



Two Prime Restaurant Spaces  
Available for Lease

montclair place

CIM



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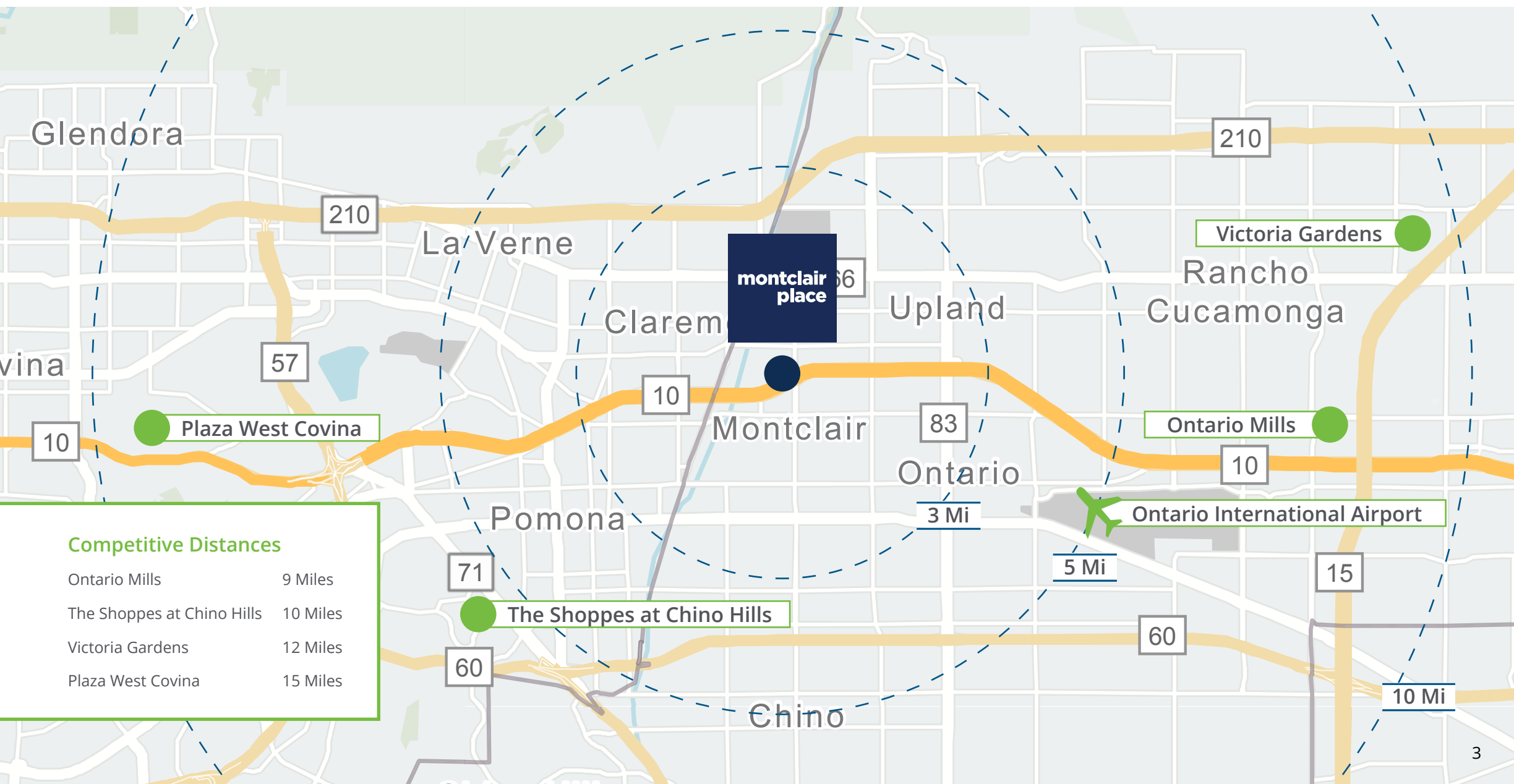
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# Montclair Place's Competitive Advantage

Montclair Place boasts a strategic location, offering a diverse array of retail options and dining experiences unparalleled within a five-mile radius. Its blend of desirable shops, entertainment venues, and convenient amenities establishes it as the premier destination for shoppers seeking both fun and convenience in the vicinity.

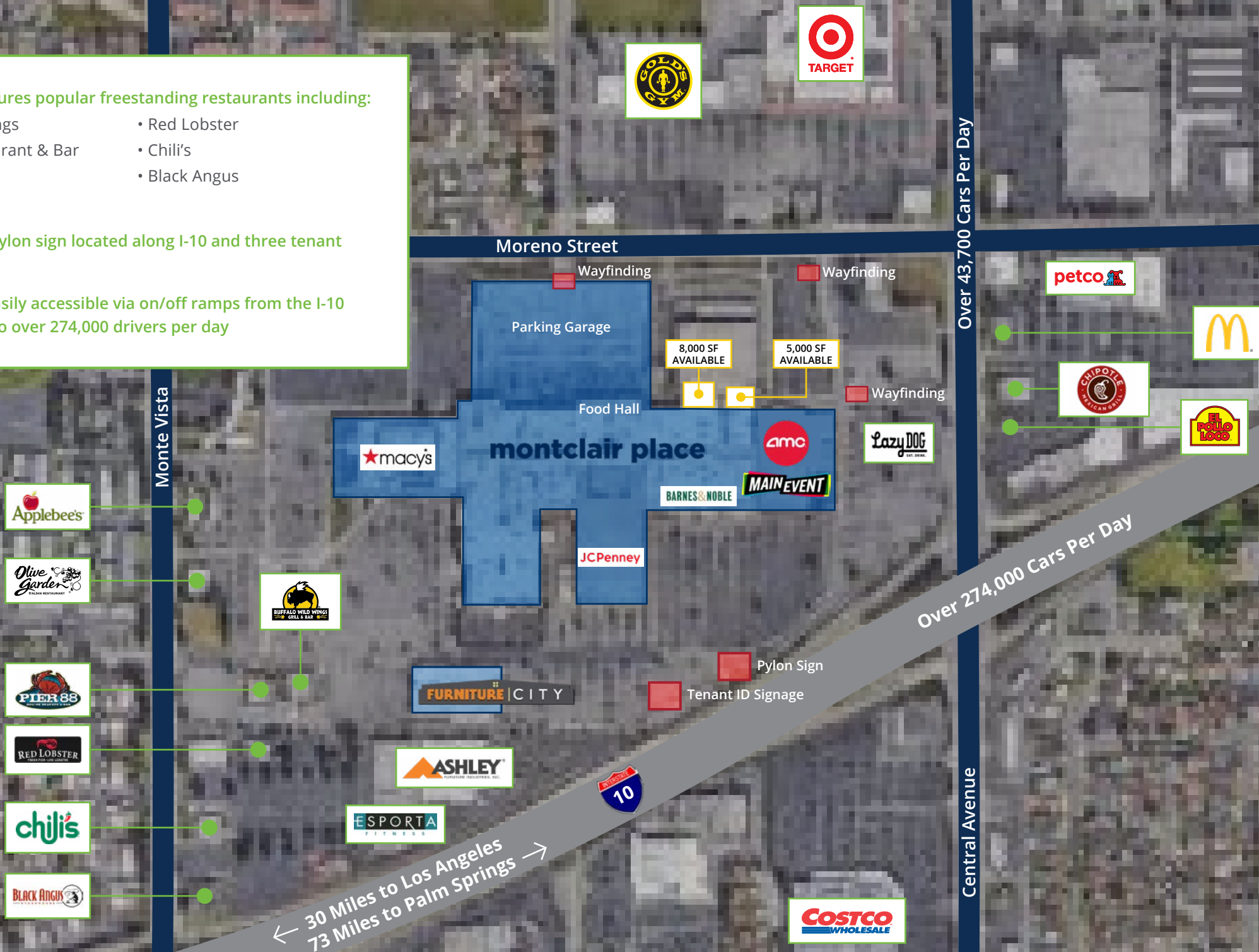


Montclair Place features popular freestanding restaurants including:

- Buffalo Wild Wings
- Red Lobster
- Lazy Dog Restaurant & Bar
- Chili's
- Applebee's
- Black Angus
- Olive Garden

New 95' tall digital pylon sign located along I-10 and three tenant identification signs

Montclair Place is easily accessible via on/off ramps from the I-10 with clear visibility to over 274,000 drivers per day



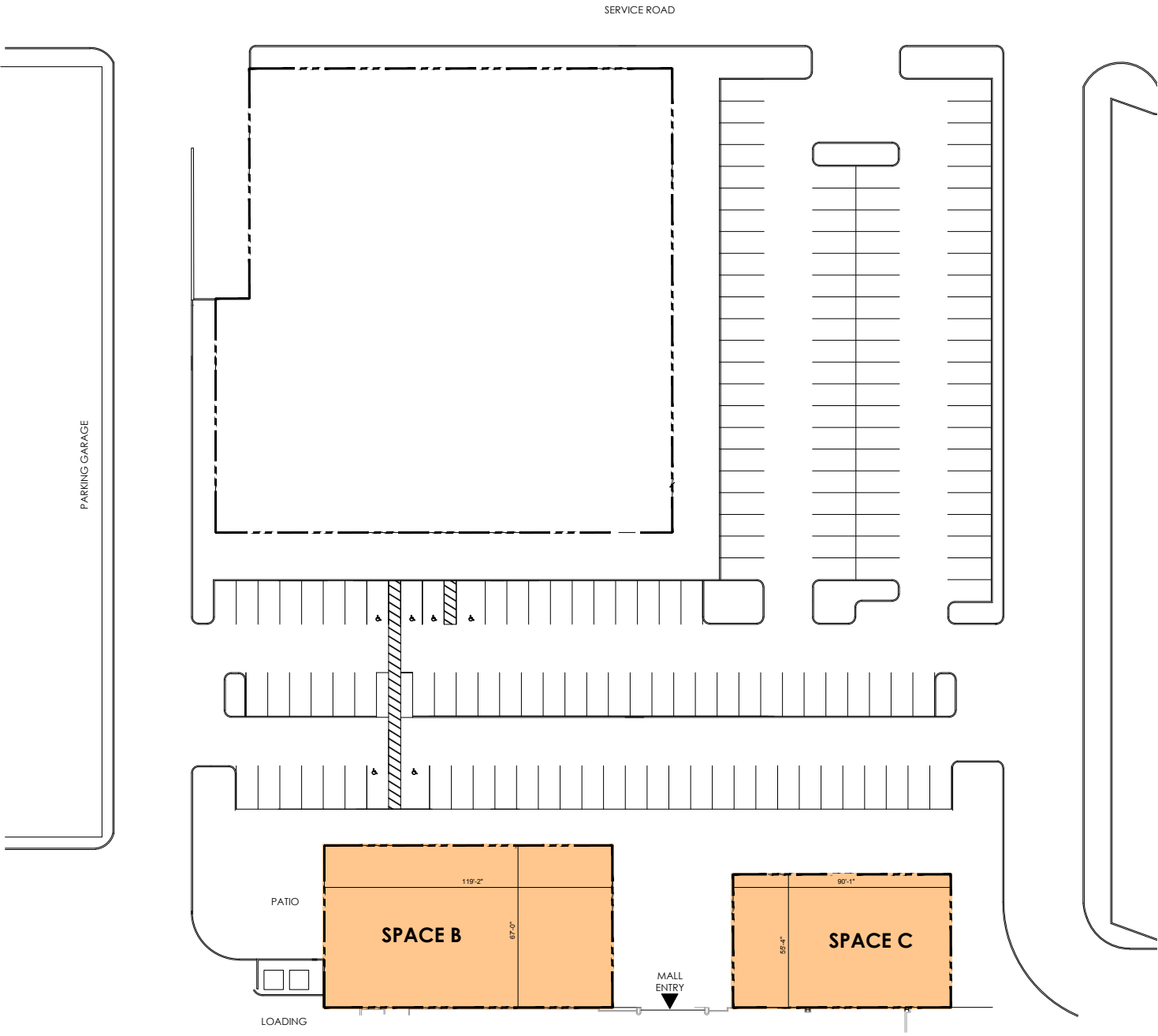
# Available Floor Plan and Parking

## Available Space

Space B: Up to 8,000 SF

Space C: Up to 5,000 SF

## Ample Surface Parking and Adjacent to Mall Parking Garage





#1 Shopping Center Within a Five-Mile Radius

Diverse Shoppers at Montclair Place



11% Asian	32% White
51% Hispanic	6% African American

Demographics	3 Miles	5 Miles	10 Miles
2024 Population (Estimate)	184,382	454,757	980,511
2029 Population (Projected)	184,523	453,908	973,208
2024 Family Households	56,820	138,112	304,533
2024 Average Household Income	\$97,131	\$100,08	\$113,456
2024 Median Age	35	36	38
Bachelor's Degree and Higher	25%	23%	30%

Source: CoStar





"Out with the old and in with the new – that is what's happening at [Montclair Place] in the Inland Empire."<sup>1</sup>

– abc7 News

## Digital Marketing Opportunities

### 95' Tall Digital Pylon

Montclair Place's highly-visible, double-sided digital pylon is located adjacent to the I-10 Freeway, one of the busiest interstates on the West Coast, and viewed by more than 274,000 drivers per day.

### Mall Digital Directories & Advertising Panels

Montclair Place added digital directories in high-traffic areas of the center to assist guests with locating businesses.

The opposite side of each directory features a full-video capable advertising panel to engage guests and communicate messaging about different stores and new products.



<sup>1</sup> <https://abc7.com/inland-empire-shopping-center-montclair-place-plaza-concert-venue/4205363/>



## Property Highlights

- Main Event offers 52,000 square feet of entertainment with bowling, interactive laser tag, pool tables, a dynamic arcade, and more
- The upper level includes a 55,000-square-foot AMC Dine-In Theatre and IMAX 3D Theatre with 12 viewing auditoriums serving handcrafted food, specialty drinks, and premium seating
- An 11,000-square-foot Kids Empire indoor playground is designed for children to explore and enjoy
- The Food Hall features a blend of cuisines including Boba World, Noodle World, Pokeway, WinWings, Panda Express, Charleys Cheesesteaks, Cinnabon, Sbarro, Potato Corner, Auntie Anne's, Two Hands Fresh Corn Dogs, and Rocky Mountain Chocolate Factory
- The Lazy Dog Restaurant & Bar is an 8,425-square-foot free-standing restaurant located along Central Avenue
- Pylon signage is prominently visible along Interstate 10
- New escalators and contemporary furniture enhance the modern appeal of the property



A twelve-unit Food Hall features a blend of cuisines

**For Leasing Opportunities Contact**

**Jennifer Meade**

323.860.9523

jmeade@cimgroup.com

Lic #01298843



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