

MONTCLAIR PROMENADE

NEC Central Ave & Moreno St Montclair, CA

SHORT TERM / FUTURE REDEVELOPMENT FOR LEASE

GROCERY | RETAIL | FITNESS | MEDICAL AVAILABLE

Please Contact

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UP TO ± 103,000 SF
FUTURE
REDEVELOPMENT



PROPERTY DETAILS

- Signalized corner; Excellent street exposure; Abundant parking.
- Montclair Place Mall tenants include: Macy's, JC Penney, Barnes & Noble and a 12 screens AMC Theatre.
- Other neighboring retailers include Costco, Ross Dress For Less, Ashley Home Store, Target, Petco, Five Below and Gold's Gym.
- Full freeway access immediate.
- Less than 1 mile from the Montclair train station.



DEMOGRAPHICS

Population



Daytime Population



Avg. Household Income



Distance	Population	Daytime Population	Avg. Household Income
1 MILE	22,014	11,543	\$104,826
2 MILE	87,430	39,672	\$113,471
3 MILE	183,191	65,709	\$120,157

TRAFFIC COUNTS

CENTRAL AVE 82,050 CPD

MORENO ST 30,836 CPD



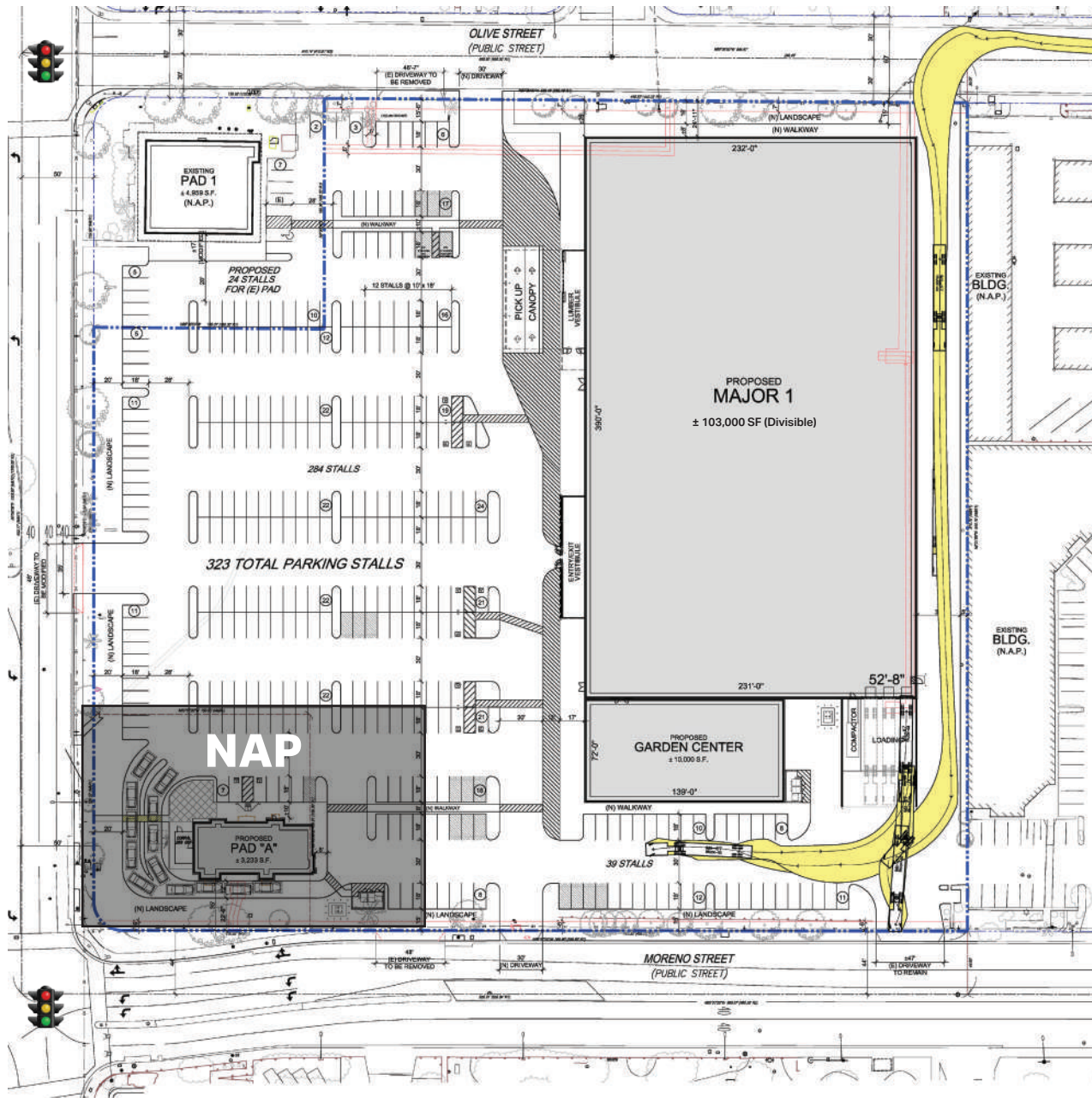
WALK SCORE

80



FOUNDING MEMBER | CHAINLINKS RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



FUTURE REDEVELOPMENT AREA

Anchor Space Available

- A planned retail shopping center to include Anchor/Junior Anchor Tenants
- Projected Delivery: Late 2027/Early 2028
- Project Size: 7.44 Acres (103,000 SF) (Divisible)
- Located at high traffic intersection with over 45,000 CPD
- Diagonal to the Monclair Place Mall with over 6 million visitors per year
- Immediate proximity to the 10 Freeway (262,748 CPD)
- Abundant parking (323 parking stalls) and excellent visibility

RETAIL AERIAL

