

4288 W HOLT BLVD, MONTCLAIR, CA | ±1,300 SF - 13,600 SF

**FOR
LEASE**



**BRAND NEW
RETAIL STOREFRONT
ON CORNER
THOROUGHFARE**

THE YAMZON TEAM

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SPACE INFORMATION

- Leasable Space: ± 1,300 - 13,600 SF
- Lot Size: ± 59,242 SF
- Corner Streets: Holt Ave & Amherst
- Traffic Count: 24,916 VPD
- Zoning: Commercial Retail
- APN: 1009-514-06

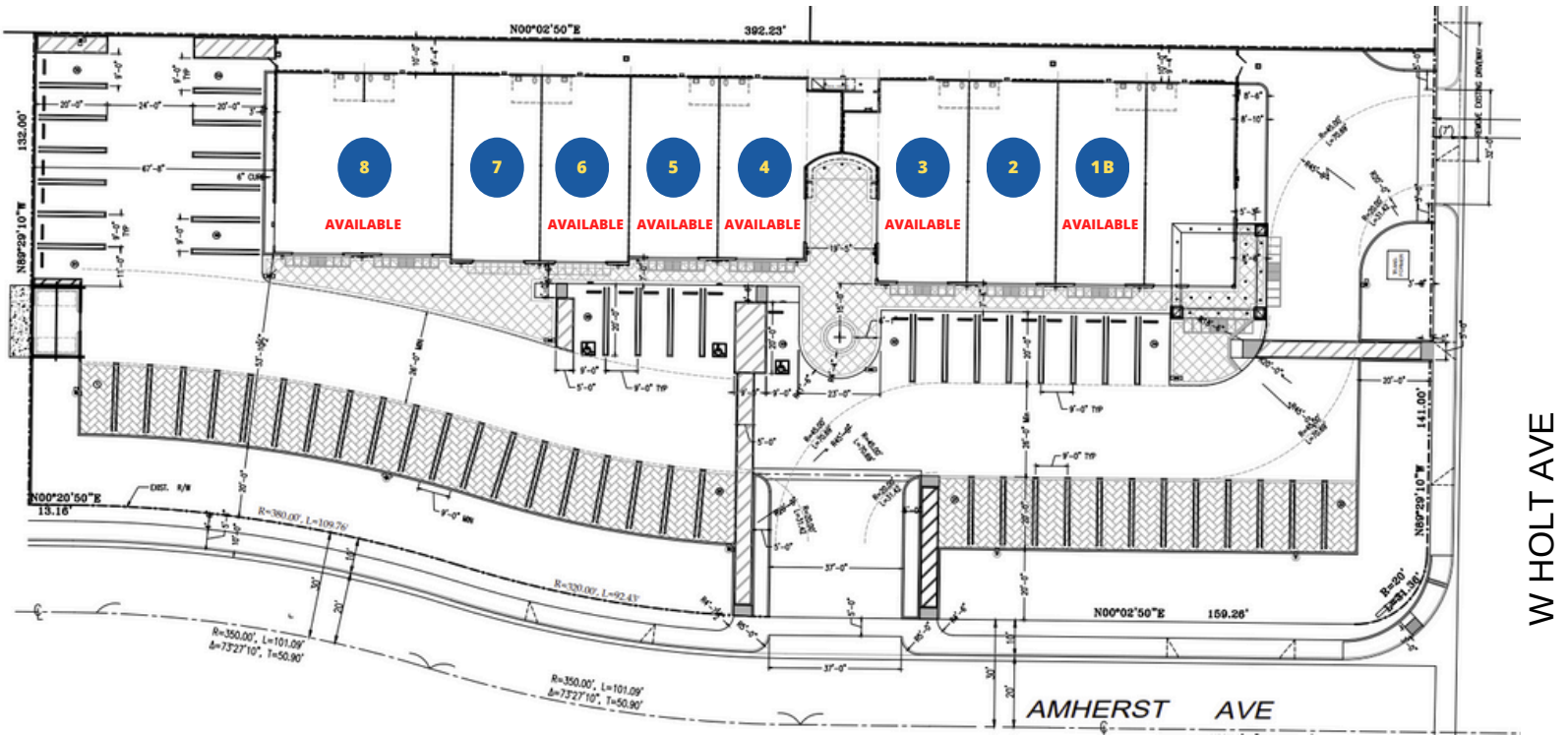
PROPERTY HIGHLIGHTS

- Brand New Development
- Great Exposure and Visibility on Main Thoroughfare
- High Traffic Count
- Close Proximity to CA 10 & 60
- Ample Parking



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

SITE PLAN



UNIT SIZE

- 1B** ± 1,420 SF
- 2** ± 1,409 SF
- 3** ± 1,561 SF
- 4** ± 1,426 SF
- 5** ± 1,260 SF
- 6** ± 1,296 SF
- 7** ± 1,296 SF
- 8** ± 2,508 SF



GREAT EXPOSURE AND VISIBILITY ON MAIN THOROUGHFARE

HIGH TRAFFIC COUNT: APPROXIMATELY 24,916 VEHICLES PER DAY

An aerial map of Southern California, centered on the Los Angeles metropolitan area. A red pin with a yellow base is placed on the map, indicating the location of Claremont, CA. The map shows a dense network of highways, including Interstate 5 (I-5), Interstate 10 (I-10), and State Route 60 (SR-60). Major cities and areas labeled include Los Angeles, Pasadena, San Marino, Alhambra, Rosemead, El Monte, West Covina, Covina, San Dimas, La Verne, Claremont, Upland, Montclair, Ontario, Pomona, Chino, Chino Hills, Diamond Bar, Walnut, City of Industry, Valinda, West San Dimas, Charter Oak, Glendora, Azusa, Arcadia, Monrovia, Temple City, South Pasadena, Monterey Park, East Los Angeles, Montebello, Commerce, Pico Rivera, Whittier, Hacienda Heights, South San Jose Hills, Rowland Heights, Firestone Scout Reservation, Sleepy Hollow, Chino Hills State Park, BUTTERFIELD RANCH, Los Serranos, Brea, La Habra, La Mirada, Norwalk, Buena Park, Fullerton, Placentia, Yorba Linda, Brea, and Compton. The map also shows various landmarks like the Firestone Scout Reservation and Chino Hills State Park. The text 'AERIAL MAP' is overlaid in the top left corner in a blue box with white text. The text 'Los Angeles' is overlaid in the bottom left corner in a large, bold, black font.

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