

Approximately 1M Annual Visitors at Orchard Plaza

(Placer.ai)

END CAPS AND SHOP SPACES AVAILABLE

4432 & 4480 Holt Blvd, Montclair, CA 91763



Top 27% Nationwide
(Placer.ai)



**DOLLAR
TREE**

Top 14% Nationwide
(Placer.ai)



Top 11% Nationwide
(Placer.ai)



Top 21% Nationwide
(Placer.ai)

Holt Ave



±32,700 CPD

Ramona Blvd

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Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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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

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

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 ±32,700 CPD.
- **Large Surrounding Population:** With a population of approximately 207,850 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



RETAILER & TRAFFIC GENERATOR MAP



SUITE 4480-E - INTERIOR PHOTOS

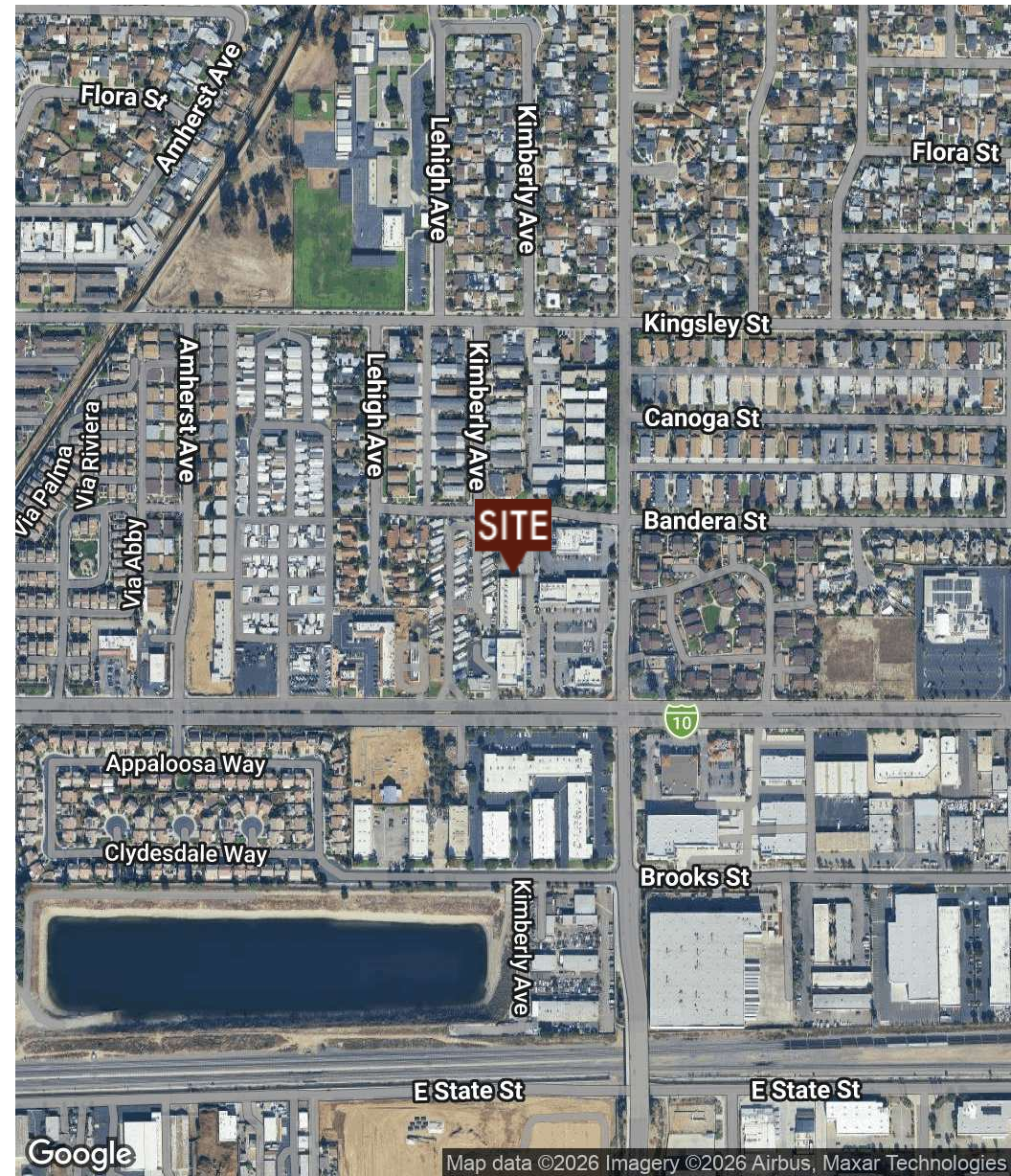
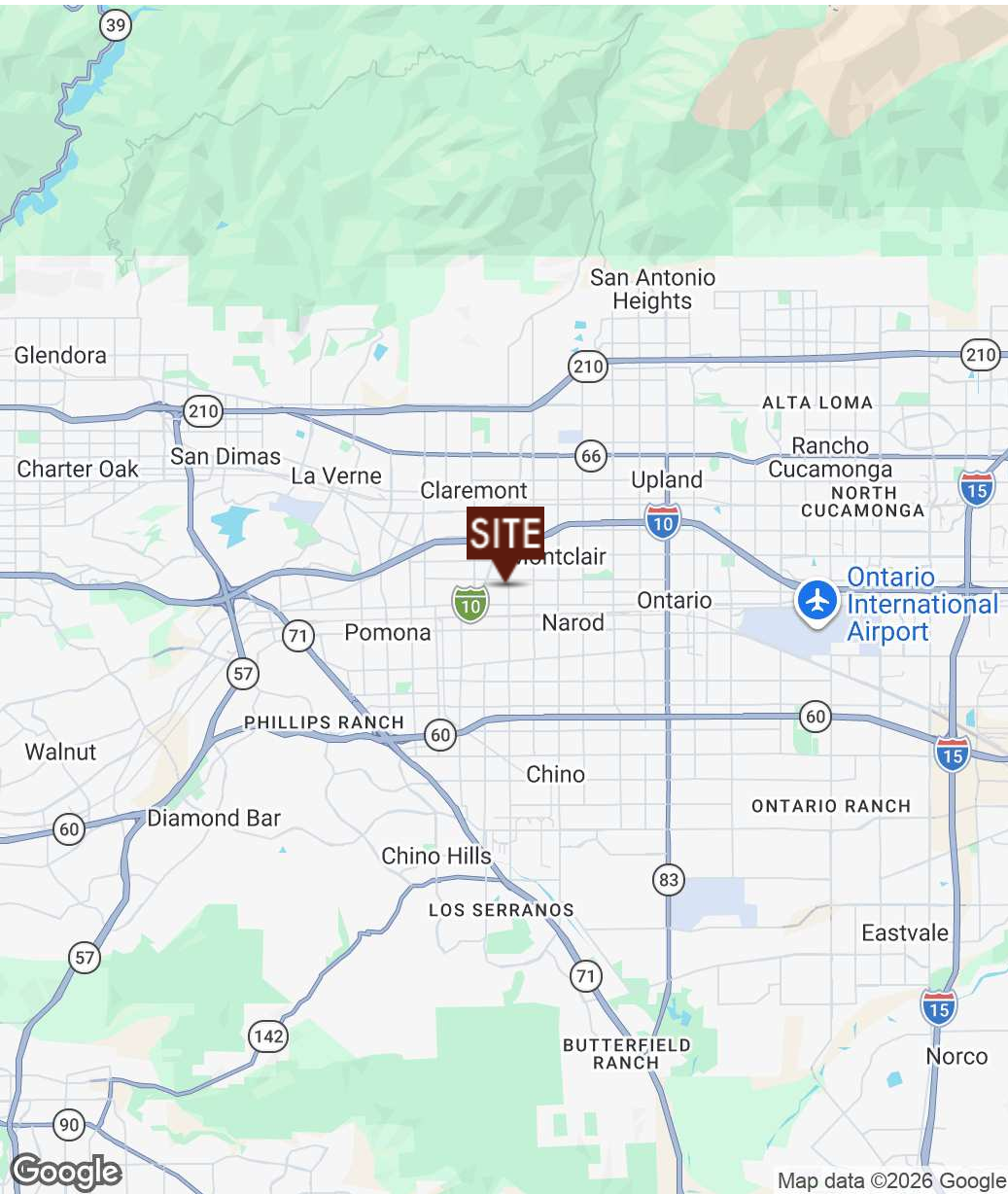


[CLICK HERE FOR VIDEO TOUR](#)

ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION			
2026 Total Population	24,419	207,851	470,938
2026 Median Age	32.8	34.2	35.6
2026 Total Households	6,668	61,479	144,495
2026 Average Household Size	3.6	3.2	3.2
INCOME			
2026 Average Household Income	\$98,141	\$110,211	\$120,731
2026 Median Household Income	\$79,577	\$90,351	\$98,536
2026 Per Capita Income	\$26,877	\$32,990	\$37,293
BUSINESS SUMMARY			
2026 Total Businesses	782	8,102	19,541
2026 Total Employees	5,828	71,909	171,143

