



FOR LEASE

CIRCLE CENTER PLAZA

9666 CENTRAL AVE
MONTCLAIR, CA

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488 - 2,500 SF
AVAILABLE

\$1.49 - \$1.69
SF/MO

2
SPACES

Acreage Real Estate
15210 Central Avenue
Chino, CA 91710
909-606-1505
theAcreage.net
Lic# 02034779



Property Overview

EXECUTIVE SUMMARY

Affordable retail center located at the northwest signalized corner of the highly traveled Central Avenue and San Bernardino Street. The Circle Center retail center is strategically positioned less than half a mile from the I-10 freeway on a signalized intersection. Situated in a prominent retail corridor of Montclair, this retail center is within walking distance of Costco and the Montclair Place shopping mall. The Circle Center also offers many conveniences to its Tenants and their customers. Parking spaces are abundant in the front and back of this property and there are two options for Ingress/Egress from Central Avenue and the second at San Bernardino Street. Call us for a tour today!

PROPERTY HIGHLIGHTS

- High -visibility corner location in a major commercial corridor of Montclair.
- Situated less than 0.5 miles from the I-10 freeway, offering strong regional access.
- Convenient access to major Southern California freeways including the I-10 & CA-60.
- Ample on-site parking in front and rear of the property.
- Multiple ingress/egress points from Central Avenue and San Bernardino Street.
- Strong visibility signage opportunity along Central Avenue frontage.
- Affordable suites, ideal for any start-up seeking low overhead costs.
- High-income area - 2025 Avg Household Income exceeding \$105,000 annually.
- Booming Healthcare Services - only 0.37 miles away from the Montclair Hospital and Montclair Medical Center.

**2,988 SF**
AVAILABLE SF

**\$1.49 - \$1.69**
ASKING RATE SF/MO

**2**
SPACES AVAILABLE

**488 (+/-) s.f.**
SUITE 9672 & 1/2

**2,500 (+/-) s.f.**
SUITE 9670

**346 s.f.**
FRONTAGE

**San Bernardino**
COUNTY

**47,250 +**
TRAFFIC COUNT (VPD)

**Commercial**
ZONING

**54**
PARKING

**Retail Center**
PROPERTY TYPE

**\$105,000 +**
1-MILE AVG HOUSEHOLD INCOME

ACCESSIBILITY

 **TRANSIT**

Metrolink	1.1 mi
Montclair	1.1 mi
Claremont Metrolink Station	1.9 mi

 **AIRPORTS**

Ontario International Airport	5.5 mi
John Wayne Airport	29.7 mi
Fullerton Municipal Airport	21.9 mi

 **HIGHWAYS**

San Bernardino Freeway	0.4 mi
I-10 Metro ExpressLanes	0.4 mi
Foothill Freeway	3.1 mi
CA 210 EXPR	3.1 mi

| Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
9672 & 1/2	488 SF	\$1.69 SF/Mo	NNN	Retail	Negotiable
9670	2,500 SF	\$1.49 SF/Mo	NNN	Retail	Negotiable

montclair place



Central Avenue



34.0802°N, 117.6909°W

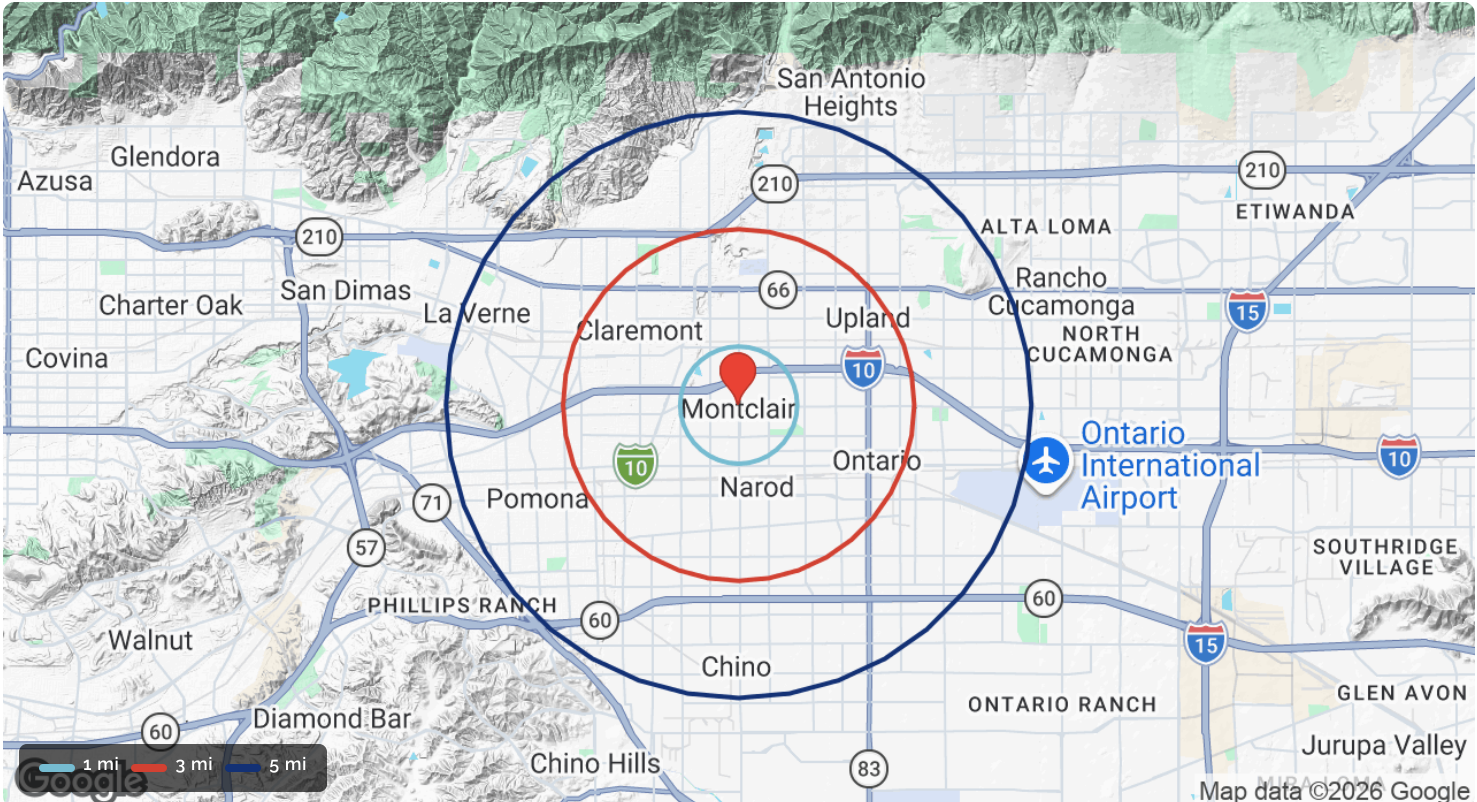
Photo Gallery



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,553	180,396	455,128
2010 Population	22,970	188,384	472,934
2026 Population	23,253	193,926	482,914
2031 Population	23,644	194,827	485,601
2026-2031 Growth Rate	0.33 %	0.09 %	0.11 %
2026 Daytime Population	24,223	194,387	450,991

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	6,464	53,698	132,098	less than \$15,000	577	4,399	10,299
2010 Total Households	6,382	55,021	136,292	\$15,000-\$24,999	234	2,784	6,949
2026 Total Households	7,144	61,361	152,093	\$25,000-\$34,999	333	3,214	7,145
2031 Total Households	7,436	62,801	155,771	\$35,000-\$49,999	574	5,677	12,868
2026 Avg. Household Size	3.23	3.04	3.1	\$50,000-\$74,999	1,072	9,526	22,287
2026 Owner Occupied Housing	3,892	29,576	82,608	\$75,000-\$99,999	1,028	8,215	19,415
2031 Owner Occupied Housing	3,960	30,415	84,932	\$100,000-\$149,999	1,449	12,287	30,832
2026 Renter Occupied Housing	3,252	31,785	69,485	\$150,000-\$199,999	1,239	7,808	19,783
2031 Renter Occupied Housing	3,476	32,386	70,839	\$200,000 or greater	638	7,452	22,516
2026 Vacant Housing	264	2,628	5,402	Median HH Income	\$92,662	\$88,803	\$95,336
2026 Total Housing	7,408	63,989	157,495	Average HH Income	\$109,149	\$112,824	\$120,284



Source: ESRI / ArcGIS Business Analyst

CIRCLE CENTER PLAZA

9680-9686 Central Avenue, Montclair, CA 91763



PRESENTED BY

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