

# MONTCLAIR EAST SHOPPING CENTER



**4,133 SF Retail End Cap For Lease**

5467-F/G Moreno St. Montclair, CA 91763

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**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

# HIGHLIGHTS

- 
- 4,133 SF now available
  - Remodeled end cap space
  - Excellent street visibility
  - In front of EVGo electric charging station
  - Located in a thriving retail center
  - Great ingress/egress
  - Easy access from Los Angeles and the Inland Empire
  - High foot traffic 7 days/week
  - Ample parking
  - Anchor tenants include Ross, Best Buy Outlet, DD's, Five Below, Hibbett, etc.
  - Professionally managed center
  - Available June 1, 2023 (possibly sooner)
  - Asking \$2.00 NNN PSF
  - More info at [www.montclaireastshoppingcenter.com](http://www.montclaireastshoppingcenter.com)
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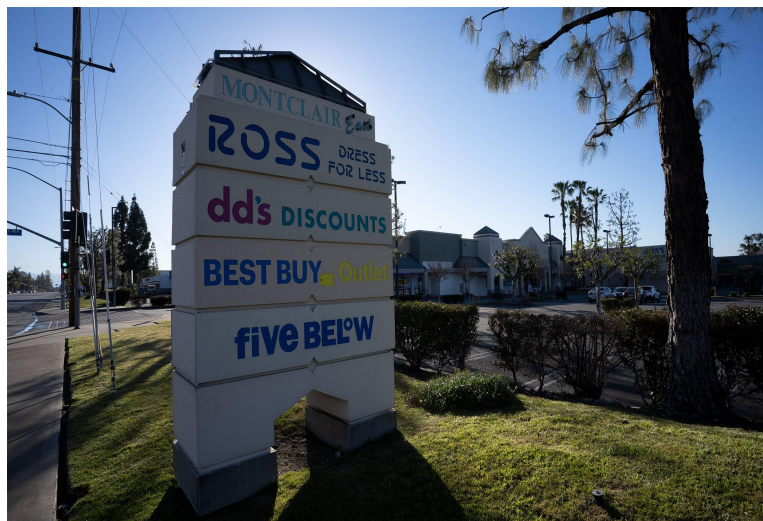
# SPACE PHOTOS



# AERIAL PHOTOS



# ANCHOR TENANTS



# TENANT MIX

MORENO STREET  
15,334 CARS PER DAY



#	TENANT	SF
1	Hibbett Sports	6,615
2	Dollar Tree	10,385
3	Best Buy	22,500
4	Eyebrow Image Salon	1,470
5	Jan's Tropical Fish	3,225
6	Five Below	12,652
7	Online Brands	1,610
8	Royal Barbers	1,134
9/10	Ross	41,200
11	DD's	24,000
12/13	Available	4,133
14	Miracle Ear	1,960
15	Mini Beauty	1,676
16	Beauty Salon	1,367
17	Dental Office	1,260
18	EVGo Vehicle Charging 5 Stalls	

## DEMOGRAPHIC SUMMARY

5467 Moreno St, Montclair, California, 91763  
Ring of 1 mile

### KEY FACTS

**20,348**  
Population

**6,748**  
Households

**32.2**  
Median Age

**\$44,994**  
Median Disposable Income

### EDUCATION

**17%**  
No High School Diploma

**24%**  
High School Graduate

**33%**  
Some College

**26%**  
Bachelor's/Grad/Prof Degree

### INCOME

**\$53,937**  
Median Household Income

**\$21,908**  
Per Capita Income

**\$21,934**  
Median Net Worth

Household Income Range	Number of Households
20000+	~10
15000-19999	~40
10000-14999	~80
7500-9999	~90
5000-7499	~150
3500-4999	~100
2500-3499	~60
1500-2499	~50
0-1499	~80

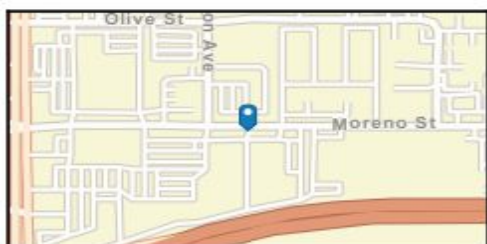
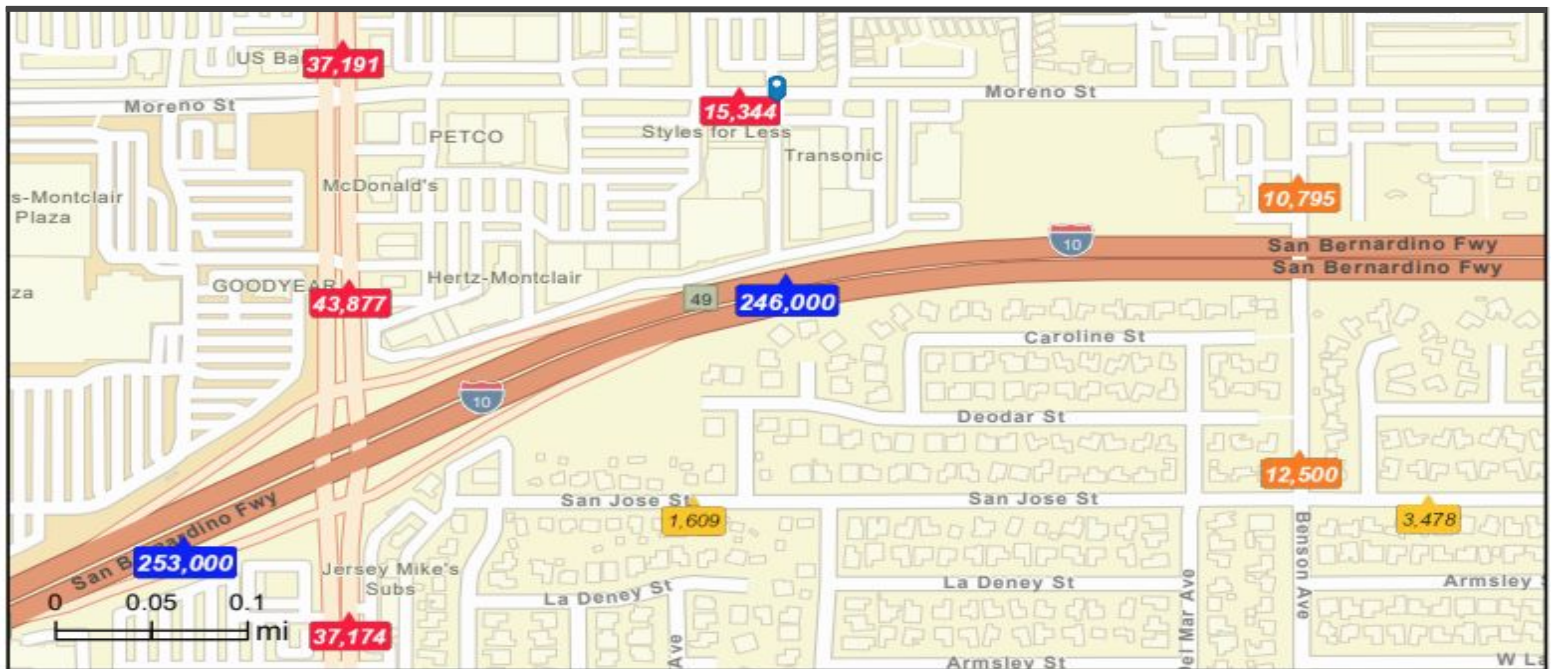
### EMPLOYMENT

**58%**  
White Collar

**23%**  
Blue Collar

**18%**  
Services

**17.5%**  
Unemployment Rate



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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## RETAIL SPACE NOW

**FOR MORE INFO,  
OR TO SCHEDULE  
AN IN PERSON TOUR,  
PLEASE CONTACT:**

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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers should verify information independently.