

- Sears: 88,676 SF
- 83,551 SF Available
- Ground Level: 28,577 SF
- Second Level: 30,896 SF
- Third Level: 24,078 SF
- Auto: 14,306 SF (Divisible)



ANCHOR SPACE OPPORTUNITY

MONTCLAIR PLACE

5080 MONTCLAIR PLAZA LANE | MONTCLAIR, CA

Available for Lease | 83,551 SF



SCOTT BURNS

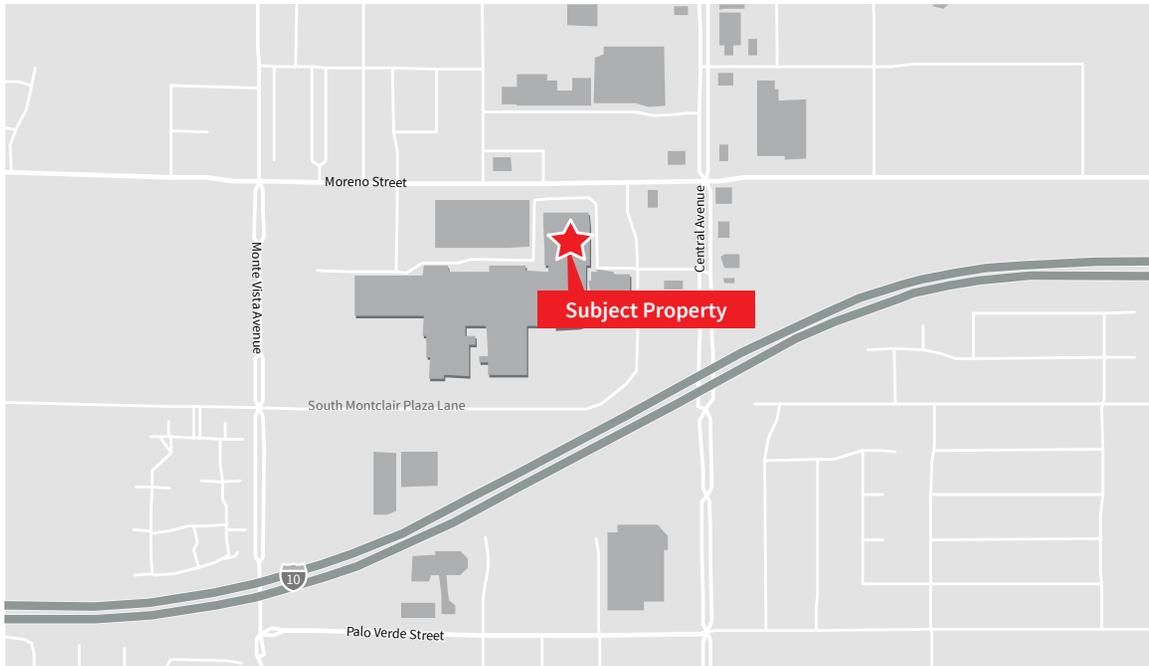
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Project Facts

- + Multiple retail box opportunities for lease at Montclair Place regional mall under redevelopment by CIM.
- + Opportunities for portion of Sears building include 28,000 SF ground level space; 30,000 SF second level space and 24,000 SF third level space.
- + Montclair Place (formerly Montclair Plaza) is a 1.2M square foot regional mall located along I-10 at Central Avenue.
- + Repositioned/updated dining area and over 10,000 SF of creative office space.
- + Additional mall anchors include Nordstrom, JCPenney, Macy's and Barnes & Noble.

Traffic Counts

±246,000 CPD
(I-10 Freeway & Monte Vista Ave)
37,000 - 43,000 CPD
(Central Ave. & Moreno Street)

(Per ESRI Traffic Count Profile)

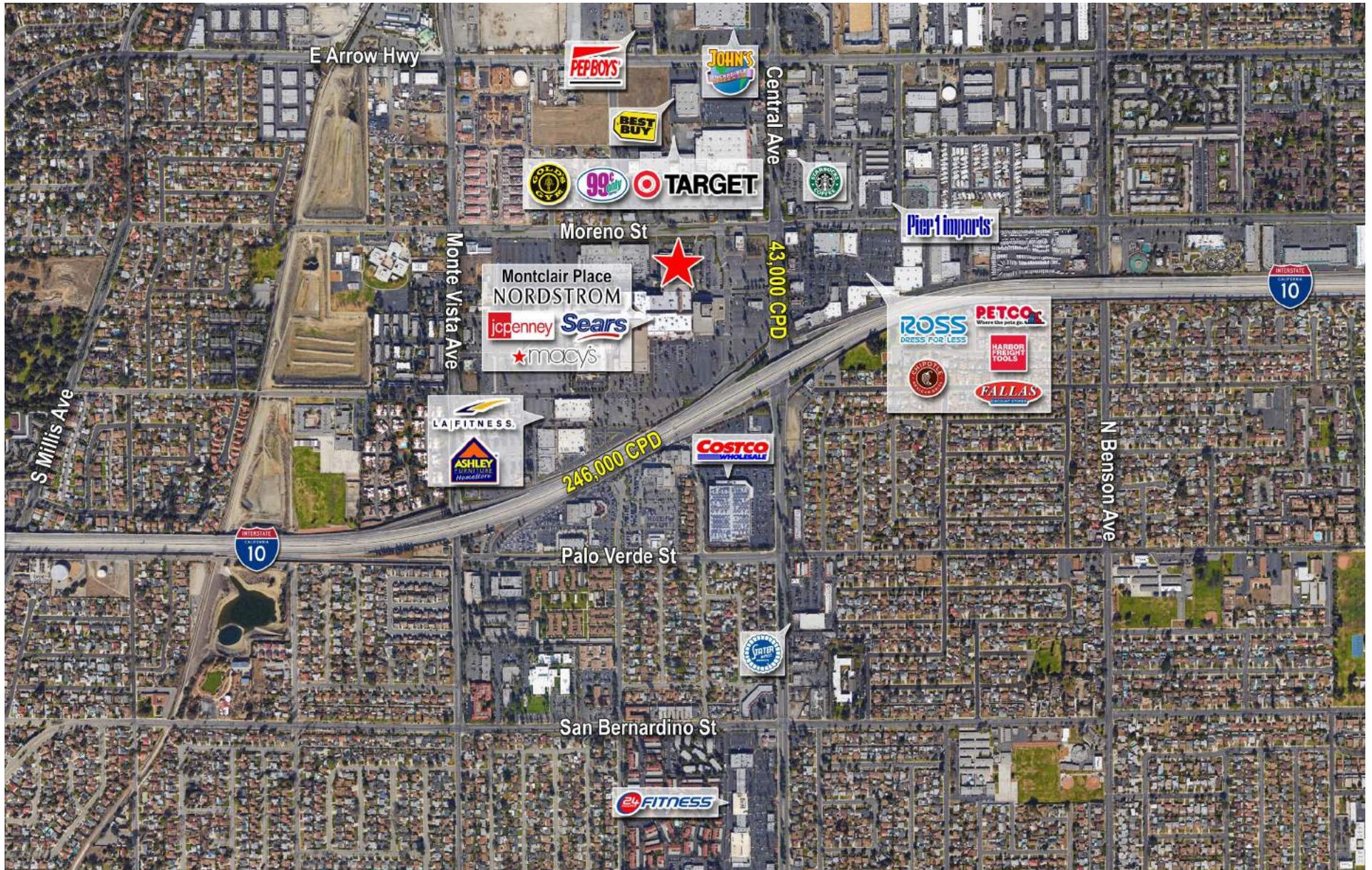
Demographic 2018

	1 Mile	3 Miles	5 Miles
 TOTAL POPULATION	21,598	186,461	470,171
 AVG. HOUSEHOLD SIZE	3.8	3.8	3.9
 MEDIAN HOME VALUE	\$309,523	\$396,751	\$408,608
 AVG. HH INCOME	\$64,496	\$82,286	\$84,602



Redevelopment Renderings





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