

Approximately 1M Visitors a Year Visit Orchard Plaza
(Placer.ai)

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

4432 & 4480 Holt Blvd, Montclair, CA 91763



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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

PROPERTY OVERVIEW



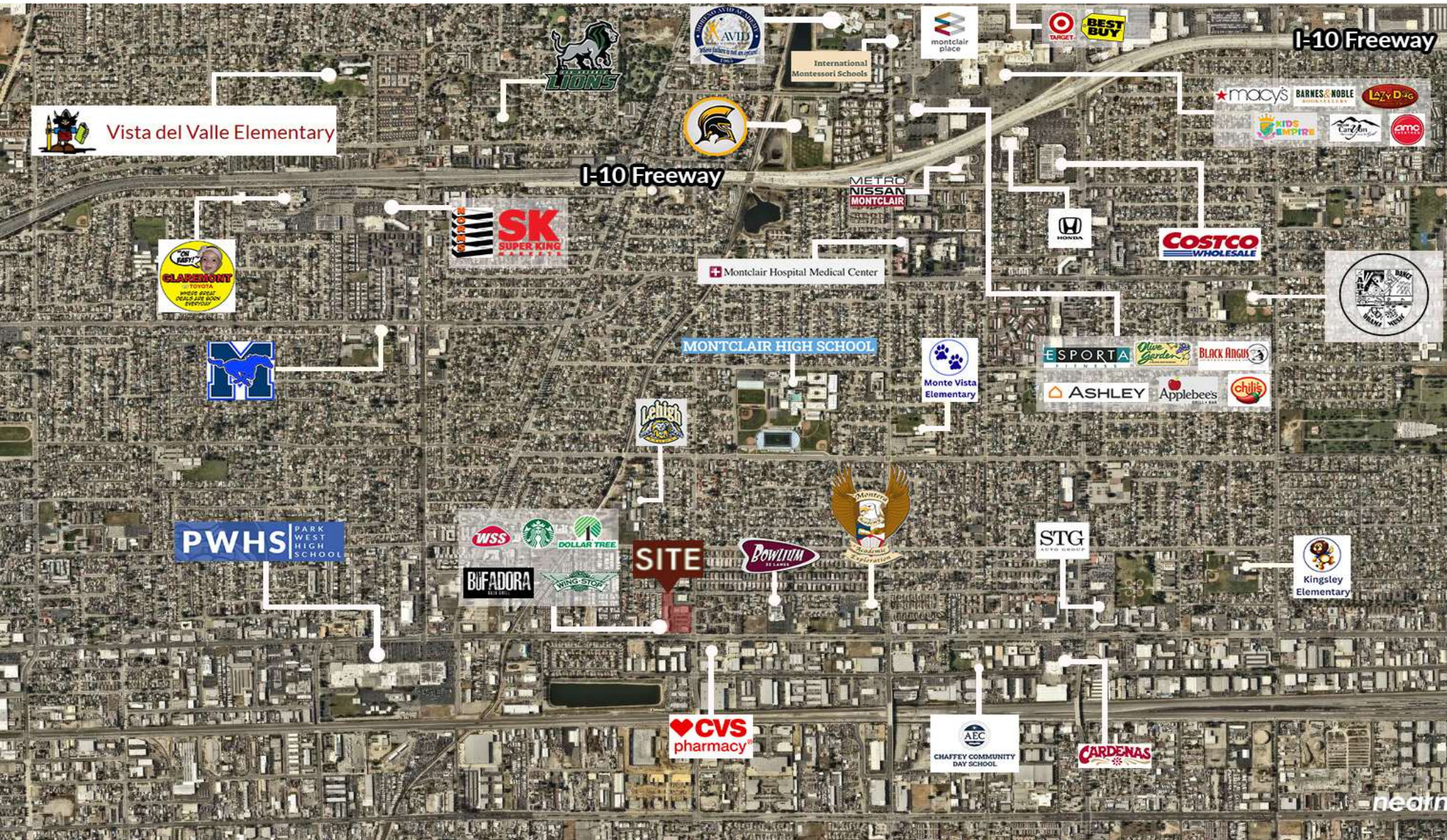
HIGHLIGHTS

- **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 ±29,718 CPD.
- **Large Surrounding Population:** With a population of approximately 203,853 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 ±1,080 SF and ±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



RETAIL & TRAFFIC GENERATOR MAP



SUITE 4480-E - INTERIOR PHOTOS

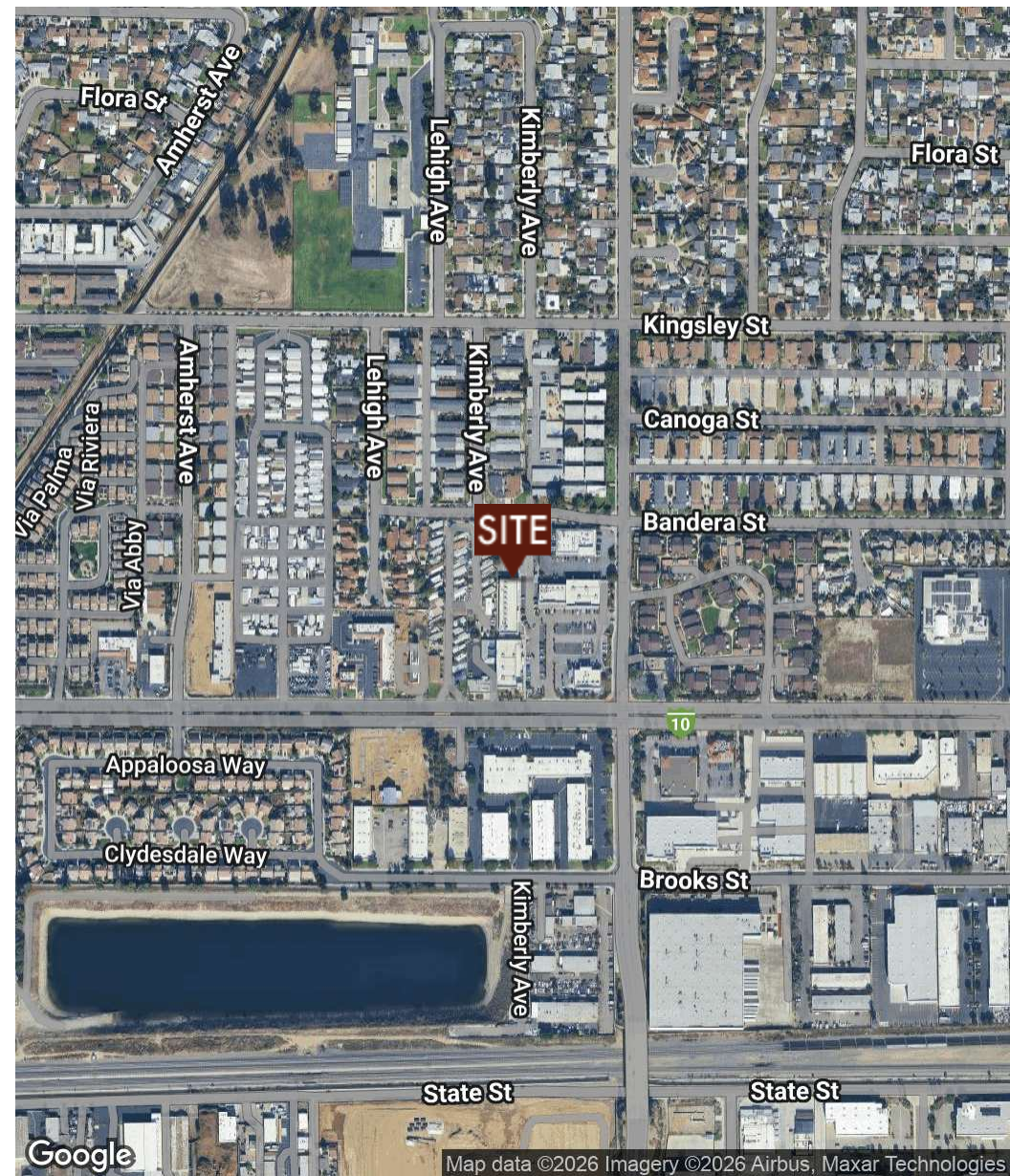
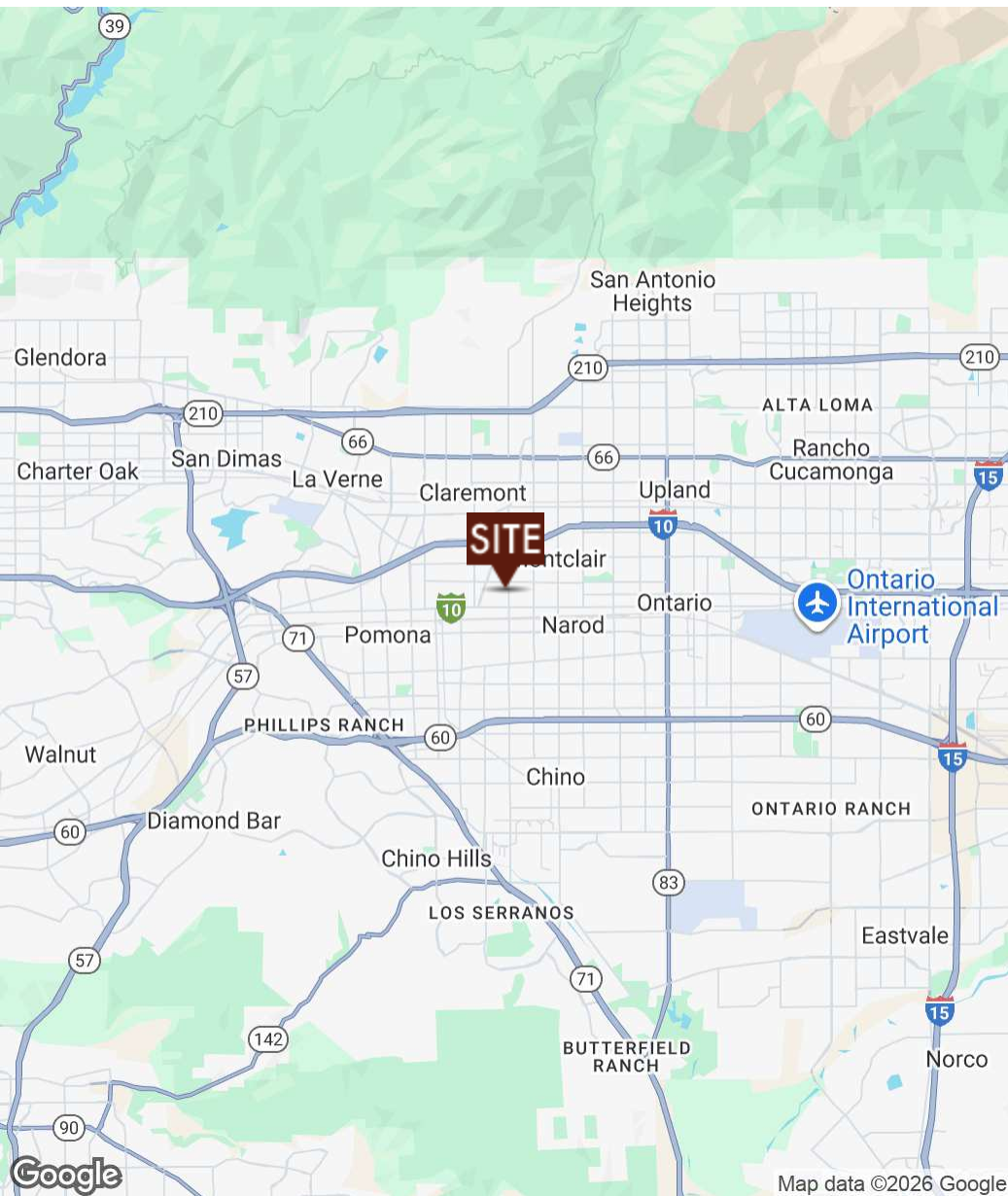


[CLICK HERE FOR VIDEO TOUR](#)

ADDITIONAL PHOTOS

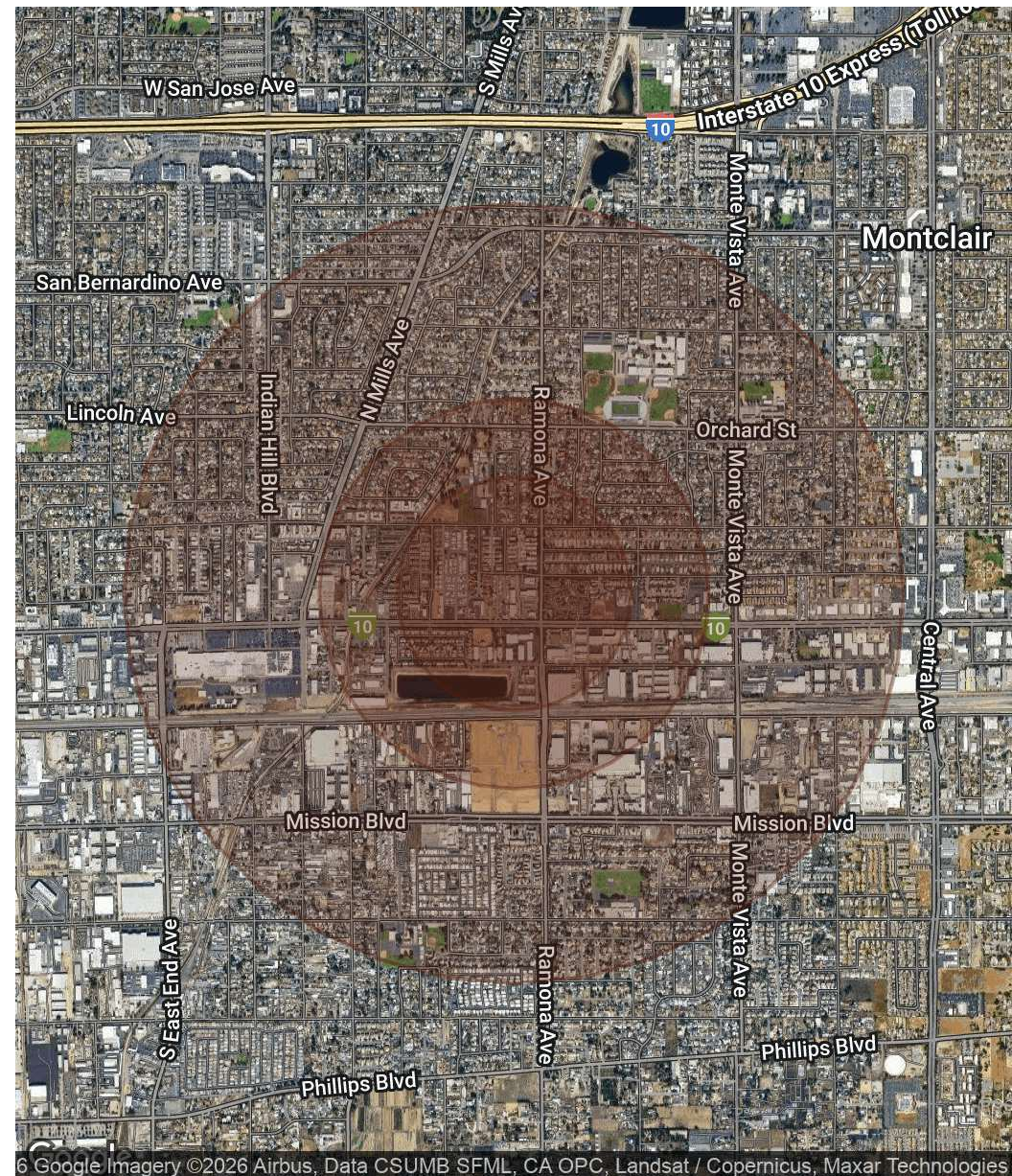


LOCATION MAPS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
<u>POPULATION</u>			
2025 Total Population	24,411	203,853	463,133
2025 Median Age	32.3	33.9	35.4
2025 Total Households	6,635	59,901	140,710
2025 Average Household Size	3.7	3.3	3.2
<u>INCOME</u>			
2025 Average Household Income	\$96,415	\$108,694	\$117,922
2025 Median Household Income	\$78,667	\$89,507	\$95,605
2025 Per Capita Income	\$26,279	\$32,314	\$36,069
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	791	7,807	19,363
2025 Total Employees	5,485	64,689	158,946



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