



SHOPPING CENTER

SWC HOLT AVE AND CENTRAL BLVD

MONTCLAIR, CA



**1,250 SF END CAP
FOR LEASE**



HIGHLIGHTS

- 1,250 SF end cap space available
- Anchored by Cardenas Market in a densely populated area
- Located on the SWC of Central and Holt
- New construction with great tenant mix
- Centrally located between the I-10 and I-60 Freeways
- Space is in shell condition and Landlord will contribute TI's for qualified tenants

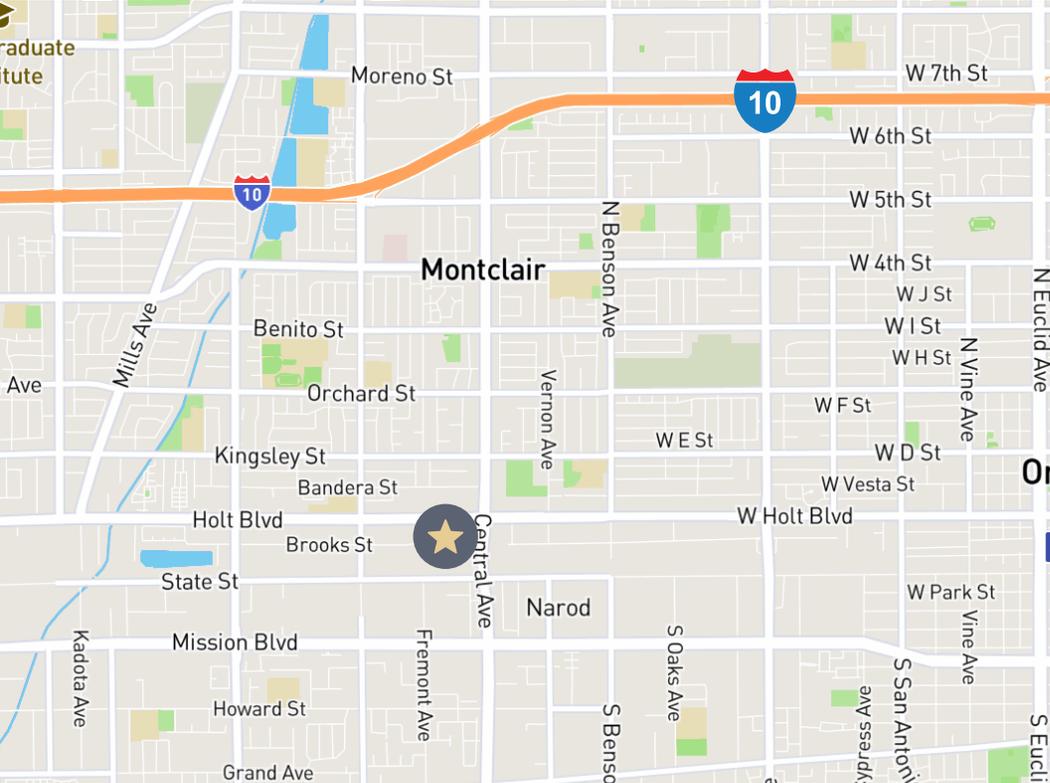


SITE PLAN + AVAILABILITIES

STE.	TENANT	SF
Building 1 (5281 Holt Blvd)		
5281	Cardenas Market	
Building 2 (5299 Holt Blvd)		
5299 A/ B/C	Taqueria 2 Potrillos	
Building 3 (5291 Holt Blvd)		
5291 A/B	Wendy's	
5291 C	Available	1,250 Interior video 
Building 4 (5275 Holt Blvd.)		
5275A	My NY Pizza	
5275B	My NY Pizza	
5275C	My NY Pizza	
5275D	Barber Shop	
5275E/F	Super Kids Dental	
5275G	Nail Salon	
5275 H/J	Arrowhead Credit Union	
5275K	The Kickin' Crab	



LOCATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,489	205,671	490,926
Daytime Population	19,690	190,211	477,535
Households	5,822	60,659	147,049
Average HH Income	\$86,030	\$90,677	\$100,839

DISTANCE FROM FREEWAYS	
	1.5 Miles
	2.0 Miles
	2.5 Miles





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