



## 9133 Central Avenue

Montclair, California 91763

### Property Highlights

- Along Major Retail Corridor with plenty of amenities
- Part of Montclair East Shopping Center with ample parking
- Across from Montclair Mall
- Great visibility on intersection of Central Ave & Moreno St.
- Exclusive entrance, private kitchen and bathrooms
- Immediate access to 10 Freeway

### Offering Summary

<b>Lease Rate:</b>	\$1.75 SF/month (Gross)
<b>Building Size:</b>	9,347 SF
<b>Available SF:</b>	3,444 SF

### For More Information

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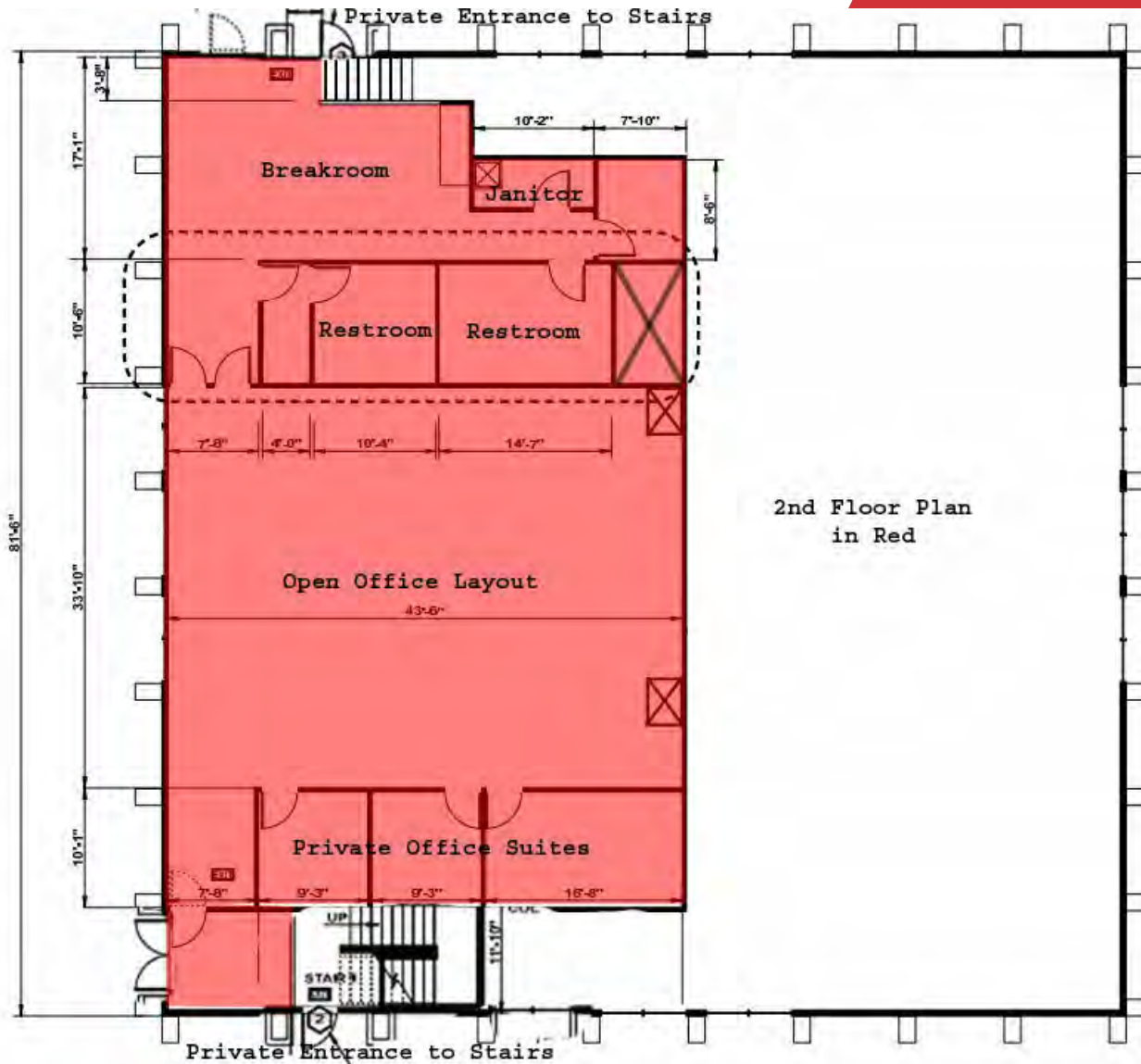
For Lease

3,444 SF | \$1.75 SF/month

Office Space







2nd Floor Plan  
 in Red





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For Lease

3,444 SF | \$1.75 SF/month  
Office Space

Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	21,394	180,677	431,484
<b>Average Age</b>	36	38	39
<b>Average Age (Male)</b>	35	37	38
<b>Average Age (Female)</b>	37	39	40
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	7,162	56,641	134,262
<b># of Persons per HH</b>	3	3.2	3.2
<b>Average HH Income</b>	\$100,823	\$105,917	\$109,825
<b>Average House Value</b>	\$568,209	\$673,316	\$680,279

Demographics data derived from AlphaMap

