

OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY WITH IN-PLACE CASH FLOW

10340-10368 CENTRAL AVENUE, MONTCLAIR, CA 91763

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

# MONTCLAIR SQUARE II

POTENTIAL DRIVE-THRU / RETAIL  
DEVELOPMENT AREA  
OR  
ADDITIONAL PARKING FOR OWNER-USERS  
SUCH AS MEDICAL

WATCH  
VIDEO



Central Ave.

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OVANESS-ROSTAMIAN GROUP



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# 01

## EXECUTIVE SUMMARY

# THE OFFERING

 **OFFERING PRICE:**  
\$2,100,000

 **CURRENT & PROFORMA  
CAP RATE:**  
4.77% & 8.31%

 **BUILDING PRICE PER SF:**  
\$439

 **LAND PRICE PER SF:**  
\$74

 **TOTAL BUILDING SIZE:**  
4,785 SF

 **TOTAL LOT SIZE:**  
28,314 SF (0.65 AC)

 **YEAR BUILT / RENOVATED:**  
1964 / 2022

5 | EXECUTIVE SUMMARY



**10340-10368 CENTRAL AVENUE, MONTCLAIR, CA**



# INVESTMENT HIGHLIGHTS

**Prime Owner-User or Value-Add Multi-Tenant Investment Opportunity – 10340-10368 Central Avenue, Montclair, CA**  
**4,785 SF on ±0.65 Acres | Multi-Tenant Center with Ground-Lease PAD Upside**

- **Prime Visibility & Frontage** – Located on Central Avenue With Traffic Counts of ±37,000 Cars Per Day, Delivering High Street Exposure and Strong Consumer Flow.
- **Flexible Owner-User Opportunity** – Ability to Occupy Up to 57% of the Center, Ideal For Medical, Professional, or Service-Oriented Owner-Users Seeking SBA Financing While Offsetting Operating Costs Through Built-In Rental Income. Month-to-Month Tenancy Provides Immediate Control and Repositioning Flexibility.
- **Ample Medical-Friendly Parking** – Recently Paved Parking Lot From PAD Redevelopment Offers an Unusually High Parking Ratio, Creating a Turnkey Solution For Medical, Dental, or Other High-Parking-Demand Users.
- **Value-Add Ground Lease Potential** – Investor Can Unlock Substantial Upside by Repositioning the Center, Redeveloping the Building, or Securing a Ground Lease on the Pad to Capture Future Rental Growth.
- **Recent Capital Improvements** – Roof, HVAC Systems, and Parking Lot Have All Been Recently Upgraded, Representing Significant Landlord Investment and Reducing Near-Term Maintenance Risk.
- **Inflation-Resistant Lease Structure** – Current Leases Feature Annual Rent Escalations, Providing Strong Protection in an Inflationary Environment.
- **Diversified Tenant Mix & Long-Term Occupancy** – Multi-Tenant Configuration With Service and Retail Uses Resilient in Downturns; Many Tenants Have Long Tenure.
- **Dense Trade Area with Strong Vehicle Exposure** – Montclair’s 5-Mile Radius Includes Over 487,000 Residents and 150,622 Households, With a Population Density of Exceeding 22,000 People Per Square Mile.
- **Excellent Accessibility & Signage** – Positioned Along a Major Thoroughfare With Signalized Frontage, Easy Freeway Access, and Highly Visible Signage For Tenants and Customers.
- **Regional Connectivity & Consumer Flow** – Proximity to Interstate 10 and Key Employment Hubs Across the Inland Empire Supports Consistent Daytime and Commuter Traffic.
- **Long-Term Growth Tailwinds in the Inland Empire** – The Wider Trade Area Benefits From Regional Population Growth, New Housing Development, and Increased Consumer Demand For Convenience Retail and Services.
- **Immediate Lease-Up or Re-Tenancing Flexibility** – Short-Term Leases Allow an Owner-User or Investor to Quickly Curate a Stronger Tenant Mix or Adjust Rents to Market, Accelerating Value Creation.
- **Ideal for 1031 Buyers, Owner Users & Developers** – Rare Combination of Existing Income, on Site Occupancy Potential, and Future Redevelopment Upside on a Well Located Central Avenue Parcel.

# INVESTMENT HIGHLIGHTS

## Tenant Profile, Investment Details & Owner-User Potential

4,785 SF on ±0.65 Acres | 100% Occupied | 8.31% ProForma CAP Rate

- **Tenant Overview** – Multi-Tenant Retail Center With Service/Retail Tenants, Offering Stable Cash Flow Today and Significant Upside Potential Tomorrow.
- **Parking Advantage** – On Site Parking Upgraded Through the Recent PAD Redevelopment Enhances Customer Access, Supports Medical/Professional Use, and Improves Long Term Tenant Retention.

**This Offering Provides Stable Cash Flow With Immediate Upside in a High-Demand, Growth-Oriented Market With Significant Owner-User and Medical-Use Potential.**



# INVESTMENT OVERVIEW

The Ovaness Rostamian Group of Marcus & Millichap is pleased to present a **prime value-add multi-tenant investment opportunity** located at **10340–10368 Central Avenue in Montclair, California**. In addition to its investment appeal, the asset presents a rare opportunity for an owner user—especially medical, dental, or professional practices—to occupy up to 57% of the center while leveraging SBA financing and offsetting costs through in place rental income. This offering represents a rare chance to acquire a **fully occupied retail center** in one of the Inland Empire’s most dynamic and growth-oriented trade areas. The property consists of **4,785 square feet on approximately 0.65 acres**, strategically positioned along Central Avenue—a major thoroughfare with traffic counts of roughly **61,000 vehicles per day**. This prime frontage ensures exceptional visibility and consistent consumer flow, making the asset highly attractive for both current income and future upside.

The center features a **diverse mix of service and retail tenants**, many of whom have demonstrated long-term occupancy and resilience through economic cycles. This tenant profile provides investors with **stable cash flow today**, while the property’s configuration and location create multiple pathways for **value enhancement tomorrow**. Specifically, the site offers **ground lease potential on the PAD**, as well as opportunities for **repositioning or redevelopment**, enabling investors to unlock significant upside through creative strategies. For owner users, existing month to month tenants provide immediate flexibility to convert a significant portion of the building into proprietary medical or professional space.

Recent **capital improvements** further strengthen the investment case. The landlord has invested substantially in the property, completing upgrades to the **roof, HVAC systems, and parking lot**, which reduces near-term maintenance risk and enhances operational efficiency. The newly improved parking lot also supports medical-oriented uses by offering an above-average parking ratio—a key requirement for healthcare, dental, therapy, and wellness providers. Combined with the property’s **inflation-resistant lease structure featuring annual rent escalations**, this asset is positioned as a secure and forward-looking investment in today’s market.

The surrounding trade area underscores the property’s long-term growth potential. Within a **five-mile radius**, Montclair boasts approximately **487,000 residents and 150,000 households**, with a population density exceeding **22,000 people per square mile**. This dense consumer base, coupled with proximity to **Interstate 10 and major employment hubs**, ensures strong daytime traffic and sustained demand for convenience-oriented retail and services. The Inland Empire continues to experience robust population growth, new housing development, and rising consumer spending. These same demographic trends also drive sustained demand for medical, dental, and wellness services, further strengthening the feasibility of an owner-user medical strategy at this site.

In summary, this offering combines **stable in-place income, recent capital improvements, and multiple value-add strategies** in a high-demand, growth-oriented market. Whether evaluated as an investment, a medical or professional owner-user opportunity, or a redevelopment play, the property offers exceptional flexibility, immediate upside, and long-term strategic positioning along a major Inland Empire corridor. Investors seeking a well-located retail asset with both immediate cash flow and long-term upside will find this property to be an exceptional opportunity.



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## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

 **PARKING:**  
21 Spaces

 **ZONING:**  
C2

 **TOTAL BUILDING SIZE:**  
4,785 SF

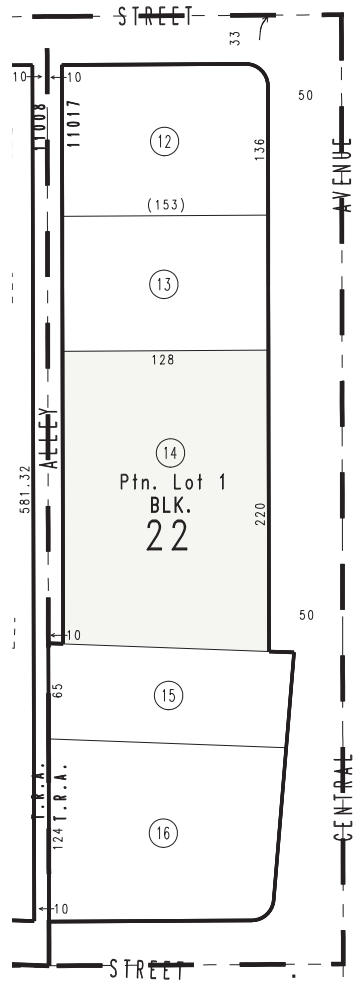
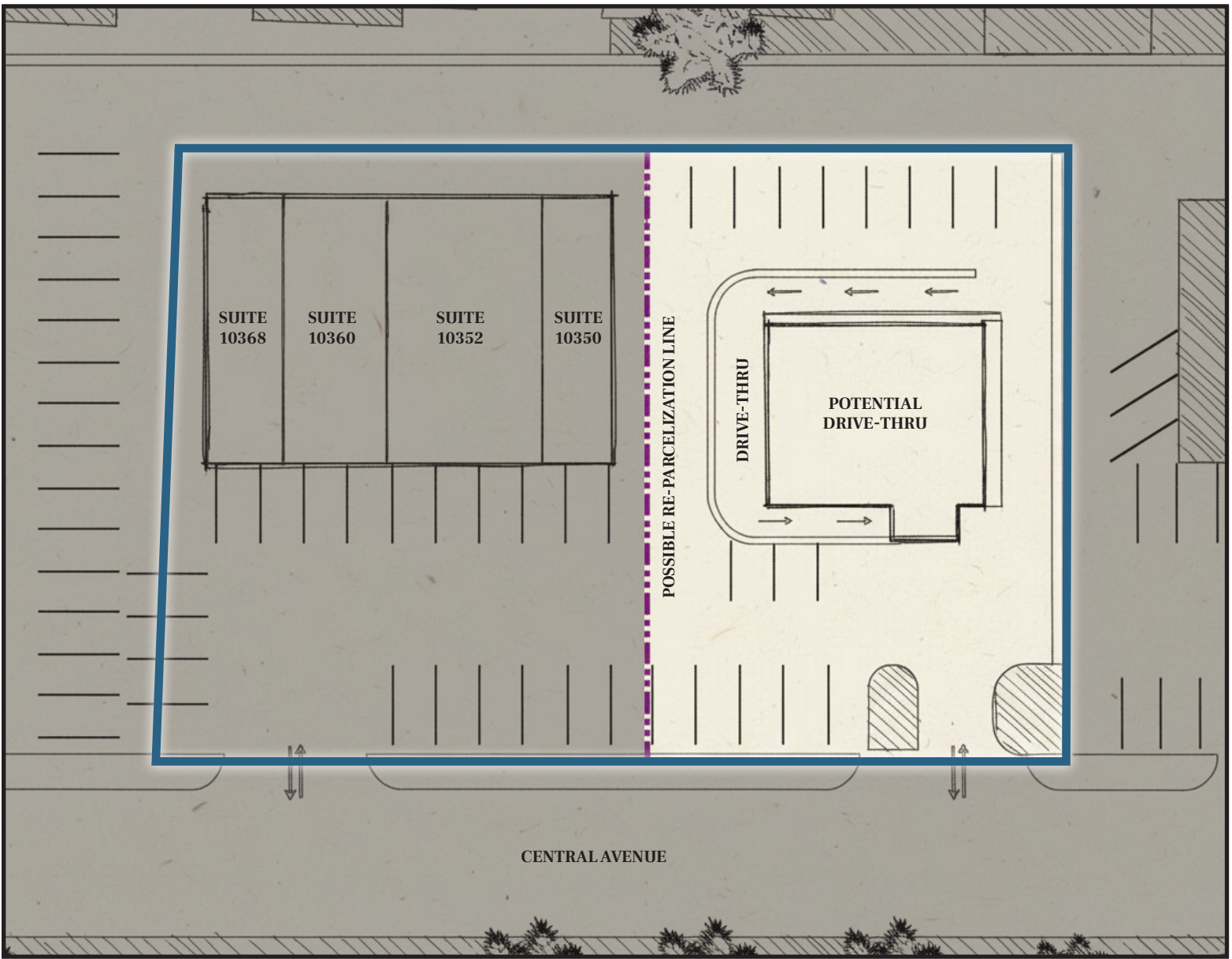
 **TOTAL LOT SIZE:**  
28,314 SF (0.65 AC)

 **APN:**  
1010-622-14

 **ADDRESS:**  
10340-10368 CENTRAL AVENUE,  
MONTCLAIR, CA 91763



# POTENTIAL DRIVE-THRU / RETAIL DEVELOPMENT AREA



Cable Airport

**CASA COLINA**  
Hospital and Centers for Healthcare  
**99 Beds**

**2,400 Student**

**2,905 Student**

**SAN ANTONIO REGIONAL HOSPITAL**  
**363 Beds**

**1,105 Student**

**Wendy's**  
**DOLLAR TREE**  
**GROCERYOUTLET**  
**GameStop**  
**Chick-fil-A**  
**Staples**  
**DUNKIN'**  
**Michaels**  
**Hobby Lobby**  
**BevMo!**

**620 Student**

**POMONA VALLEY HOSPITAL**  
MEDICAL CENTER  
**427 Beds**

**268,275**  
CARS PER DAY

**McDonald's**  
**SPROUTS**  
FARMERS MARKET

**Pomona College**  
**1,764 Student**

**MONTCLAIR HOSPITAL**  
MEDICAL CENTER  
**106 Beds**

**3,346 Student**

**Walmart**  
**Carls Jr.**  
**Cane's**

**TARGET**  
**Carls Jr.**  
**golden corral**  
**boostmobile**  
**Jam's Burgers**  
**Planet Fitness**

**Denny's**  
**IN-N-OUT BURGER**  
**Chick-fil-A**

**2,605 Student**

**SUBJECT**  
**MONTCLAIR SQUARE II**

**ROSS**  
DRESS FOR LESS  
**Little Caesars**  
**Pollo Loco**  
**SUBWAY**  
**STATER BROS. markets**

**Ovitt Family Community Library**

**UNITED STATES POSTAL SERVICE**

**O'Reilly**  
AUTO PARTS  
**PIZZA HUT**

**Auto Zone**

**O'Reilly**  
AUTO PARTS  
**EL SUPER**  
**TERRA MEA COFFEE**  
**TACO BELL**  
**ELEVEN**

**DOLLAR TREE**  
**Starbucks**  
**7-ELEVEN**  
**HABU CHIKEN**  
**BIFADORA**

**Walgreens**

**Kingsley St.**

**41,928**  
COMBINED CARS PER DAY

**Holt Blvd.**

**1,105 Student**

**24,318**  
CARS PER DAY

**37,874**  
CARS PER DAY

**TARGET**  
**CVS pharmacy**  
**PETSMART**  
**Burlington**  
cost factory  
**DOLLAR TREE**  
**HARBOR FREIGHT**  
TOOLS FOR SCHOOLS  
**24 HOUR FITNESS**  
**Starbucks**

**2,286 Student**

**Ontario International Airport**

**TARGET**

**DEL TACO**  
**Auto Zone**  
**Denny's**  
**Starbucks**  
**goodwill**  
**Pollo Loco**

**231,766**  
CARS PER DAY

**cricket**  
wireless  
**Food 4 Less**

**LOWE'S**

**GROCERYOUTLET**  
Bargain Market

**60**

**OLLIE'S**  
Bargain Outlet  
**FERGUSON**  
**THE HOME DEPOT**

**Pomona Fwy.**

**60**

**Chino Valley Medical Center**  
**112 Beds**

**2,009 Student**

**CVS pharmacy**  
**Burger King**  
**SUBWAY**  
**DOLLAR TREE**

**KAISER PERMANENTE**  
**176 Beds**



**MONTCLAIR HOSPITAL  
MEDICAL CENTER**  
106 Beds

# SUBJECT MONTCLAIR SQUARE II

**THE HOME DEPOT** **at&t** **HOBBY LOBBY** **STAPLES** **Walmart**

**ALDI** **Orleans FURNITURE** **Michaels** **Corky's**  
**CVS pharmacy** **Chick-fil-A** **DUNKIN'**

**MONTCLAIR  
HIGH SCHOOL**  
2,605 Students

**ASHLEY FURNITURE HomeStores** **AÉROPOSTALE** **SEPHORA**  
sunglass hut  
**JCPenney** **macys**  
**BUFFALO WILD WINGS** **BARNES & NOBLE**  
**Olive Garden** **ITALIAN KITCHEN**

**COSTCO WHOLESALE**

**petco** **five BELOW** **Pollo Loco** **CHIPOTE**  
**ROSS** **HARBOR FREIGHT** **DOLLAR TREE**  
DRESS FOR LESS

**Ramiro's MEXICAN FOOD**

268,275 **CARS PER DAY**



**San Bernardino Fwy.**



**TRAVELERS**  
CAR RENTALS

**Domino's**

41,928 **COMBINED  
CARS PER DAY**

**STG AUTO GROUP**  
MONTCLAIR & BELLFLOWER, CA | CHANDLER, AZ  
**Service Center**

**Kingsley St.**

**TAQUERIA 2 POTRILLOS**  
Authentic Tacos!

**CALIFORNIA MOTORS DIRECT**

**STG AUTO GROUP**  
MONTCLAIR & BELLFLOWER, CA | CHANDLER, AZ

**Bandera St.**

**Auto Zone**

**CARDENAS**

**Wendy's**

**Cart's Jr.**

24,318 **CARS PER DAY**

**Holt Blvd.**

37,874 **CARS PER DAY**

**Central Ave.**



# SUBJECT MONTCLAIR SQUARE II



STG AUTO GROUP  
MONTCLAIR & BELLFLOWER, CA - CHANDLER, AZ



STG AUTO GROUP  
MONTCLAIR & BELLFLOWER, CA - CHANDLER, AZ  
Service Center



Bandera St.



41,928  
COMBINED  
CARS PER DAY

Kingsley St.

37,874  
CARS PER DAY

Central Ave.



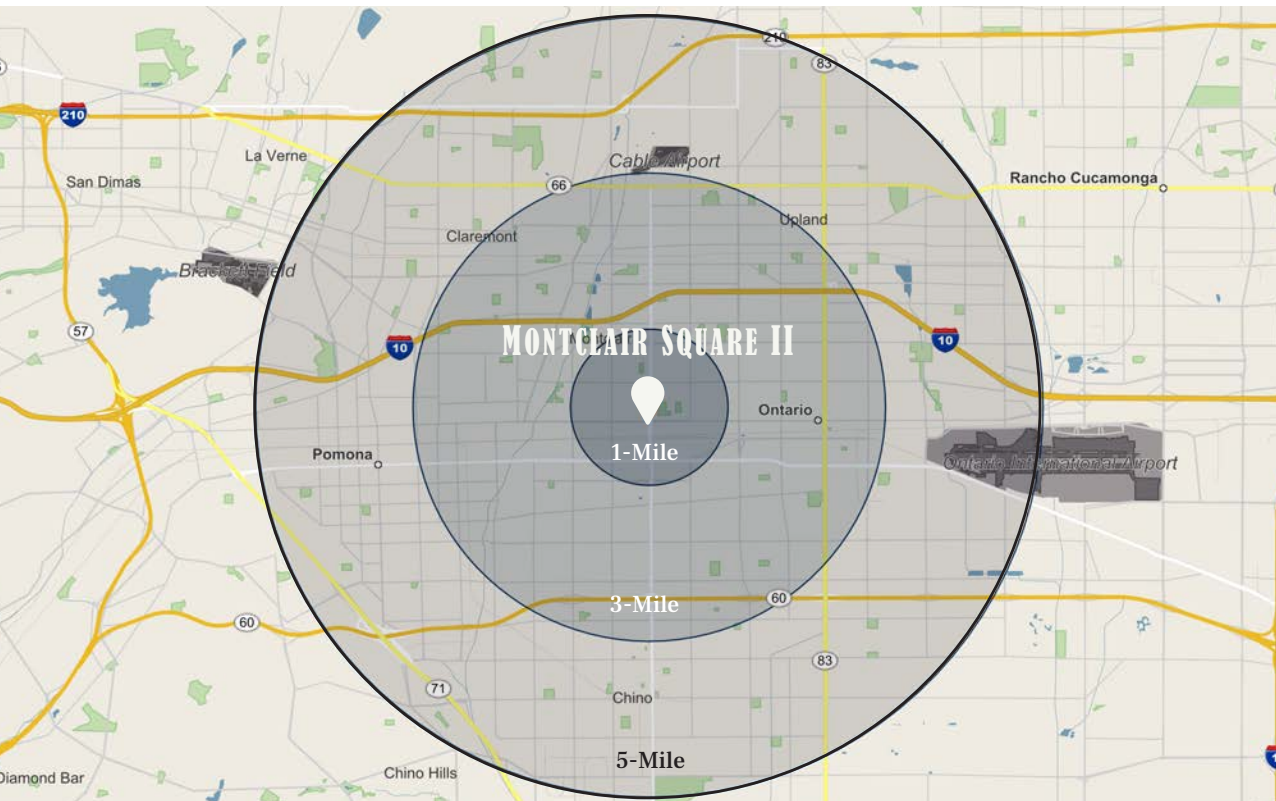


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## LOCATION & MARKET OVERVIEW

# MONTCLAIR, CALIFORNIA

Montclair, California is a prime location within the western Inland Empire, offering excellent connectivity via I-10, SR-60, and SR-210 freeways, as well as proximity to Ontario International Airport and the Montclair Transcenter for rail and bus access. The city benefits from a strong retail base, ongoing mixed-use redevelopment projects, and a growing industrial sector, making it attractive for diverse commercial uses. With a young, expanding population, rising household incomes, and access to a large regional trade area, Montclair provides both stability and growth potential for commercial real estate investments.



## CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



**487,327**

2025 POPULATION



**\$104,834**

2025 AVERAGE HOUSEHOLD INCOME



**150,622**

2025 TOTAL HOUSEHOLDS



**± 29 Minute Drive**

TO RIVERSIDE, CA

PALM SPRINGS

**75**

MILES

LOS ANGELES

**34**

MILES

SAN DIEGO

**118**

MILES

FRESNO

**249**

MILES

SAN FRANCISCO

**425**

MILES

SACRAMENTO

**377**

MILES

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	22,657	206,954	492,655
<b>2025 Estimate</b>			
Total Population	22,498	204,949	487,327
<b>2020 Census</b>			
Total Population	22,716	206,119	489,636
<b>2010 Census</b>			
Total Population	22,890	200,352	476,962
<b>Daytime Population</b>			
2025 Estimate	17,449	179,253	457,316
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	6,184	62,629	152,832
<b>2025 Estimate</b>			
Total Households	6,126	61,789	150,622
Average (Mean) Household Size	3.6	3.2	3.2
<b>2010 Census</b>			
Total Households	6,017	60,207	146,448
<b>2010 Census</b>			
Total Households	5,757	55,794	135,773
<b>Occupied Units</b>			
2030 Projection	6,309	64,645	157,620
2025 Estimate	6,251	63,766	155,317
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	17.9%	17.8%	21.3%
\$100,000-\$149,999	16.7%	19.9%	20.6%
\$75,000-\$99,999	15.8%	14.5%	14.1%
\$50,000-\$74,999	17.3%	17.4%	16.0%
\$35,000-\$49,999	11.3%	10.1%	9.3%
Under \$35,000	21.0%	20.3%	18.6%
Average Household Income	\$93,736	\$97,340	\$104,834
Median Household Income	\$80,340	\$81,515	\$88,629
Per Capita Income	\$25,441	\$30,084	\$33,199

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$81,234	\$82,813	\$85,582
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$31,669	\$32,426	\$33,413
Transportation	\$13,662	\$13,736	\$14,080
Food	\$12,044	\$12,167	\$12,454
Personal Insurance and Pensions	\$10,478	\$10,765	\$11,184
Entertainment	\$3,657	\$3,734	\$3,889
Apparel	\$2,535	\$2,601	\$2,694
Cash Contributions	\$2,171	\$2,243	\$2,425
Education	\$1,533	\$1,553	\$1,651
Personal Care Products and Services	\$1,103	\$1,126	\$1,172
Alcoholic Beverages	\$687	\$700	\$740
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	22,498	204,949	487,327
Under 20	28.9%	27.4%	26.2%
20 to 34 Years	23.4%	24.6%	22.9%
35 to 39 Years	7.5%	7.3%	7.1%
40 to 49 Years	13.2%	12.8%	12.9%
50 to 64 Years	16.1%	16.4%	17.5%
Age 65+	10.9%	11.5%	13.4%
Median Age	33.0	34.0	36.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	14,306	131,436	322,446
Elementary (0-8)	15.3%	12.3%	11.5%
Some High School (9-11)	13.6%	11.6%	10.1%
High School Graduate (12)	30.0%	26.6%	25.2%
Some College (13-15)	20.7%	21.4%	21.7%
Associate Degree Only	6.9%	8.0%	7.9%
Bachelor's Degree Only	9.8%	13.5%	15.3%
Graduate Degree	3.7%	6.6%	8.3%





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## FINANCIAL ANALYSIS

# PRICING

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## PRICING SUMMARY

<b>Price:</b>	<b>\$2,100,000</b>	
<b>Down Payment:</b>	<b>\$1,050,000</b>	<i>50% Down Payment</i>
Current Cap Rate:	4.77%	Cash-on-Cash: 2.35%
ProForma Cap Rate:	8.31%	ProForma Cash-on-Cash: 9.43%
<b><i>Costs Incurred by New Owner</i></b>		
<b>TI &amp; Leasing Commission @ \$0 PSF</b>	<b>\$0</b>	
Year Built/Renovated:	1964 Reno 2022	
Total Building Size:	4,785	Zoning: C2
Price Per Square Foot:	\$439	Parking: 21 Spaces
Lot Size (SF):	28,314	Land Per Sq. Ft.: \$74

## NEW FINANCING

LTV:	50%
Balance:	\$1,050,000
Term:	5
Rate:	6.00%
Amortization:	30
Maturity Date:	Nov-2030
Yearly Payment:	\$75,543

## FINANCIAL SUMMARY

	<b>Current</b>		<b>ProForma</b>	
Total Rental Income (GLA):	\$107,471		\$185,695	
Expense Reimbursements:	\$36,998	100%	\$36,998	100%
Total Gross Revenue:	\$144,469		\$222,693	
Vacancy Factor:	(\$7,223)	5.0%	(\$11,135)	5.0%
Operating Expenses:	(\$36,998)	34%	(\$36,998)	20%
Net Operating Income (NOI):	\$100,247	4.77%	\$174,560	8.31%
First Trust Deed/Mortgage:	\$75,543		\$75,543	
Pre-Tax Cash Flow:	\$24,704	2.35%	\$99,017	9.43%
Interest Payment:	\$62,649		\$61,854	
Principle Payment:	\$12,894		\$13,689	
Total Return:	\$37,598	3.58%	\$112,706	10.73%

## ESTIMATED EXPENSES

Property Tax:	\$22,890
Insurance:	\$3,250
CAMs:	\$6,689
Management:	\$4,169
<b>Total Expenses:</b>	<b>\$36,998</b>
<b>Expenses Per Sq. Ft</b>	<b>\$0.64</b>

# OWNER-USER

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## OWNER-USER SBA VS. COVENTIONAL FINANCING

### VALUATION SUMMARY

	OWNER USER - SBA		OWNER USER - CONVENTIONAL	
Price	\$2,100,000		\$2,100,000	
Required Equity	\$210,000	10%	\$840,000	40%
<b>Price/SF Building</b>	<b>\$439</b>		<b>\$439</b>	
Price/SF Land	\$74		\$74	

### OPERATING COST

Scheduled Income	\$47,471		\$47,471	
Expense Reimbursement	\$15,406		\$15,406	
Property Expenses	(\$36,189)		(\$36,189)	
Mortgage Payment	(\$149,613)		(\$90,167)	
<b>Carrying Cost</b>	<b>(\$122,925)</b>		<b>(\$63,479)</b>	
<b>Carrying Cost PSF/Yr</b>	<b>(\$25.69)</b>		<b>(\$13.27)</b>	
<b>Carrying Cost PSF/Mo</b>	<b>(\$2.14)</b>		<b>(\$1.11)</b>	

### FINANCING

	SBA 20 Yrs. Loan		CONVENTIONAL	
Loan To Value	\$1,890,000	90% LTV	\$1,260,000	60% LTV
Term	25		5	
Interest Rate	6.25%		5.95%	
Amortization	25		30	
Annual Mortgage Payment	\$149,613		\$90,167	
Interest Payment	\$117,207		\$74,549	
Principle Payment	\$32,406		\$15,618	

### TAX BENEFITS

	SBA 20 Yrs. Loan	CONVENTIONAL
Standard Depreciation Per Year	\$31,231	\$31,231
Bonus Depreciation (27.5%)	\$462,000	\$462,000
Total Depreciation Yr 1.	\$493,231	\$493,231
Avg. Interest Write Off Per Year	\$101,953	\$69,153
Property Tax	\$26,250	\$26,250
<b>Total Yr.1 Write Off</b>	<b>\$621,434</b>	<b>\$588,634</b>

### PROPERTY DETAILS

Building Sq. Ft.	4,785
Land Sq. Ft.	28,314
Year Built:	1964 Reno 2022
Parking:	21 Spaces
Zoning:	C2

### OPERATING EXPENSES

	\$ Per Yr.	\$ Per SF
Property Tax	\$26,250	\$5.49
Insurance	\$3,250	\$0.68
CAMs	\$6,689	\$1.40
<b>Total Expenses</b>	<b>(\$36,189)</b>	<b>(\$0.63)</b>

SBA FINANCING PROVIDED BY:  
**MARCUS & MILLICHAP CAPITAL CORP.**  
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**Marcus & Millichap**  
**OVANESS-ROSTAMIAN GROUP**

# RENT ROLL

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## RENT ROLL - CURRENT

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
10350	Discount Smoke Shop	23%	1,112	<b>\$1,689</b>	\$20,273	\$1.52	\$18.23	NNN	1/1/2027	12/31/2034	1 x 5 Yr	3.00%
10352	Xpress Staffing	16%	775	<b>\$1,500</b>	\$18,000	\$1.94	\$23.23	NNN	10/27/2025	10/31/2026	FMV	-
10380	I & D Appliance	41%	1,973	<b>\$3,500</b>	\$42,000	\$1.77	\$21.29	NNN	10/15/2025	10/31/2026	FMV	-
10368	Barber Shop	19%	925	<b>\$2,267</b>	\$27,198	\$2.45	\$29.40	NNN	12/23/2024	12/31/2030	1 x 5 Yr	3.00%
<b>Total / Average</b>		<b>100%</b>	<b>4,785</b>	<b>\$8,956</b>	<b>\$107,471</b>	<b>\$1.92</b>	<b>\$23.04</b>					
<b>Vacancy</b>		<b>0%</b>	<b>0</b>									
<b>Occupancy</b>		<b>100%</b>	<b>4,785</b>									

## RENT ROLL - PROFORMA

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
10350	Discount Smoke Shop	23%	1,112	<b>\$1,740</b>	\$20,881	\$1.56	\$18.78	NNN	1/1/2027	12/31/2034	1 x 5 Yr	3.00%
10352	Xpress Staffing	16%	775	<b>\$1,545</b>	\$18,540	\$1.99	\$23.92	NNN	10/27/2025	10/31/2026	1 x 3 Yr	3.00%
10380	I & D Appliance	41%	1,973	<b>\$3,605</b>	\$43,260	\$1.83	\$21.93	NNN	10/15/2025	10/31/2026	-	-
10368	Barber Shop	19%	925	<b>\$2,334</b>	\$28,014	\$2.52	\$30.29	NNN	12/23/2024	12/31/2030	1 x 5 Yr	3.00%
Pad	Potential Ground Lease	-	-	<b>\$6,250</b>	\$75,000			NNN	-	-	-	-
<b>Total / Average</b>		<b>100%</b>	<b>4,785</b>	<b>\$15,475</b>	<b>\$185,695</b>	<b>\$1.98</b>	<b>\$23.73</b>					
<b>Vacancy</b>		<b>0%</b>	<b>0</b>									
<b>Occupancy</b>		<b>100%</b>	<b>4,785</b>									

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