

FOR SALE OR LEASE

PROGRESSIVE

REAL ESTATE PARTNERS

MONTCLAIR PLACE

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LAZY DOG
RESTAURANT & BAR

BARNES & NOBLE
BOOKSELLERS

AMC
THEATRES

INTERSTATE
10

252,000 CARS PER DAY

28,000 SF
AVAILABLE
FOR SALE
OR LEASE

RETAIL BUILDING
WITH EXCELLENT
FREEWAY VISIBILITY

5483 Moreno St., Montclair, CA
Sale Price: \$4,900,000
\$175 SF

FREEWAY VISIBLE VACANT RETAIL BUILDING

5483 Moreno St. | Montclair, CA 91763

Located between Central & Benson Avenues

FOR SALE OR LEASE

**OWNING THIS
PROPERTY IS LIKE
LEASING IT FOR ONLY
\$0.49/SF/MONTH!**



FEATURES

- ± 28,000 SF Retail Building on ± 1.54 Acres
- Excellent visibility from the I-10 Freeway
- Parking ratio of approx. 3 spaces per 1000 SF
- Ideal for a large customer pool with 606,800 population within a 15 minute drive time.
- Property is Zoned C3 – Commercial Zoning and has a loading dock, allowing for a variety of uses.
- Located 0.25mi from Montclair Place, a 1.2 million SF regional mall undergoing significant renovation, with a 12 Screen AMC Theaters under construction.

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	19,597	172,902	447,638
Average Income	\$58,398	\$70,233	\$72,880
Daytime Population	44,328	105,599	227,620

TRAFFIC COUNTS

252,000 CPD on I-10 Fwy & 19,200 CPD on Moreno St.

** Derived from Sites to Do Business*



VISIT INTERACTIVE MAP

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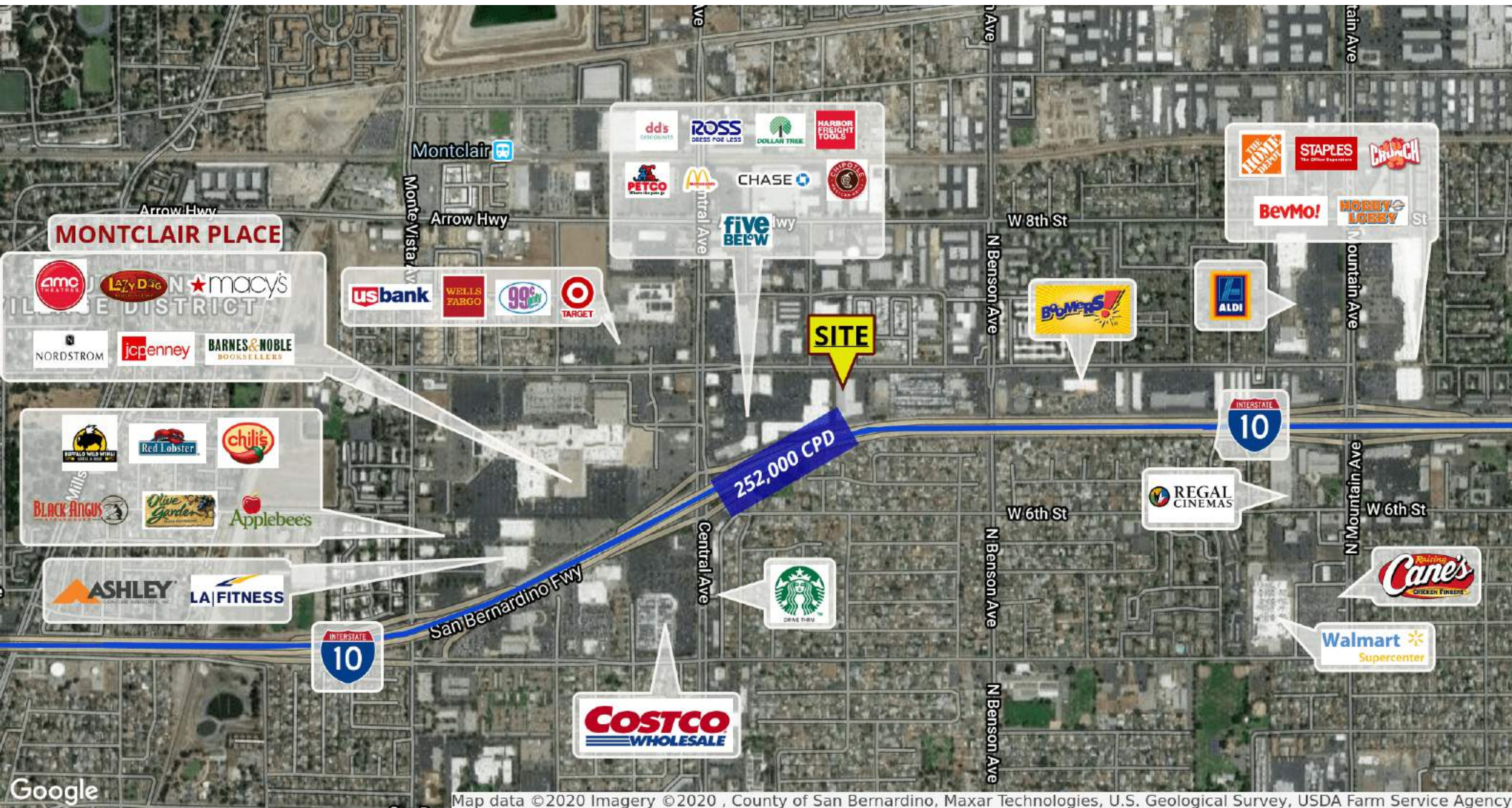
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RETAILER MAP | Freeway Visible Vacant Retail Building | 5483 Moreno St., Montclair, CA



SBA Owner-User Analysis

Property Size (SF)	28,000
Purchase Price	\$4,900,000
Loan Fees	\$78,500
Total Purchase Price	\$4,978,500
Down Payment	\$597,420 (12% of Purchase Price)
Total Loan Amount	\$4,381,080

	Monthly	Annual
Principal+Interest Payment	\$22,477	\$269,722
P+I Payment per SF	\$0.80	\$9.63
Less Principal Paydown	\$8,739	\$104,862
Interest Payment	\$13,738	\$164,859
Interest Payment per SF	\$0.49	\$5.89

* Analysis assumes bank interest rate of 4.50% and CDC interest rate of 3.03% (4/9/20)

Purchasing this property with an SBA loan is like renting for only \$0.49/sf/mo!

MONUMENT SIGNAGE AVAILABLE | Freeway Visible Vacant Retail Building | 5483 Moreno St., Montclair, CA



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INTERIOR PHOTOS | Freeway Visible Vacant Retail Building | 5483 Moreno St., Montclair, CA



DEMOGRAPHICS | Freeway Visible Vacant Retail Building | 5483 Moreno St., Montclair, CA

5483 Moreno St-Drive Time				
Montclair, CA 91763				
	5 min drivetime	10 min drivetime	15 min drivetime	
POPULATION	2019 Estimated Population	94,143	356,386	606,812
	2024 Projected Population	97,049	364,453	619,719
	2010 Census Population	86,170	331,921	568,278
	2000 Census Population	81,961	320,493	541,219
	Projected Annual Growth 2019 to 2024	0.6%	0.5%	0.4%
HOUSEHOLDS	Historical Annual Growth 2000 to 2019	0.8%	0.6%	0.6%
	2019 Estimated Households	29,560	108,642	186,169
	2024 Projected Households	30,347	111,471	191,071
	2010 Census Households	26,280	98,190	168,881
	2000 Census Households	25,616	95,801	160,807
AGE	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.8%	0.7%	0.8%
	2019 Est. Population Under 10 Years	12.9%	13.2%	13.0%
	2019 Est. Population 10 to 19 Years	14.5%	14.1%	14.1%
	2019 Est. Population 20 to 29 Years	17.4%	16.2%	16.0%
MARTAL STATUS & GENDER	2019 Est. Population 30 to 44 Years	20.6%	20.5%	20.5%
	2019 Est. Population 45 to 59 Years	17.5%	18.1%	18.6%
	2019 Est. Population 60 to 74 Years	12.1%	12.7%	12.9%
	2019 Est. Population 75 Years or Over	5.0%	5.2%	5.1%
	2019 Est. Median Age	33.5	34.5	34.7
INCOME	2019 Est. Male Population	48.9%	49.3%	49.4%
	2019 Est. Female Population	51.1%	50.7%	50.6%
	2019 Est. Never Married	43.2%	40.1%	39.1%
	2019 Est. Now Married	35.9%	39.1%	40.4%
	2019 Est. Separated or Divorced	16.2%	16.0%	15.7%
HOMES BUILT BY YEAR	2019 Est. Widowed	4.7%	4.8%	4.7%
	2019 Est. HH Income \$200,000 or More	4.0%	6.3%	6.4%
	2019 Est. HH Income \$150,000 to \$199,999	6.9%	8.1%	8.5%
	2019 Est. HH Income \$100,000 to \$149,999	14.7%	15.5%	16.4%
	2019 Est. HH Income \$75,000 to \$99,999	14.4%	14.8%	15.2%
HOME VALUES	2019 Est. HH Income \$50,000 to \$74,999	21.2%	18.9%	18.8%
	2019 Est. HH Income \$35,000 to \$49,999	12.5%	11.8%	11.4%
	2019 Est. HH Income \$25,000 to \$34,999	8.9%	7.9%	7.6%
	2019 Est. HH Income \$15,000 to \$24,999	8.1%	8.2%	7.9%
	2019 Est. HH Income Under \$15,000	9.2%	8.5%	7.8%
HOMES BUILT BY YEAR	2019 Est. Average Household Income	\$78,900	\$87,888	\$87,961
	2019 Est. Median Household Income	\$65,199	\$72,666	\$74,524
	2019 Est. Per Capita Income	\$25,065	\$26,970	\$27,149
	2019 Est. Total Businesses	5,537	13,178	25,833
	2019 Est. Total Employees	44,328	105,599	227,620

5483 Moreno St-Drive Time				
Montclair, CA 91763				
	5 min drivetime	10 min drivetime	15 min drivetime	
RACE	2019 Est. White	55.9%	54.4%	54.7%
	2019 Est. Black	6.9%	6.6%	6.4%
	2019 Est. Asian or Pacific Islander	8.7%	8.4%	9.0%
	2019 Est. American Indian or Alaska Native	0.9%	0.9%	1.0%
	2019 Est. Other Races	27.5%	29.7%	28.9%
HISPANIC	2019 Est. Hispanic Population	54,638	213,804	356,500
	2019 Est. Hispanic Population	58.0%	60.0%	58.7%
	2024 Proj. Hispanic Population	58.8%	60.6%	59.3%
	2010 Hispanic Population	56.5%	58.0%	56.9%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	60,081	231,129	395,414
	2019 Est. Elementary (Grade Level 0 to 8)	8.2%	11.3%	10.8%
	2019 Est. Some High School (Grade Level 9 to 11)	10.0%	9.9%	9.7%
	2019 Est. High School Graduate	26.7%	25.6%	25.0%
	2019 Est. Some College	23.7%	21.4%	22.2%
HOUSING	2019 Est. Associate Degree Only	8.2%	7.8%	8.1%
	2019 Est. Bachelor Degree Only	15.6%	15.1%	15.6%
	2019 Est. Graduate Degree	7.6%	9.0%	8.6%
	2019 Est. Total Housing Units	30,071	110,744	189,588
	2019 Est. Owner-Occupied	46.1%	54.7%	56.6%
HOMES BUILT BY YEAR	2019 Est. Renter-Occupied	52.2%	43.4%	41.6%
	2019 Est. Vacant Housing	1.7%	1.9%	1.8%
	2019 Homes Built 2010 or later	4.3%	2.9%	3.0%
	2019 Homes Built 2000 to 2009	5.9%	5.5%	7.1%
	2019 Homes Built 1990 to 1999	5.2%	6.2%	7.5%
HOME VALUES	2019 Homes Built 1980 to 1989	13.8%	16.2%	18.1%
	2019 Homes Built 1970 to 1979	18.8%	18.2%	21.2%
	2019 Homes Built 1960 to 1969	16.6%	15.3%	13.4%
	2019 Homes Built 1950 to 1959	25.6%	20.9%	16.4%
	2019 Homes Built Before 1949	8.1%	12.7%	11.5%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.9%	2.1%	2.2%
	2019 Home Value \$500,000 to \$999,999	17.5%	29.7%	29.9%
	2019 Home Value \$400,000 to \$499,999	22.9%	22.8%	24.0%
	2019 Home Value \$300,000 to \$399,999	33.3%	26.0%	24.8%
	2019 Home Value \$200,000 to \$299,999	22.3%	16.7%	15.5%
HOME VALUES	2019 Home Value \$150,000 to \$199,999	4.6%	3.2%	3.0%
	2019 Home Value \$100,000 to \$149,999	1.8%	1.4%	1.4%
	2019 Home Value \$50,000 to \$99,999	1.9%	1.8%	2.3%
	2019 Home Value \$25,000 to \$49,999	1.4%	1.4%	1.7%
	2019 Home Value Under \$25,000	1.6%	2.1%	2.0%
HOME VALUES	2019 Median Home Value	\$378,870	\$432,927	\$435,976
	2019 Median Rent	\$1,201	\$1,212	\$1,248