

NEW FULLY ENTITLED DEVELOPMENT OPPORTUNITY



INDUSTRIAL & RESTAURANTS

4532 Brooks St. Montclair, CA 91763

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COMMERCIAL REAL ESTATE SERVICES

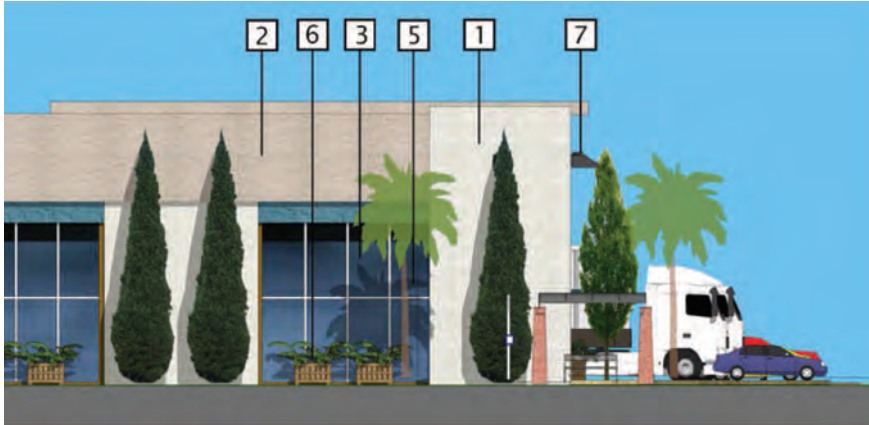
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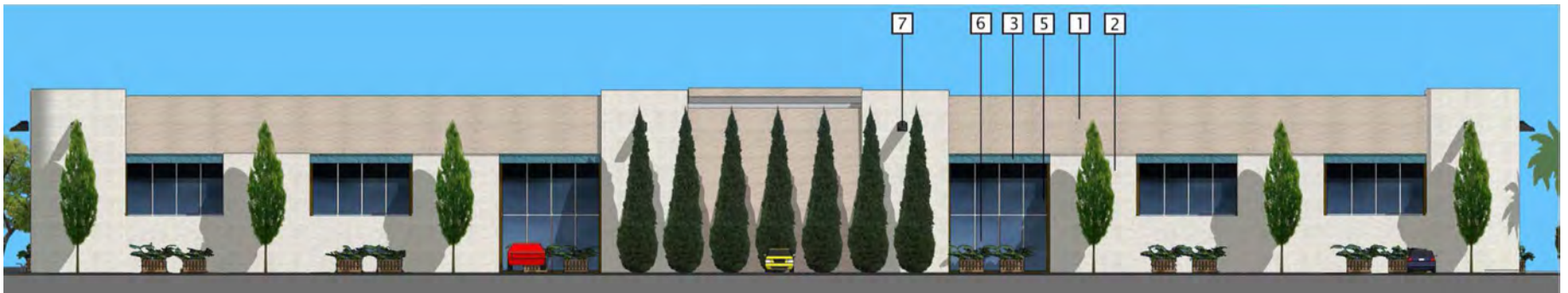
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EXECUTIVE SUMMARY



Lee & Associates® - Industry, Inc. is pleased to present a rare opportunity to acquire a fully entitled Industrial & Restaurant Development site located at **4532 Brooks St. Montclair, CA 91763**. The Property has entitlements, permits and is ready for construction. Investors and Developers now have an opportunity to be at the forefront in continuing to change and improve the City of Montclair. This is a great investment opportunity for those looking to invest in an infill market at a great location between the San Gabriel Valley & Inland Empire.

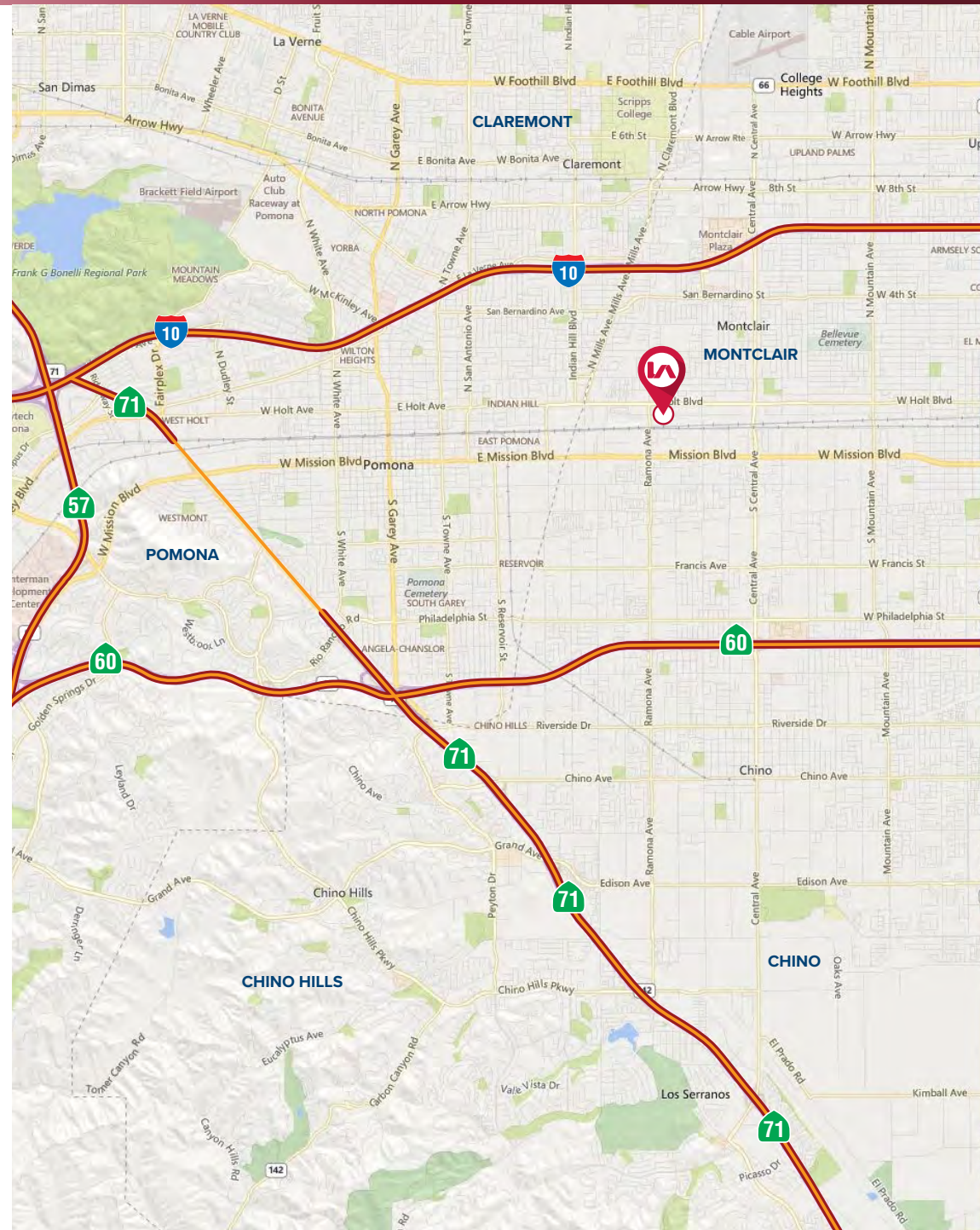


Investment Details

Address:	4532 Brooks St. Montclair, CA 91763
APN:	1012-071-04 • 1012-081-01
Price:	Best Offer (\$25.00-\$35.00 /PSF)
Total Building Area:	±171,626 /SF (according to assessor)
Total Rentable Area:	±48,818 /SF
Year Built/ Renovated:	2019
Parking Spots:	157

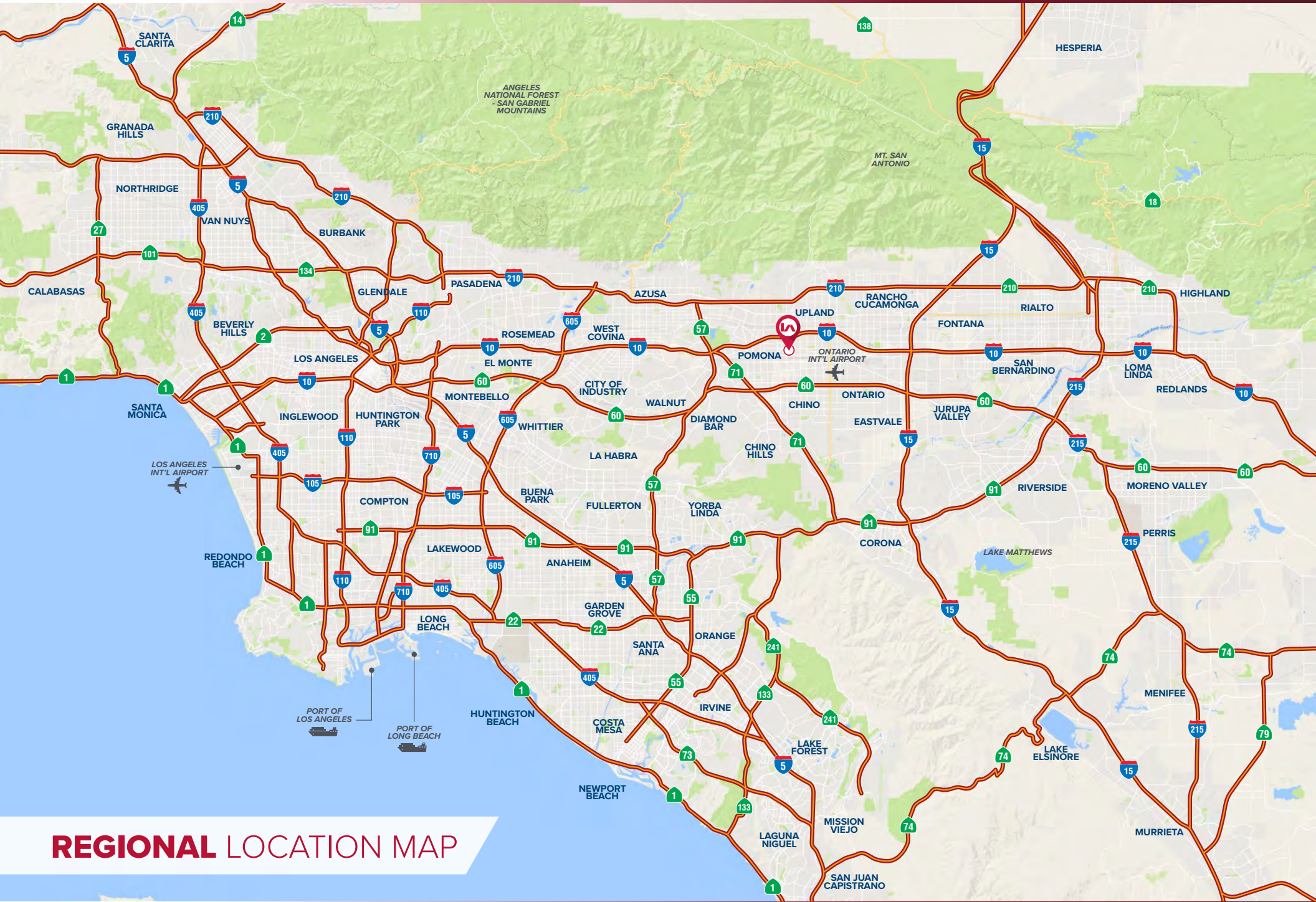
Investment Highlights

- ▶ Fully Entitled
- ▶ Ready To Pull Permits
- ▶ Four ± 10,700 SF Warehouse Facilities
- ▶ Easy Access to the Interstate 10 - Less than 5 Minutes Driving Distance
- ▶ Easy Access to the 60 Freeway - Less than 5 minutes driving distance



PROPERTY AERIAL





REGIONAL LOCATION MAP

Offering Summary

The Offering	
Land Price:	Best Offer (\$25.00-\$35.00 /PSF)
Land Size:	3.94 Acres
Land Price /SF:	TBD
Development Type:	Industrial & Restaurant
Parking:	157 Parking Spots



Unit Mix and Proposed Rent

Unit Type	Square Footage	Projected Lease Rate PSF	Rental Rate	Projected Sale Price	Monthly Income
Building 1	10,652	\$0.85 - \$0.90 G	\$9,000 - \$9,600	\$2,100,000 - \$2,300,000	\$9,300
Building 2	10,652	\$0.85 - \$0.90 G	\$9,000 - \$9,600	\$2,100,000 - \$2,300,000	\$9,300
Building 3	10,757	\$0.85 - \$0.90 G	\$9,100 - \$9,700	\$2,100,000 - \$2,300,000	\$9,400
Building 4	10,757	\$0.85 - \$0.90 G	\$9,100 - \$9,700	\$2,100,000 - \$2,300,000	\$9,400
Fast Food Restaurant 1	3,000	\$1.30 - \$1.50	\$3,900 - \$4,500	TBD	\$4,200
Fast Food Restaurant 2	3,000	\$1.30 - \$1.50	\$3,900 - \$4,500	TBD	\$4,200
Total:	48,818 SF				\$45,800
Potential Gross Annualized Rents:			\$549,600		

• All lease and sale pricing on this sheet are strictly preliminary and analysis are based on available market data and projected growth

Montclair





Montclair is located in the Western San Bernardino County, surrounded by the most sought after Industrial Market in the United States.

The City of Montclair is pushing for major redevelopment in its downtown region and as well as its surrounding industrial/commercial areas. They are seeking for more modern industrial, retail, and residential complex's to be built and revitalize the city. Over the last decade, Montclair's surrounding neighborhood cities have appreciated in value with upper-middle class families moving in. This provides a unique opportunity for investors as the City of Montclair is in a unique pocket with its cheaper value in both land and industrial sectors. In large comparison to the San Gabriel Valley and Chino areas, the land pricing is at an much more affordable rate while producing excellent investment returns on rental/sale pricing.

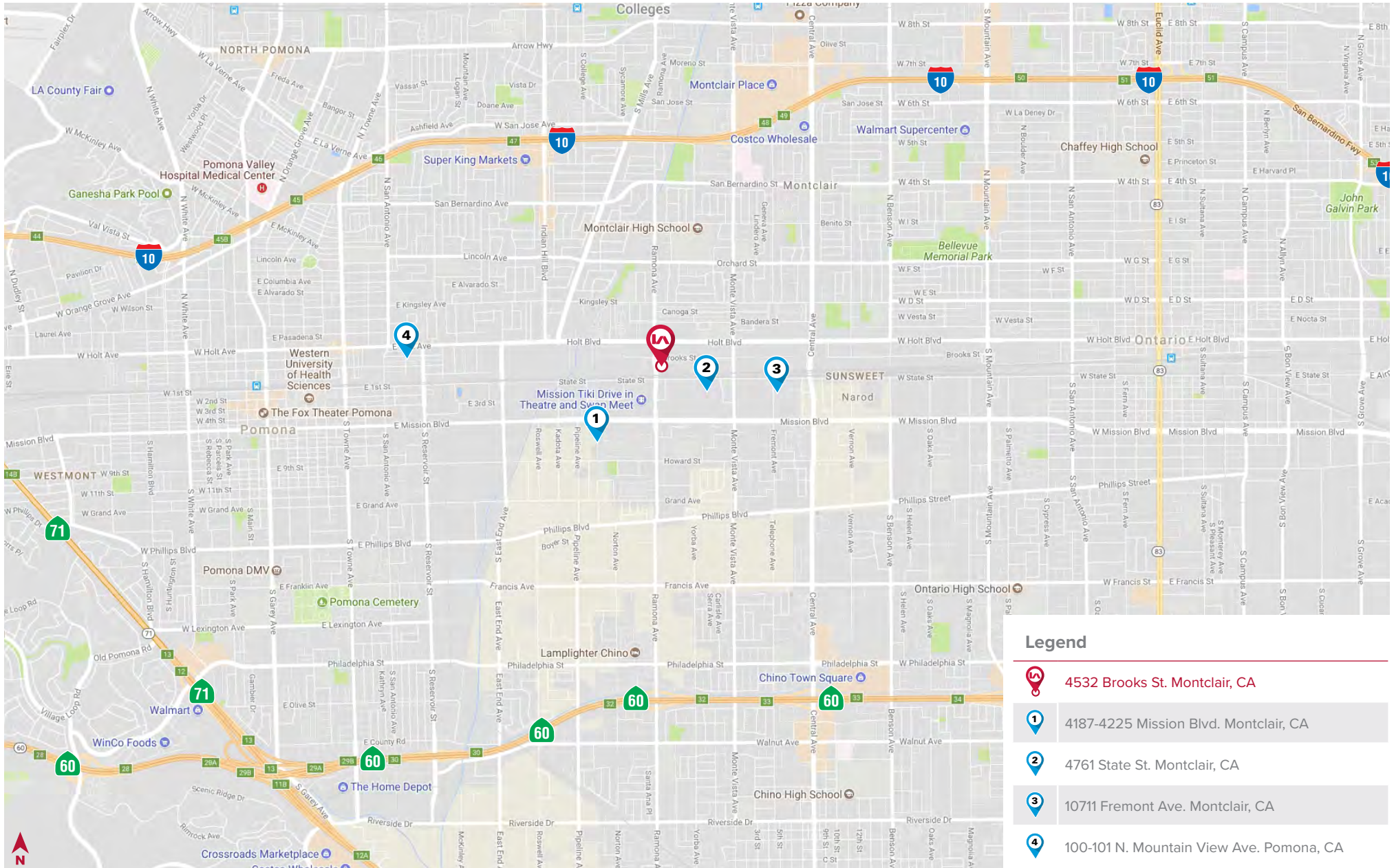
There are many tenants and companies who seek a more modern Class A facility ,but the affordability/availability for industrial facilities in the San Gabriel Valley and West Inland Empire is severely limited. New & modern industrial and retail options is the demand needed from smaller businesses. Investing in the City of Montclair will allow developers to be at the forefront in the redevelopment and restructuring of Montclair as it continues to shift its image to match highly targeted regions such as Chino, Ontario & Rancho Cucamonga, while geographically it is in a premier location.



Available Land Competitive Set

LAND		Min SF Avail SF Net Av SF	Land Acres Zoning	Lease/SF Lease/Mo	Sale/SF Sale Price Poss	BTS Rail Map	Status Avail For To Show
1.		134,600 134,600 134,600	3.090 C3-R1		\$26.00 \$3,500,000 COE	NONE 641-D2	AVAILABLE SALE ONLY
	Turn-Key Auto Salvage Facility on 3.09 Acres; Great Development Opportunity; Mission Blvd Frontage; Fully Fenced and Secured Yard; Property Sold As-Is/Where-Is; All Permits and Licenses in Place						
							#1332877
2.		84,942 84,942 84,942	1.950 M1		\$14.13 \$1,200,000 COE	NONE	IN ESCROW SALE ONLY CALL BROKER
	In Escrow; 1.95 Acres Available; Contractor's Yard; Zoned M1, Partially Paved; 700 SF & 800 SF Buildings on Site; Ideal for Build to Suit						
	SALE TERMS: ACCEPTABLE TO OWNER / SEE NOTES						
							#1305013
3.		22,216 22,216 22,216	0.510 LND		\$29.26 \$650,000 COE	NONE 641-G1	AVAILABLE SALE ONLY CALL BROKER
	+/- 0.51 Acres Available for Sale; Turnkey Contractor's Yard, Gated & Secured; +/- 816 SF House, +/- 700 SF Office (Permitted); +/- 1,000 SF Shop Building; Corner Location, Ingress/Egress;						
	SALE TERMS: ACCEPTABLE TO OWNER / SEE NOTES						
							#1320957
4.		82,884 82,884 82,884	1.903 M1		\$18.00 \$1,491,912 COE	NONE 641-B1	AVAILABLE SALE ONLY CALL BROKER
	1.9 Acres Available; Parcels Available Separately; Pre-Approved Industrial Building; Phase I Site Assessment Report Available; Excellent Contractors Yard; Verify All Information;						
	SALE TERMS: ACCEPTABLE TO OWNER / SEE NOTES						
							#1324568

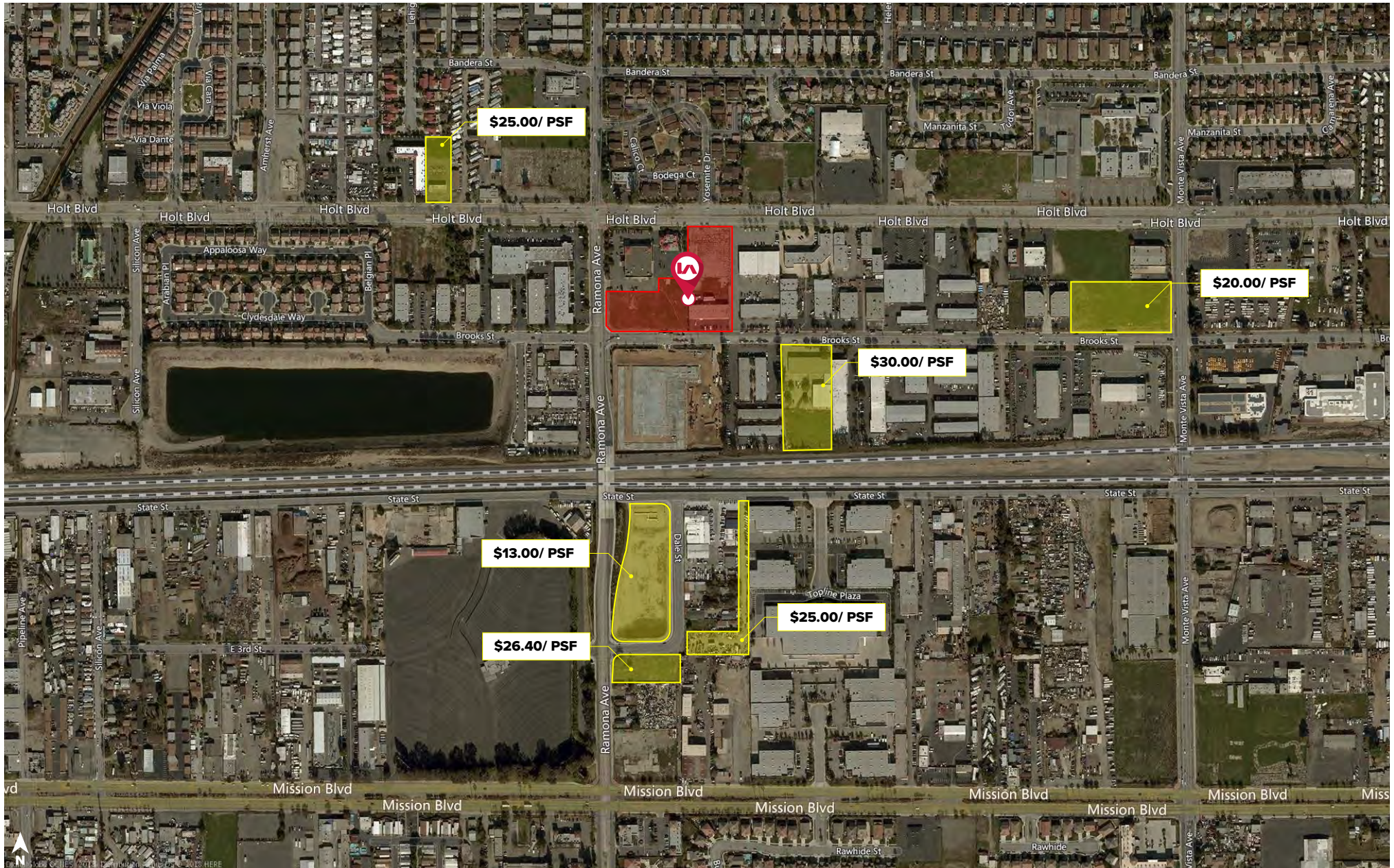
Available Land Competitive Set



Legend

- 4532 Brooks St. Montclair, CA
- 4187-4225 Mission Blvd. Montclair, CA
- 4761 State St. Montclair, CA
- 10711 Fremont Ave. Montclair, CA
- 100-101 N. Mountain View Ave. Pomona, CA

Land Comps





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