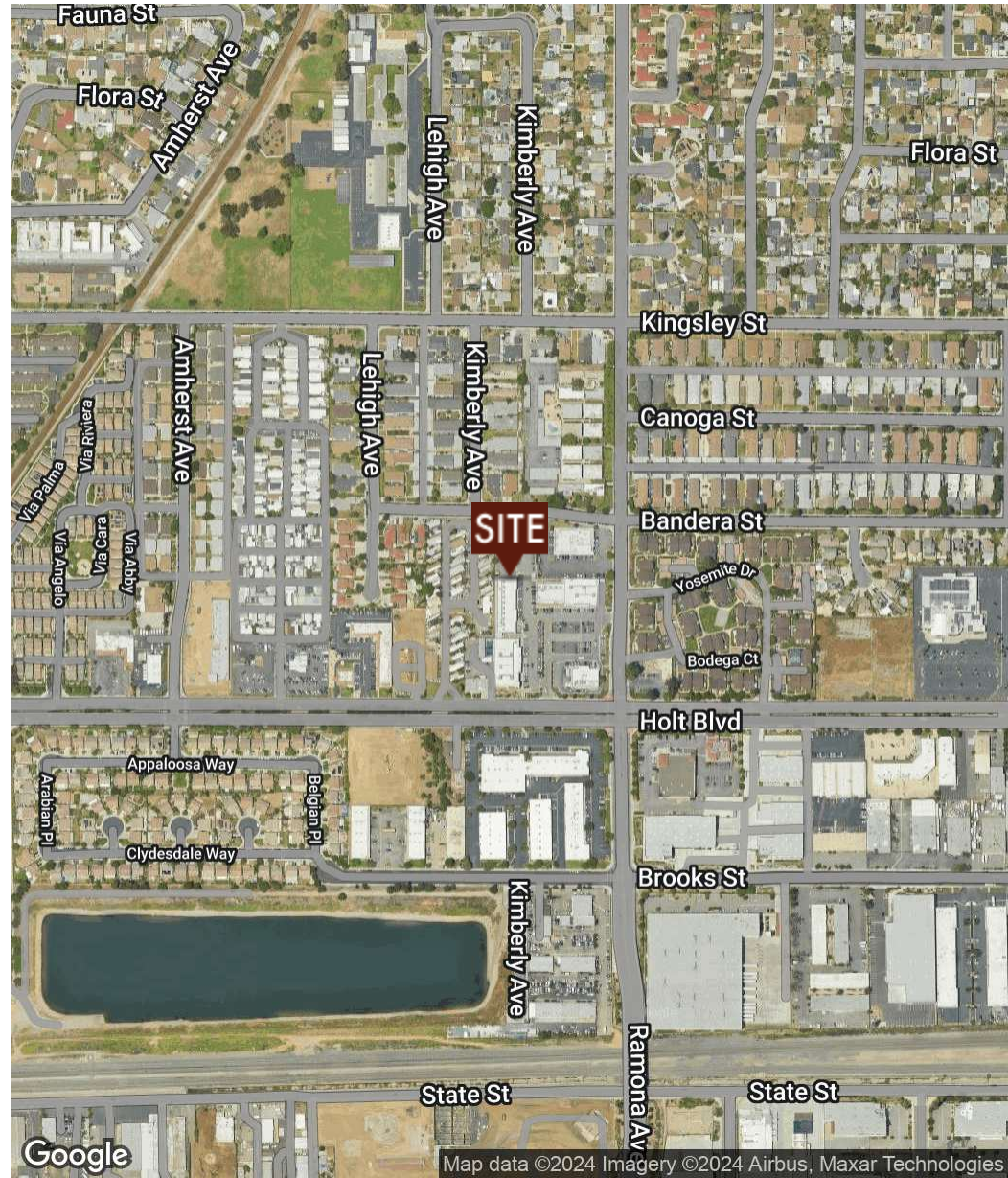
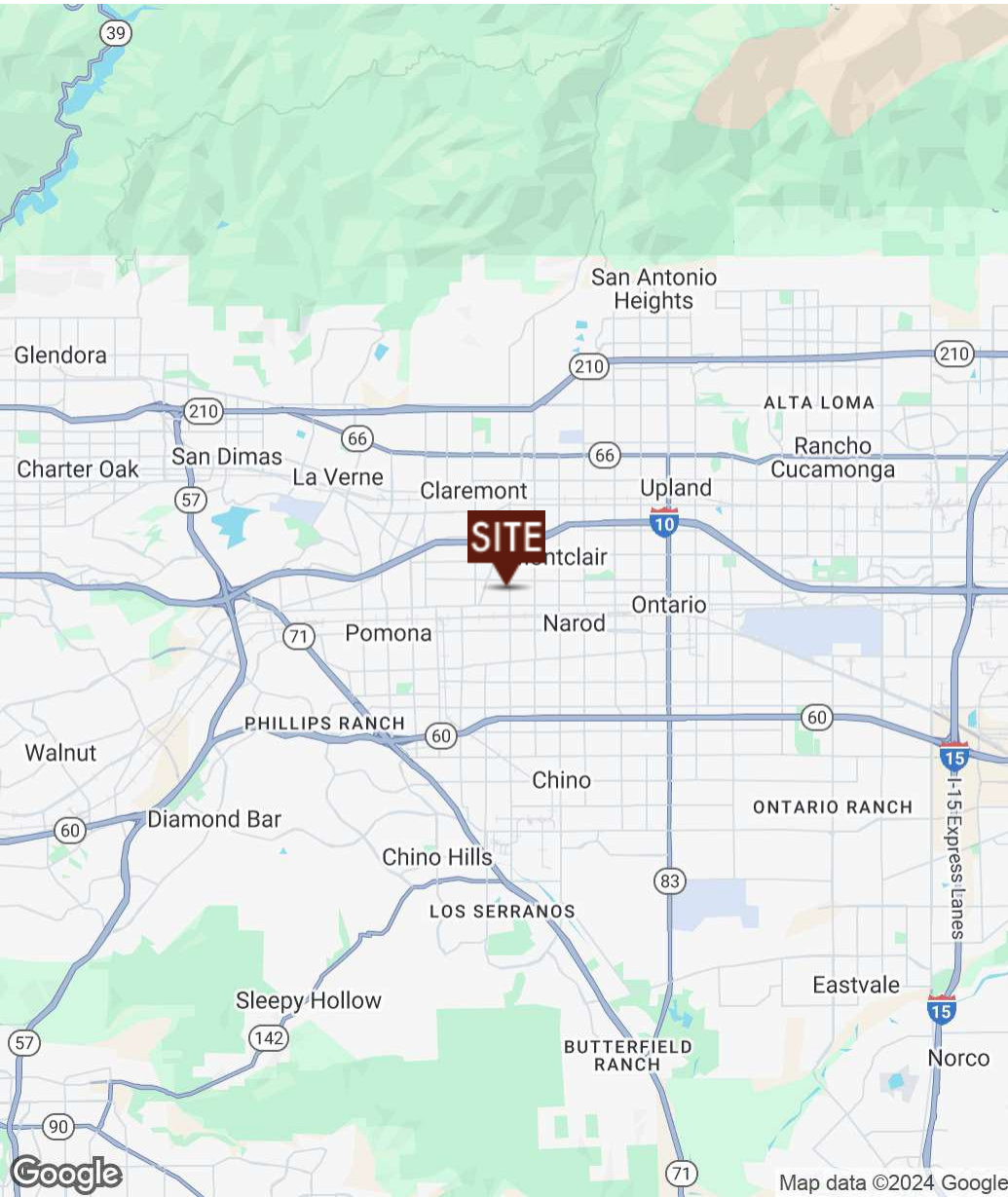


# ADDITIONAL PHOTOS





# LOCATION MAPS





# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>			
2023 Total Population	25,244	204,857	463,176
2023 Median Age	31.8	33.7	35.3
2023 Total Households	6,761	59,877	139,824
2023 Average Household Size	3.7	3.3	3.2
<b>INCOME</b>			
2023 Average Household Income	\$96,206	\$110,251	\$119,564
2023 Median Household Income	\$72,425	\$83,065	\$90,183
2023 Per Capita Income	\$25,834	\$32,594	\$36,327
<b>BUSINESS SUMMARY</b>			
2023 Total Businesses	748	8,009	19,272
2023 Total Employees	5,192	66,588	160,631

