

RETAIL SPACES FOR LEASE

Montclair Mission Plaza 4439 Mission Blvd., Montclair, CA 91763



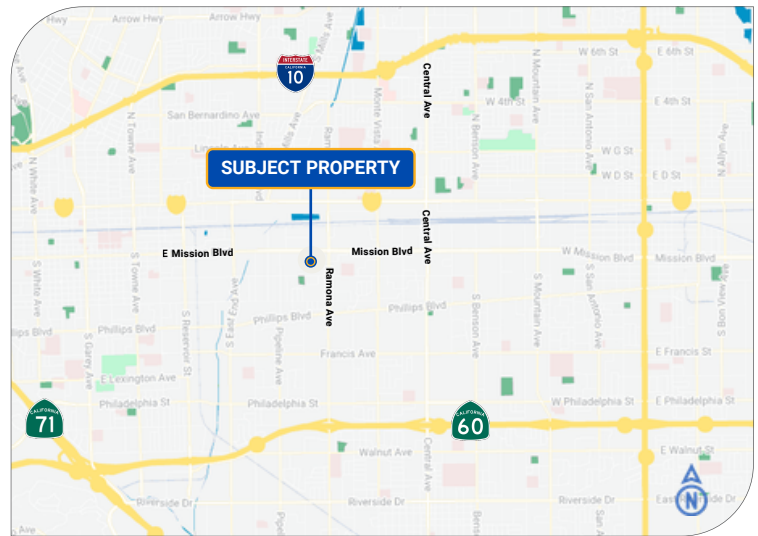
PROPERTY HIGHLIGHTS

- Prime retail space on busy Mission Blvd & Ramona Ave
- Excellent visibility with monument & storefront signage
- Convenient access to I-10, CA-60 & 71 Freeways
- High daytime and evening consumer traffic
- Ample on-site parking
- Surrounded by established residential neighborhoods
- Strong co-tenancy with national & local retailers
- Minutes from Montclair Place and regional employment centers
- Well-maintained neighborhood shopping center with excellent curb appeal
- Newly resealed & restriped parking lot with a freshly painted building

RENTAL DETAILS

Available Size: **± 1,094 - 2,240 SF** Ceiling Height: **10 ft**

Lease Term: **2 - 3 Years** Shared Parking: **123 spots**



ASKING RATE INFO

Base Rent:
+
NNN:

\$ 1.50 PSF /Month
\$ 0.80 PSF /Month

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

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Aerial View 1



2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	20,585	204,412	457,038
Household Income	\$95,090	\$103,911	\$111,762
Daytime Population	4,393	68,374	170,965

Source: Esri

2025 TRAFFIC COUNTS

Mission Blvd:	± 21,345 AADT	(Source: Caltrans)
Ramona Ave:	± 13,496 AADT	(Source: CoStar)

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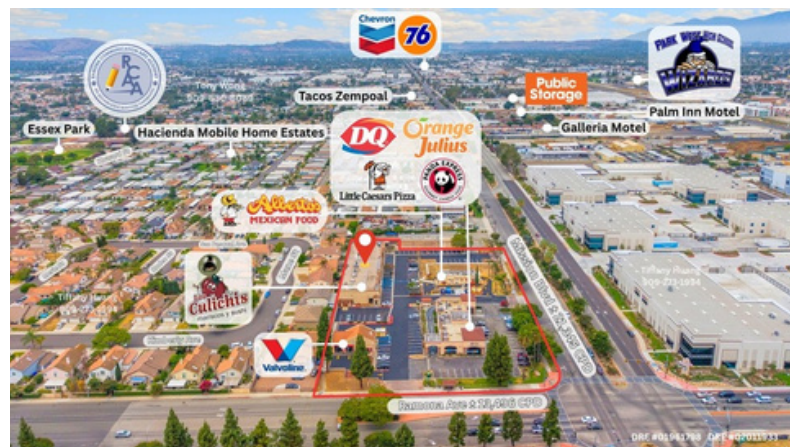
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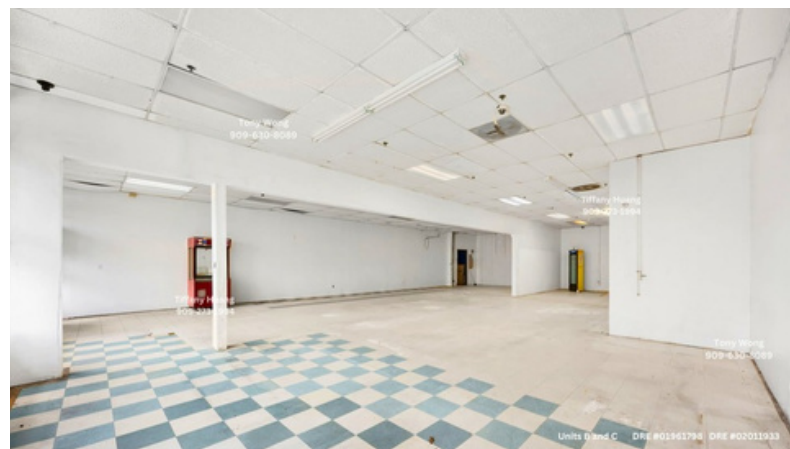
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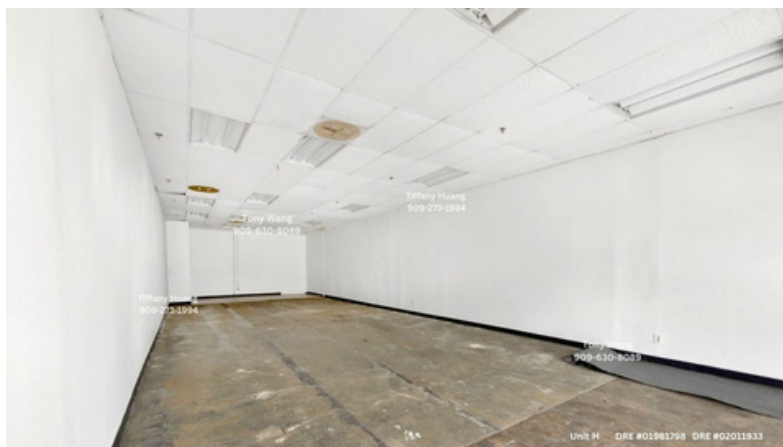
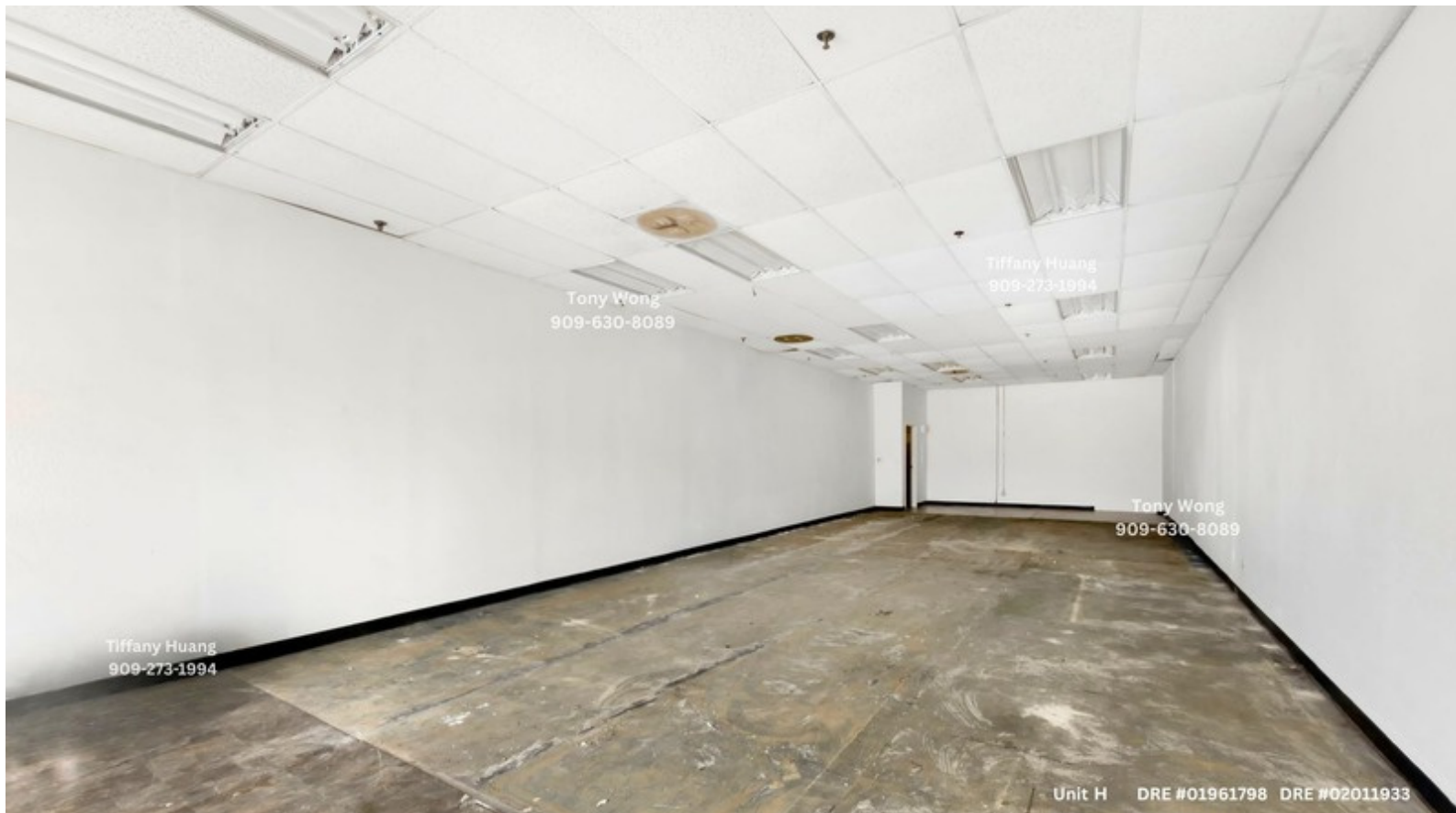
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SITE PLAN



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AVAILABLE SPACES

Unit A :	Mariscos Los Culichis (Mexican Seafood)
Unit B :	± 1,094 SF - Available For Lease
Unit C :	± 1,094 SF - Available For Lease
Unit D :	Who's Next Barber Shop
Unit E :	Xiang Ning Han Dental Corporation
Unit F :	± 1,120 SF - Available For Lease
Unit G :	± 1,120 SF - Available For Lease
Unit H :	± 1,120 SF - Available For Lease
Unit I, J, K :	Hiep Loi Auto Parts

Shared Parking :	123 spots
Monument Signage :	Available
Asking Rent :	\$1.50 PSF / month
Triple-Net (NNN) :	\$0.80 PSF / month

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