

MOVE-IN READY! WELL-MANAGED HIGH IMAGE BUSINESS PARK

PRICE REDUCTION!



FOR SALE/LEASE

10680 SILICON AVE.
MONTCLAIR | CA

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



3 Units
Available



West Inland Empire
Location



±7,135 SF
Available



28'
High Ceiling Clearance

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

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SALE PRICE: ~~\$399 / SF~~ \$385 / SF

ASKING RATE: ~~\$1.55 / SF~~ \$1.50 / SF

PROPERTY HIGHLIGHTS

UNIT	LOT	SIZE	FOR SALE / LEASE	PRICE / RATE
Q	11	±2,400 SF	For Sale	\$385 / SF
R	12	±2,400 SF	For Sale/Lease	\$385 / SF \$1.50 / SF + \$0.08 CAM
S	13	±2,335 SF	For Sale	\$385 / SF
U	15	±2,268 SF	Under Contract	-
V	16	±2,275 SF	Leased	-
D	17	±3,443 SF	Under Contract	-
B	19	±3,977 SF	Leased	-
TOTAL:		±19,118 SF		

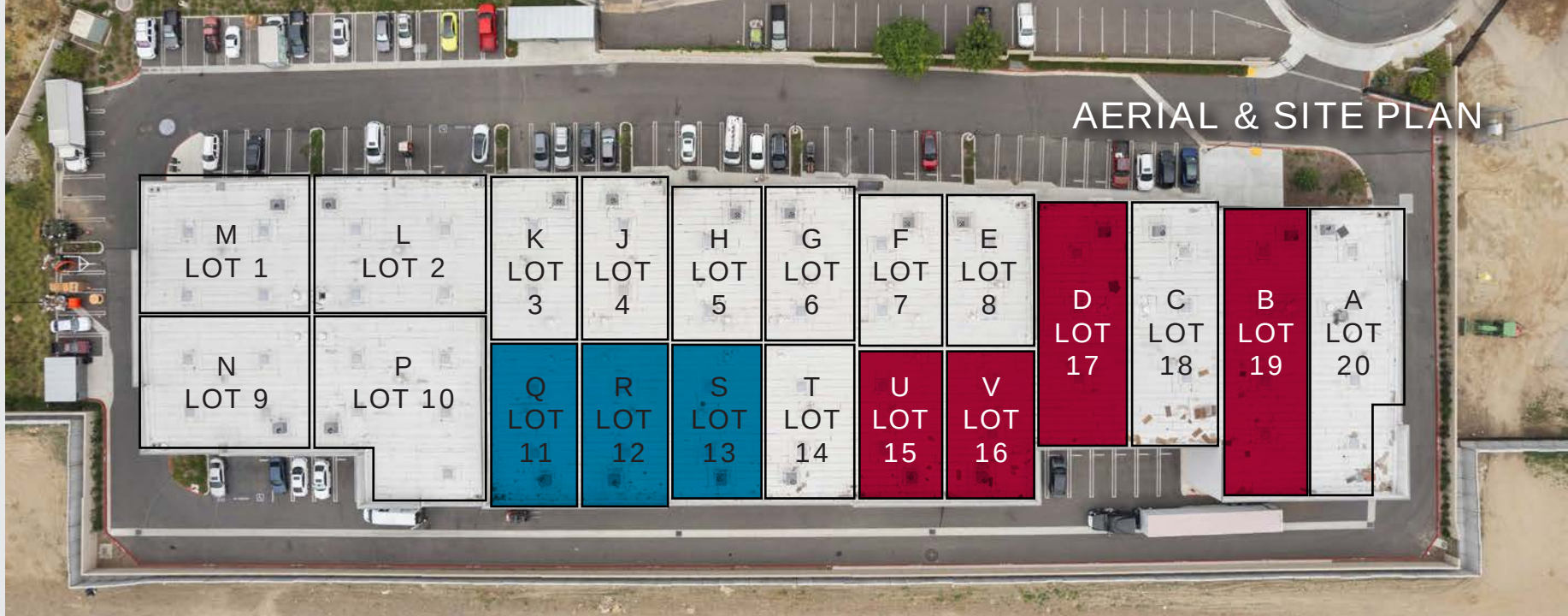
AERIAL



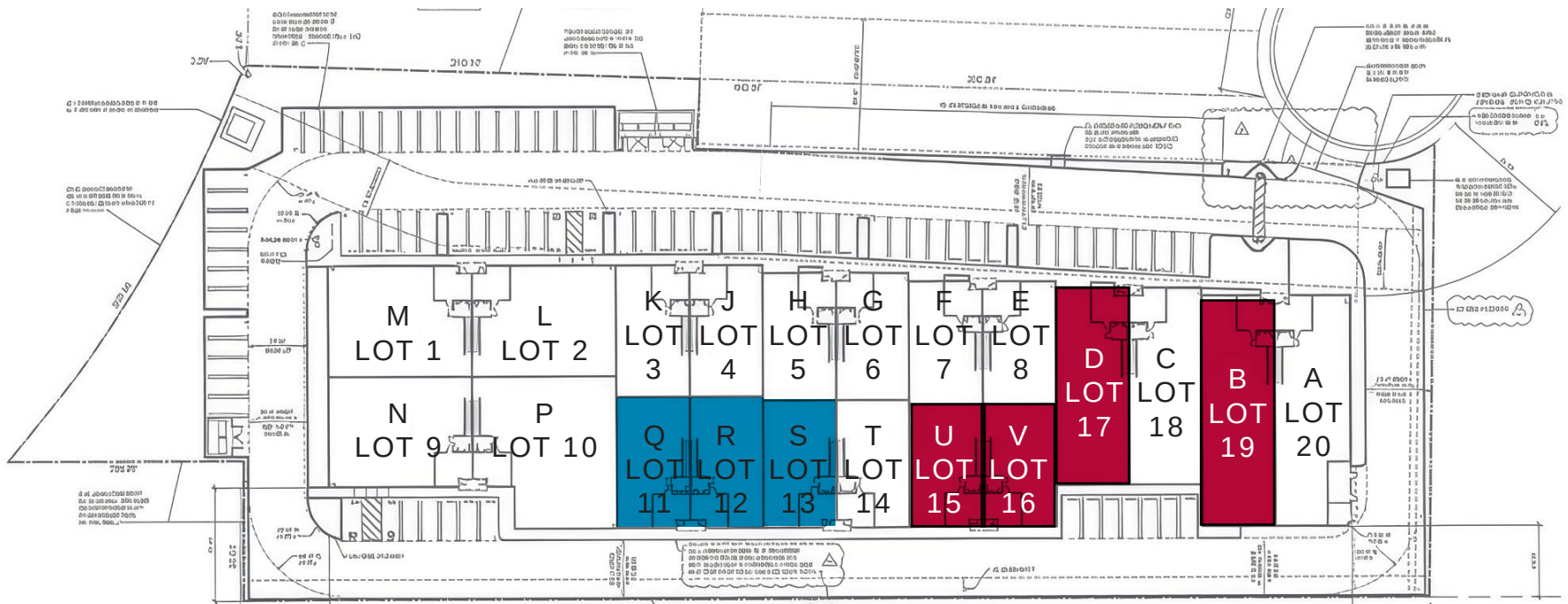
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AERIAL & SITE PLAN



■ = AVAILABLE ■ = LEASED/SOLD

*NOT TO SCALE

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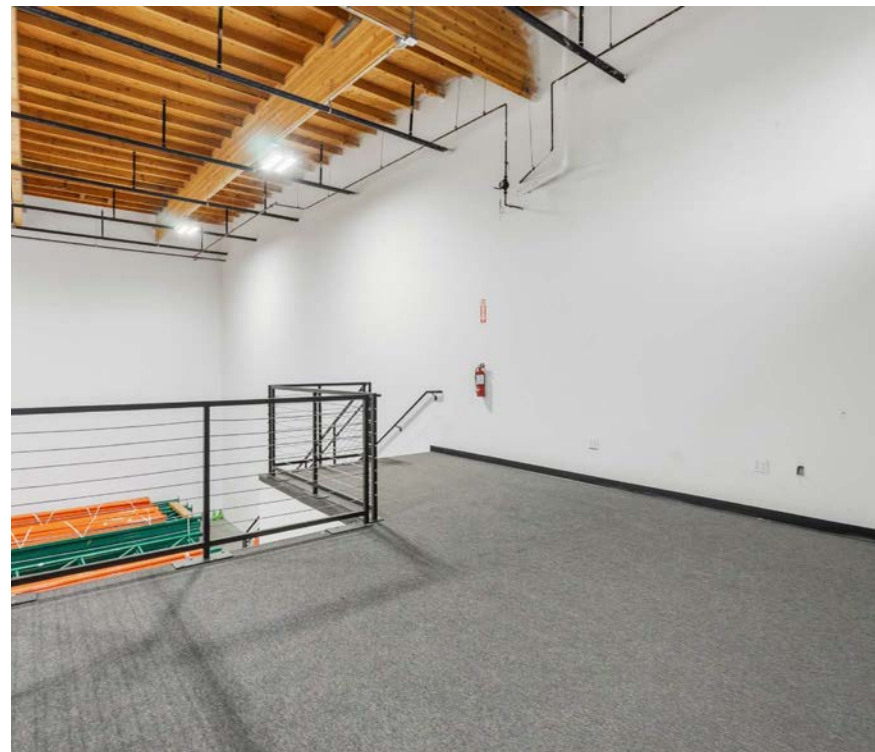
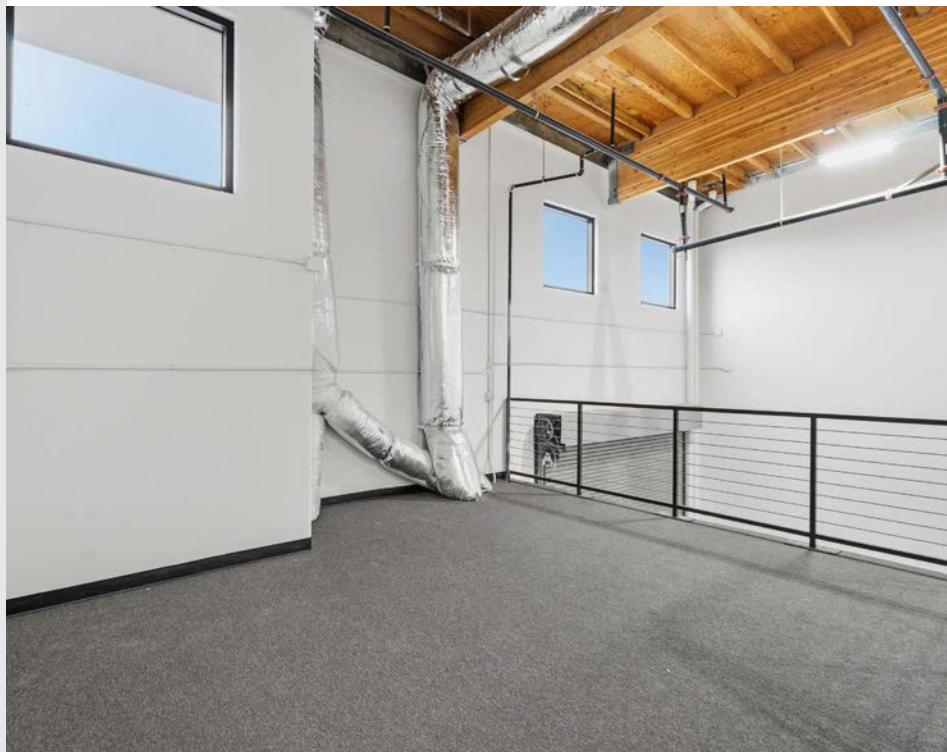
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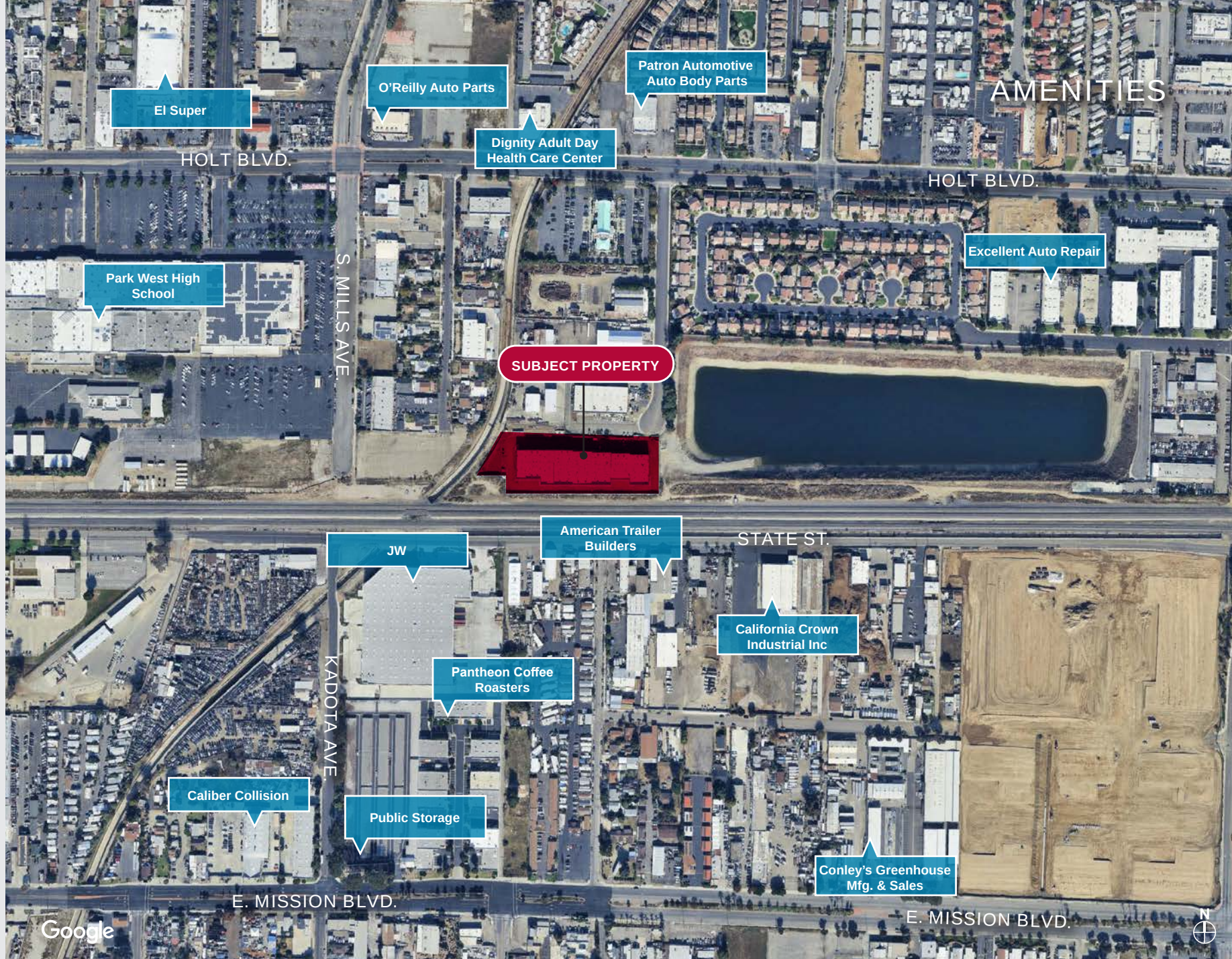
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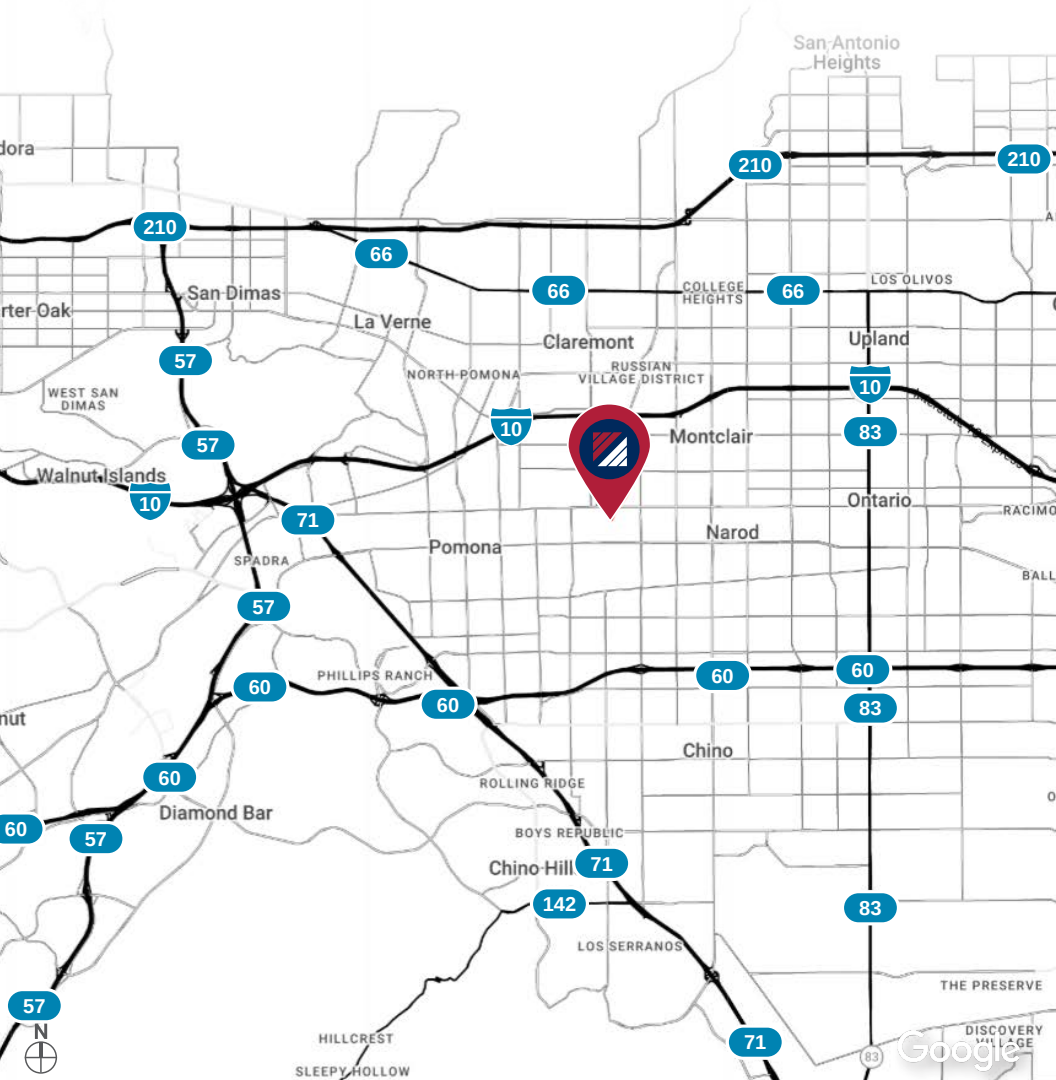
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DEMOGRAPHICS

Radius	1 Mile	5 Miles	10 Miles
Population:			
2020 Population	25,843	460,193	1,035,921
2025 Population	24,687	451,965	1,030,428
2030 Population Projection	24,553	452,003	1,034,075
Avg Household Income	\$90,293	\$112,355	\$126,643
Median Household Income	\$68,153	\$89,845	\$101,718
Total Specified Consumer Spending (\$)	\$217.5M	\$5B	\$12.7B
Employment:			
Total Businesses	828	21,999	51,190
Employees	5,708	169,007	403,431

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
State St	Silicon Ave E	2,785	2025	0.05 mi
Silicon Ave	3rd St S	1,513	2018	0.13 mi
3rd St	Silicon Ave W	1,054	2025	0.20 mi
Holt Blvd	Oak Glen Ave W	28,327	2025	0.21 mi
Mission Blvd	Pipeline Ave W	20,040	2025	0.29 mi
Mission Blvd	Silicon Ave W	20,388	2025	0.31 mi
Holt Blvd	Amherst Ave W	25,447	2025	0.32 mi
Indian Hill Blvd	E Holt Ave S	21,039	2025	0.36 mi
Brooks St	Ramona Ave E	1,028	2025	0.37 mi
Pipeline Ave	Mission Blvd N	2,919	2025	0.37 mi

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