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# Grocery Anchored Center Retail Space For Lease

Shop Space Available in Montclair

**SWC CENTRAL AVENUE & HOLT BOULEVARD  
MONTCLAIR, CA 91736**



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**NEWMARK**

**RE/MAX**

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# Retail Space Available For Lease

## Property Features:

- 1,001 – 4,626 SF of shop space available in High Volume Cardenas Market anchored center
- Co-tenants include AT&T, Wendy's, Kicken Crab, Taqueria Dos Potrillos and more
- Space is in shell condition and Landlord will contribute TI's for qualified tenants
- Located in high growth market at major intersection

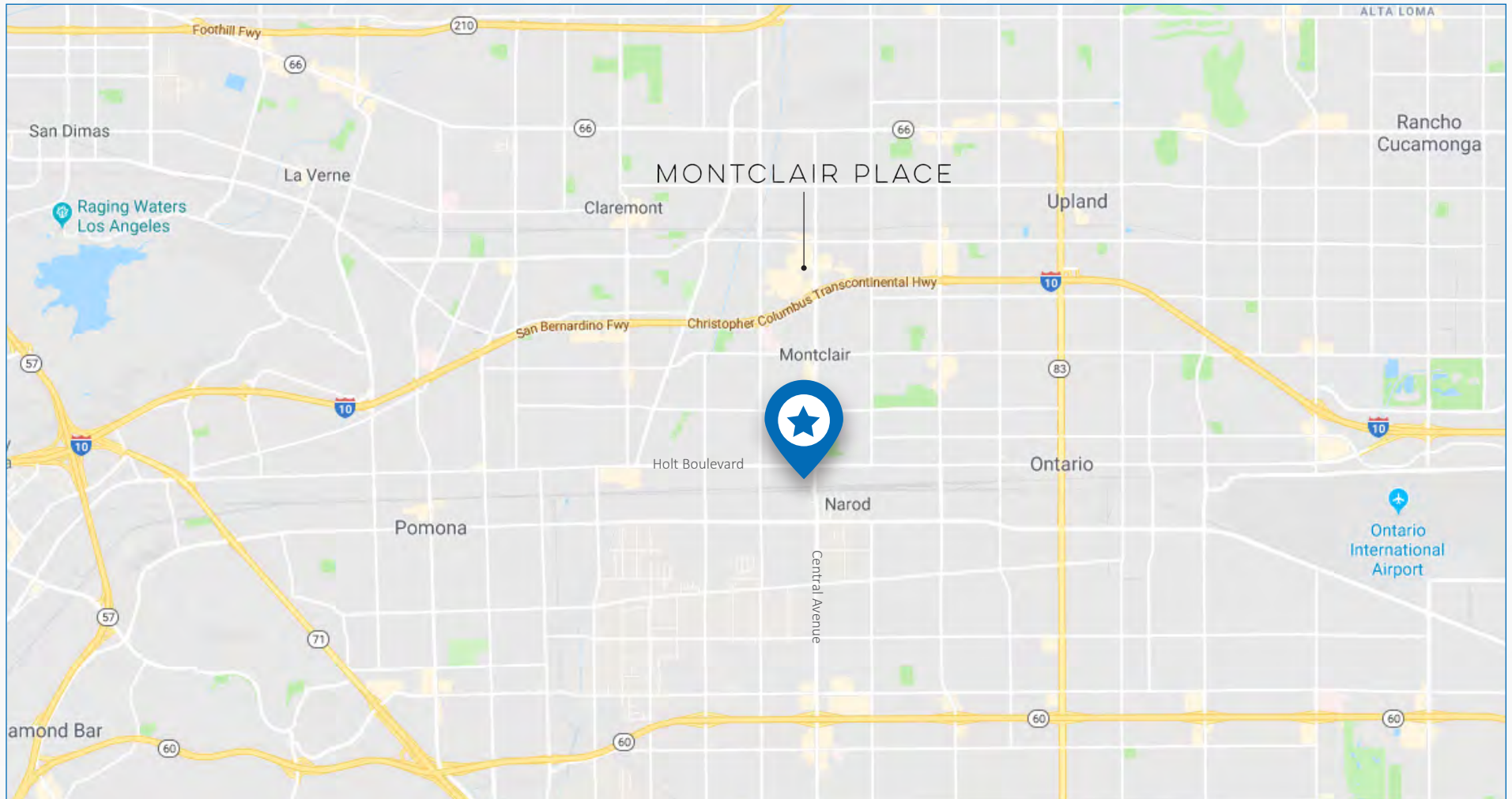
## Traffic Count:

- ±25,218 Average Daily Traffic on Holt Blvd.
- ±47,258 Average Daily Traffic on Central Ave.

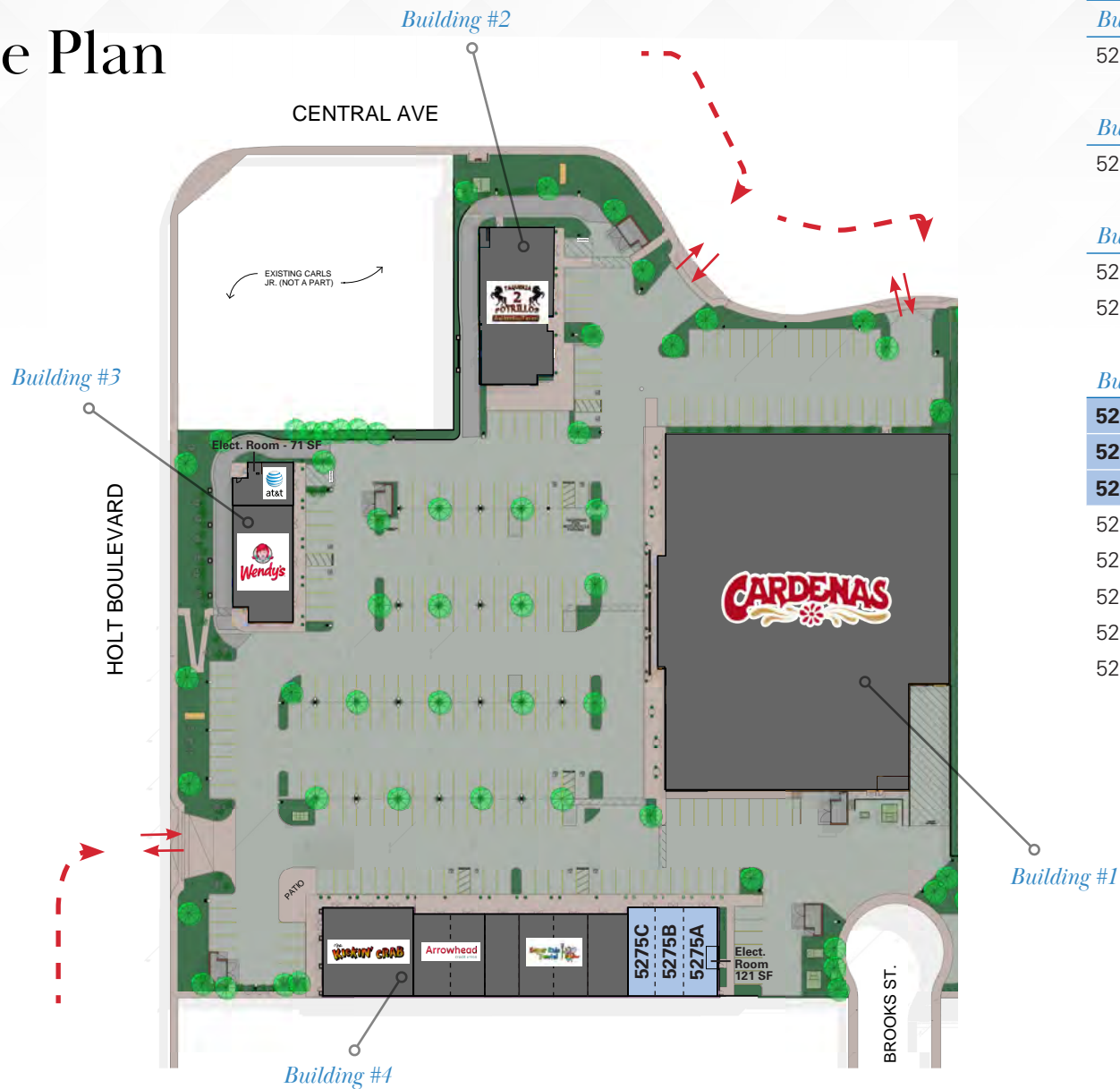


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# Location Map



# Site Plan



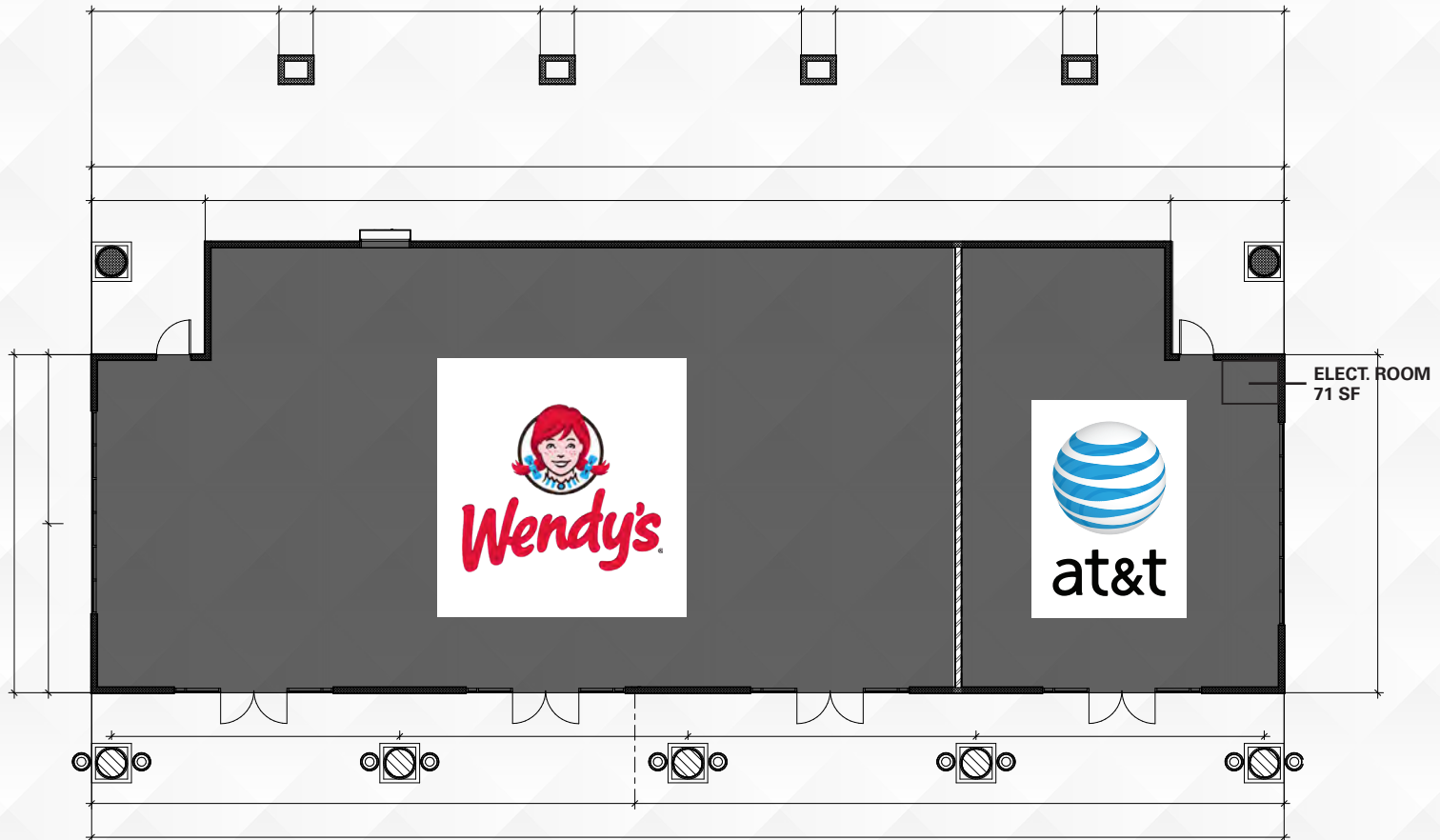
STE.	Tenant	SF
<i>Building #1 (5281 Holt Blvd.)</i>		
5281	Cardenas Market	
<i>Building #2 (5299 Holt Blvd.)</i>		
5299A/B/C	Taqueria 2 Potrillos	
<i>Building #3 (5291 Holt Blvd.)</i>		
5291A/B	Wendy's	
5291C	AT&T	
<i>Building #4 (5275 Holt Blvd.)</i>		
5275A	Available	1,065
5275B	Available	1,181
5275C	Available	1,169
5275D	Barber Shop	
5275E/F	Super Kids Dental	
5275G	Nail Salon	
5275H/J	Arrowhead Credit Union	
5275K/L/M	The Kickin' Crab	

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# Holt Boulevard Pad



*Building #3 Floorplan*

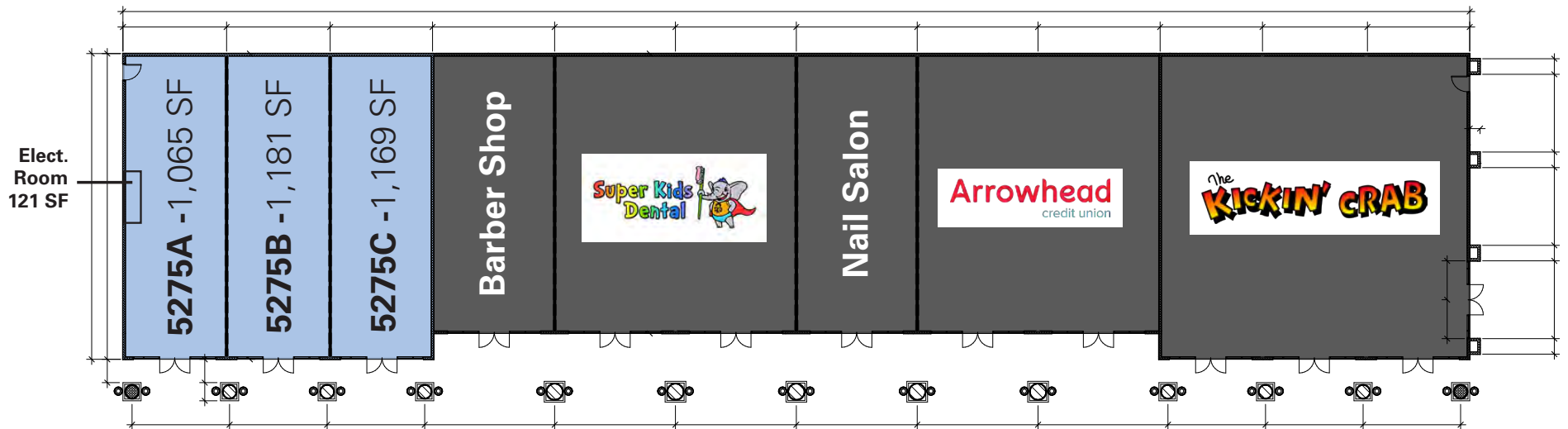


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# Shop Spaces



*Building #4 Floorplan*



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# Demographics

## POPULATION

1 Mile	3 Miles	5 Miles
21,574	203,233	485,772

## EMPLOYEES

1 Mile	3 Miles	5 Miles
6,468	68,812	186,547

## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$97,209	\$101,716	\$109,542

## FAMILIES

1 Mile	3 Miles	5 Miles
4,823	45,760	111,328

## HOUSEHOLDS

1 Mile	3 Miles	5 Miles
5,907	60,852	147,590

## TRAFFIC COUNTS

Central Ave.	47,258
Holt Blvd.	25,218



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