

VALUE-ADD INVESTMENT OPPORTUNITY WITH IN-PLACE CASH FLOW

10340-10368 CENTRAL AVENUE, MONTCLAIR, CA 91763

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

# MONTCLAIR SQUARE II

POTENTIAL DRIVE-THRU / RETAIL  
DEVELOPMENT AREA

WATCH  
VIDEO



Central Ave.



## NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID: ZAG1050482

**Marcus & Millichap**  
OVANESS-ROSTAMIAN GROUP



# TABLE OF CONTENTS



01

EXECUTIVE  
SUMMARY

02

PROPERTY  
DESCRIPTION

03

LOCATION & MARKET  
OVERVIEW

04

FINANCIAL  
ANALYSIS



# 01

## EXECUTIVE SUMMARY

# THE OFFERING



**OFFERING PRICE:**

\$2,100,000



**CURRENT & PROFORMA  
CAP RATE:**

5.05% & 8.59%



**BUILDING PRICE PER SF:**

\$439



**LAND PRICE PER SF:**

\$74



**TOTAL BUILDING SIZE:**

4,785 SF



**TOTAL LOT SIZE:**

28,314 SF (0.65 AC)



**YEAR BUILT / RENOVATED:**

1964 / 2022



**10340-10368 CENTRAL AVENUE, MONTCLAIR, CA**



# INVESTMENT HIGHLIGHTS

**Prime Value-Add Multi-Tenant Investment Opportunity – 10340-10368 Central Ave, Montclair, CA**  
**4,785 SF on ±0.65 Acres | Multi-Tenant Center with Ground-Lease PAD Upside**

- **Prime Visibility & Frontage** – Located on Central Avenue With Traffic Counts of ±61,000 Cars Per Day, Delivering High Street Exposure and Strong Consumer Flow.
- **Value-Add Ground Lease Potential** – Investor Can Unlock Substantial Upside by Repositioning the Center, Redeveloping the Building, or Securing a Ground Lease on the Pad to Capture Future Rental Growth.
- **Recent Capital Improvements** – Roof, HVAC Systems, and Parking Lot Have All Been Recently Upgraded, Representing Significant Landlord Investment and Reducing Near-Term Maintenance Risk.
- **Inflation-Resistant Lease Structure** – Current Leases Feature Annual Rent Escalations, Providing Strong Protection in an Inflationary Environment.
- **Diversified Tenant Mix & Long-Term Occupancy** – Multi-Tenant Configuration With Service and Retail Uses Resilient in Downturns; Many Tenants Have Long Tenure.
- **Dense Trade Area with Strong Vehicle Exposure** – Montclair’s 5-Mile Radius Includes Approximately 475,000 Residents and 144,000 Households, With a Population Density of Over 6,000 People Per Square Mile.
- **Excellent Accessibility & Signage** – Positioned Along a Major Thoroughfare With Signalized Frontage, Easy Freeway Access, and Highly Visible Signage For Tenants and Customers.
- **Regional Connectivity & Consumer Flow** – Proximity to Interstate 10 and Key Employment Hubs Across the Inland Empire Supports Consistent Daytime and Commuter Traffic.
- **Long-Term Growth Tailwinds in the Inland Empire** – The Wider Trade Area Benefits From Regional Population Growth, New Housing Development, and Increased Consumer Demand For Convenience Retail and Services.

## **Tenant Profile & Investment Details**

**4,785 SF on ±0.65 Acres | 100% Occupied | 8.59% ProForma CAP Rate**

- **Tenant Overview** – Multi-Tenant Retail Center With Service/Retail Tenants, Offering Stable Cash Flow Today and Significant Upside Potential Tomorrow.
- **Ample Parking** – Dedicated Parking Stalls Support Strong Retail Tenancy and Customer Accessibility.

**This Offering Provides Stable Cash Flow With Immediate Upside in a High-Demand, Growth-Oriented Market.**

# INVESTMENT OVERVIEW

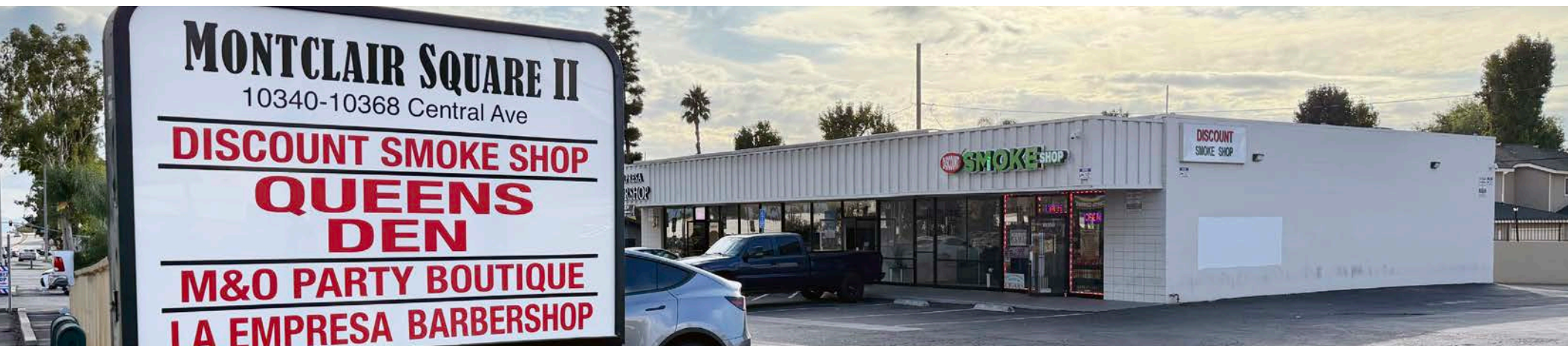
The Ovaness Rostamian Group of Marcus & Millichap is pleased to present a **prime value-add multi-tenant investment opportunity** located at **10340-10368 Central Avenue in Montclair, California**. This offering represents a rare chance to acquire a **fully occupied retail center** in one of the Inland Empire's most dynamic and growth-oriented trade areas. The property consists of **4,785 square feet on approximately 0.65 acres**, strategically positioned along Central Avenue—a major thoroughfare with traffic counts of roughly **61,000 vehicles per day**. This prime frontage ensures exceptional visibility and consistent consumer flow, making the asset highly attractive for both current income and future upside.

The center features a **diverse mix of service and retail tenants**, many of whom have demonstrated long-term occupancy and resilience through economic cycles. This tenant profile provides investors with **stable cash flow today**, while the property's configuration and location create multiple pathways for **value enhancement tomorrow**. Specifically, the site offers **ground lease potential on the PAD**, as well as opportunities for **repositioning or redevelopment**, enabling investors to unlock significant upside through creative strategies.

Recent **capital improvements** further strengthen the investment case. The landlord has invested substantially in the property, completing upgrades to the **roof, HVAC systems, and parking lot**, which reduces near-term maintenance risk and enhances operational efficiency. Combined with the property's **inflation-resistant lease structure featuring annual rent escalations**, this asset is positioned as a secure and forward-looking investment in today's market.

The surrounding trade area underscores the property's long-term growth potential. Within a **five-mile radius**, Montclair boasts approximately **487,000 residents and 150,000 households**, with a population density exceeding **22,000 people per square mile**. This dense consumer base, coupled with proximity to **Interstate 10 and major employment hubs**, ensures strong daytime traffic and sustained demand for convenience-oriented retail and services. The Inland Empire continues to experience robust population growth, new housing development, and rising consumer spending—all tailwinds that support the property's future performance.

In summary, this offering combines **stable in-place income, recent capital improvements, and multiple value-add strategies** in a high-demand, growth-oriented market. Investors seeking a well-located retail asset with both immediate cash flow and long-term upside will find this property to be an exceptional opportunity.





02

## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

 **PARKING:**  
21 Spaces

 **ZONING:**  
C2

 **TOTAL BUILDING SIZE:**  
4,785 SF

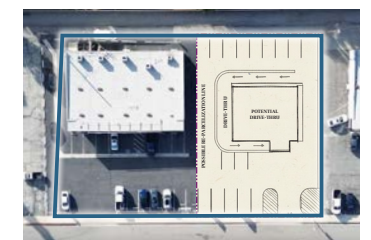
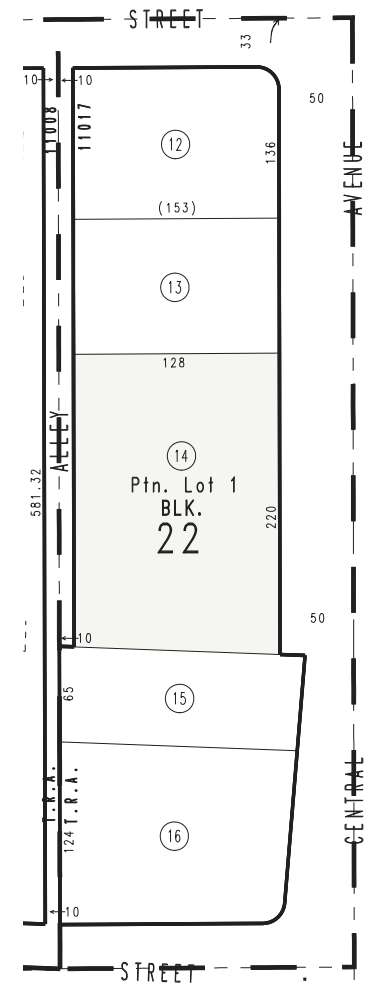
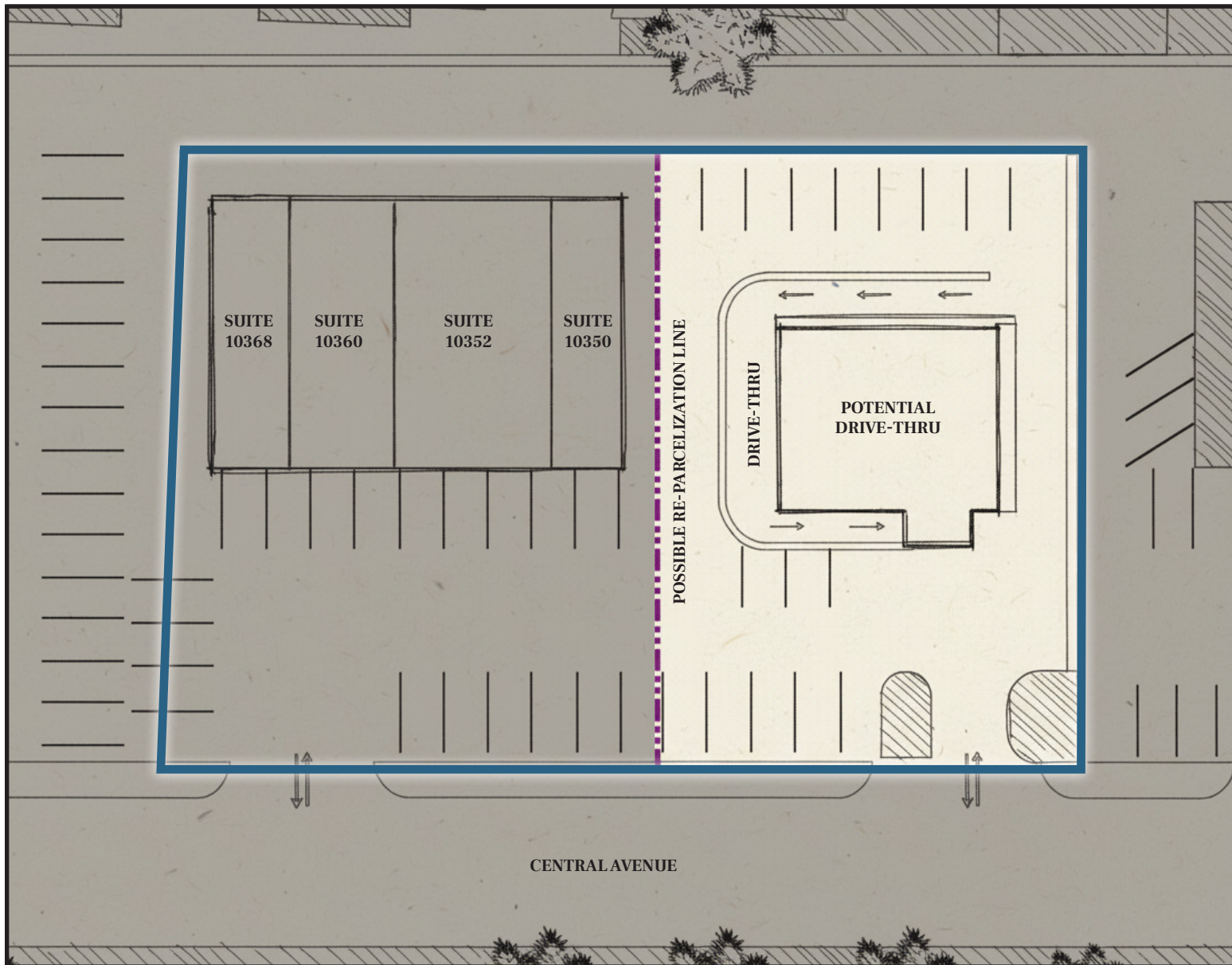
 **TOTAL LOT SIZE:**  
28,314 SF (0.65 AC)

 **APN:**  
1010-622-14

 **ADDRESS:**  
10340-10368 CENTRAL AVENUE,  
MONTCLAIR, CA 91763



# POTENTIAL DRIVE-THRU / RETAIL DEVELOPMENT AREA





CASA COLINA  
Hospital and Centers for Healthcare  
99 Beds

2,400 Student

POMONA VALLEY HOSPITAL  
MEDICAL CENTER  
427 Beds

268,275  
CARS PER DAY

McDonald's  
SPROUTS  
FARMERS MARKET

Pomona College  
1,764 Student

Wendy's  
DOLLAR TREE  
GROCERYOUTLET  
GameStop  
Chick-fil-A  
Staples  
DUNKIN'  
Michaels  
Hobby Lobby  
BevMo!

2,905 Student

SAN ANTONIO  
REGIONAL HOSPITAL  
363 Beds

620 Student

3,346 Student

MONTCLAIR HOSPITAL  
MEDICAL CENTER  
106 Beds

Walmart  
Carls Jr.  
Cane's

TARGET  
Carls Jr.  
golden corral  
boostmobile  
Ceb Time Grill  
Jani's Burgers  
Planet Fitness

Denny's  
IN-N-OUT  
Chick-fil-A

SUBJECT  
MONTCLAIR  
SQUARE II

ROSS  
DRESS FOR LESS  
Little Caesars  
Pollo Loco  
SUBWAY  
STATER BROS.  
markets

Ovitt Family  
Community  
Library

UNITED STATES  
POSTAL SERVICE

O'Reilly  
AUTO PARTS  
TACO BELL

Auto Zone

O'Reilly  
AUTO PARTS  
TERRA MEA  
COFFEE  
TACO BELL  
ELEVEN

DOLLAR TREE  
Starbucks  
7-ELEVEN  
BIFADORA

Walgreens

Kingsley St.

41,928  
COMBINED  
CARS PER DAY

Holt Blvd.

1,105 Student

24,318  
CARS PER DAY

37,874  
CARS PER DAY

TARGET  
CVS  
pharmacy  
PETSMART  
Burlington  
DOLLAR TREE  
HARBOR FREIGHT  
TOOLS FOR SCHOOLS  
24 HOUR FITNESS  
Starbucks

2,286 Student

Ontario  
International  
Airport

TARGET

DEL TACO  
Auto Zone  
Denny's  
Starbucks  
goodwill  
Pollo Loco

231,766  
CARS PER DAY

cricket  
wireless  
Food 4 Less

GROCERYOUTLET  
Bargain Market

LOWE'S

60

OLLIE'S  
Bargain  
OUTLET  
FERGUSON  
THE HOME  
DEPOT

Pomona Fwy.

60

Chino Valley  
Medical Center  
112 Beds

2,009 Student

CVS  
pharmacy  
Burger King  
SUBWAY  
DOLLAR TREE

KAISER  
PERMANENTE  
176 Beds



**MONTCLAIR HOSPITAL  
MEDICAL CENTER**  
106 Beds

# SUBJECT MONTCLAIR SQUARE II

**THE HOME DEPOT** **at&t** **HOBBY LOBBY** **STAPLES** **Walmart**

**ALDI** **Orleans FURNITURE** **Michaels** **Corkys**  
**CVS pharmacy** **Chick-fil-A** **DUNKIN'**

**MONTCLAIR  
HIGH SCHOOL**  
2,605 Students

**ASHLEY FURNITURE HomeStores** **AÉROPOSTALE** **SEPHORA**  
sunglass hut  
**JCPenney** **macys**  
**BUFFALO WILD WINGS** **BARNES & NOBLE**  
**Olive Garden** **ITALIAN KITCHEN**

**COSTCO WHOLESALE**

**petco** **five BELOW** **Pollo Loco** **CHIPOTE**  
**ROSS** **HARBOR FREIGHT** **DOLLAR TREE**  
DRESS FOR LESS

**Ramiro's MEXICAN FOOD**

268,275 **CARS PER DAY**



**San Bernardino Fwy.**



**TRAVELERS**  
TRAVEL SERVICES

**Dominos**

41,928 **COMBINED  
CARS PER DAY**

**STG AUTO GROUP**  
MONTCLAIR & BELLFLOWER, CA | CHANDLER, AZ  
**Service Center**

**Kingsley St.**

**TAQUERIA 2 POTRILLOS**  
Authentic Tacos!

**CALIFORNIA MOTORS DIRECT**

**STG AUTO GROUP**  
MONTCLAIR & BELLFLOWER, CA | CHANDLER, AZ

**Bandera St.**

**Auto Zone**

**CARDENAS**

**Wendy's**

**Cart's Jr.**

24,318 **CARS PER DAY**

**Holt Blvd.**

37,874 **CARS PER DAY**

**Central Ave.**



# SUBJECT MONTCLAIR SQUARE II



STG AUTO GROUP  
MONTCLAIR & BELLFLOWER, CA - CHANDLER, AZ



STG AUTO GROUP  
MONTCLAIR & BELLFLOWER, CA - CHANDLER, AZ  
Service Center



Bandera St.



41,928  
COMBINED  
CARS PER DAY



Kingsley St.

37,874  
CARS PER DAY



Central Ave.

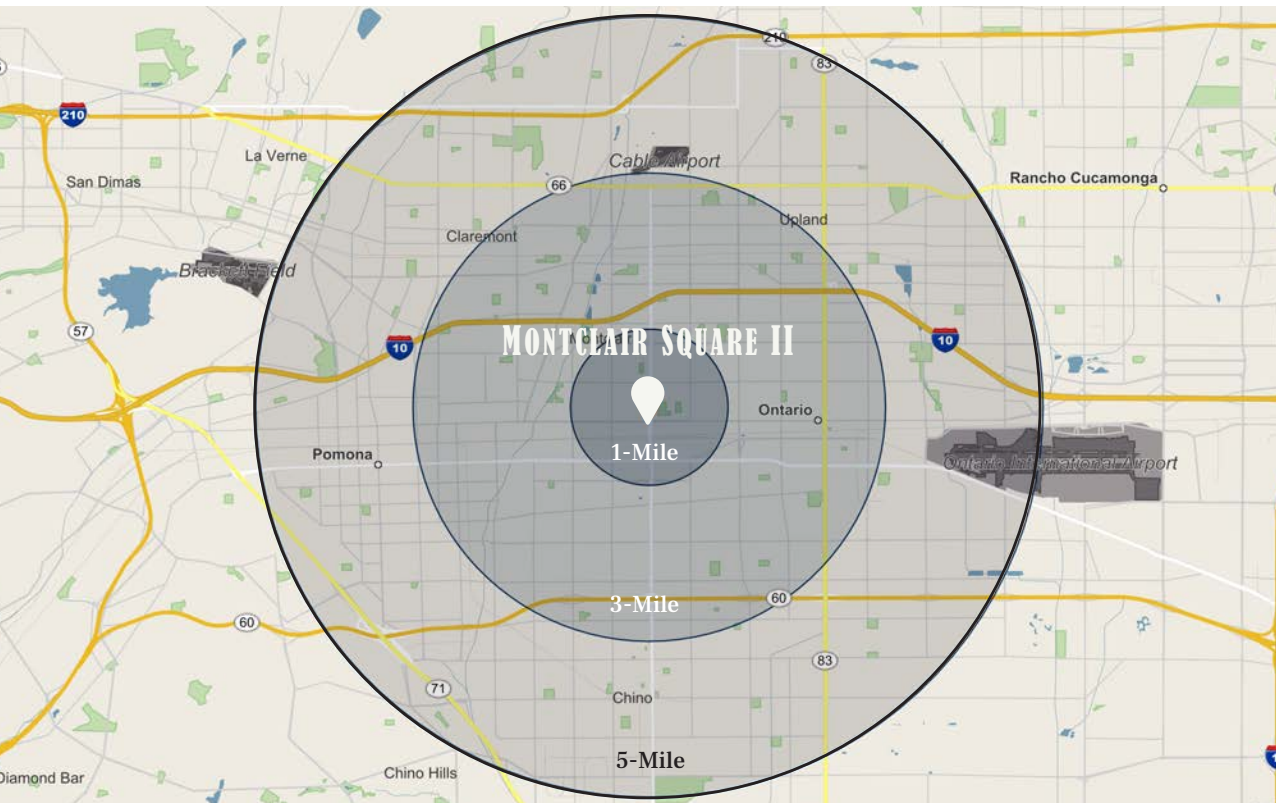


03

## LOCATION & MARKET OVERVIEW

# MONTCLAIR, CALIFORNIA

Montclair, California is a prime location within the western Inland Empire, offering excellent connectivity via I-10, SR-60, and SR-210 freeways, as well as proximity to Ontario International Airport and the Montclair Transcenter for rail and bus access. The city benefits from a strong retail base, ongoing mixed-use redevelopment projects, and a growing industrial sector, making it attractive for diverse commercial uses. With a young, expanding population, rising household incomes, and access to a large regional trade area, Montclair provides both stability and growth potential for commercial real estate investments.



## CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



487,327

2025 POPULATION



\$104,834

2025 AVERAGE HOUSEHOLD INCOME



150,622

2025 TOTAL HOUSEHOLDS



± 29 Minute Drive

TO RIVERSIDE, CA

PALM SPRINGS

75

MILES

LOS ANGELES

34

MILES

SAN DIEGO

118

MILES

FRESNO

249

MILES

SAN FRANCISCO

425

MILES

SACRAMENTO

377

MILES

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	22,657	206,954	492,655
<b>2025 Estimate</b>			
Total Population	22,498	204,949	487,327
<b>2020 Census</b>			
Total Population	22,716	206,119	489,636
<b>2010 Census</b>			
Total Population	22,890	200,352	476,962
<b>Daytime Population</b>			
2025 Estimate	17,449	179,253	457,316
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	6,184	62,629	152,832
<b>2025 Estimate</b>			
Total Households	6,126	61,789	150,622
Average (Mean) Household Size	3.6	3.2	3.2
<b>2010 Census</b>			
Total Households	6,017	60,207	146,448
<b>2010 Census</b>			
Total Households	5,757	55,794	135,773
<b>Occupied Units</b>			
2030 Projection	6,309	64,645	157,620
2025 Estimate	6,251	63,766	155,317
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	17.9%	17.8%	21.3%
\$100,000-\$149,999	16.7%	19.9%	20.6%
\$75,000-\$99,999	15.8%	14.5%	14.1%
\$50,000-\$74,999	17.3%	17.4%	16.0%
\$35,000-\$49,999	11.3%	10.1%	9.3%
Under \$35,000	21.0%	20.3%	18.6%
Average Household Income	\$93,736	\$97,340	\$104,834
Median Household Income	\$80,340	\$81,515	\$88,629
Per Capita Income	\$25,441	\$30,084	\$33,199

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$81,234	\$82,813	\$85,582
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$31,669	\$32,426	\$33,413
Transportation	\$13,662	\$13,736	\$14,080
Food	\$12,044	\$12,167	\$12,454
Personal Insurance and Pensions	\$10,478	\$10,765	\$11,184
Entertainment	\$3,657	\$3,734	\$3,889
Apparel	\$2,535	\$2,601	\$2,694
Cash Contributions	\$2,171	\$2,243	\$2,425
Education	\$1,533	\$1,553	\$1,651
Personal Care Products and Services	\$1,103	\$1,126	\$1,172
Alcoholic Beverages	\$687	\$700	\$740
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	22,498	204,949	487,327
Under 20	28.9%	27.4%	26.2%
20 to 34 Years	23.4%	24.6%	22.9%
35 to 39 Years	7.5%	7.3%	7.1%
40 to 49 Years	13.2%	12.8%	12.9%
50 to 64 Years	16.1%	16.4%	17.5%
Age 65+	10.9%	11.5%	13.4%
Median Age	33.0	34.0	36.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	14,306	131,436	322,446
Elementary (0-8)	15.3%	12.3%	11.5%
Some High School (9-11)	13.6%	11.6%	10.1%
High School Graduate (12)	30.0%	26.6%	25.2%
Some College (13-15)	20.7%	21.4%	21.7%
Associate Degree Only	6.9%	8.0%	7.9%
Bachelor's Degree Only	9.8%	13.5%	15.3%
Graduate Degree	3.7%	6.6%	8.3%

# RIVERSIDE-SAN BERNARDINO OVERVIEW

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## METRO HIGHLIGHTS

### STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

### DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

### STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

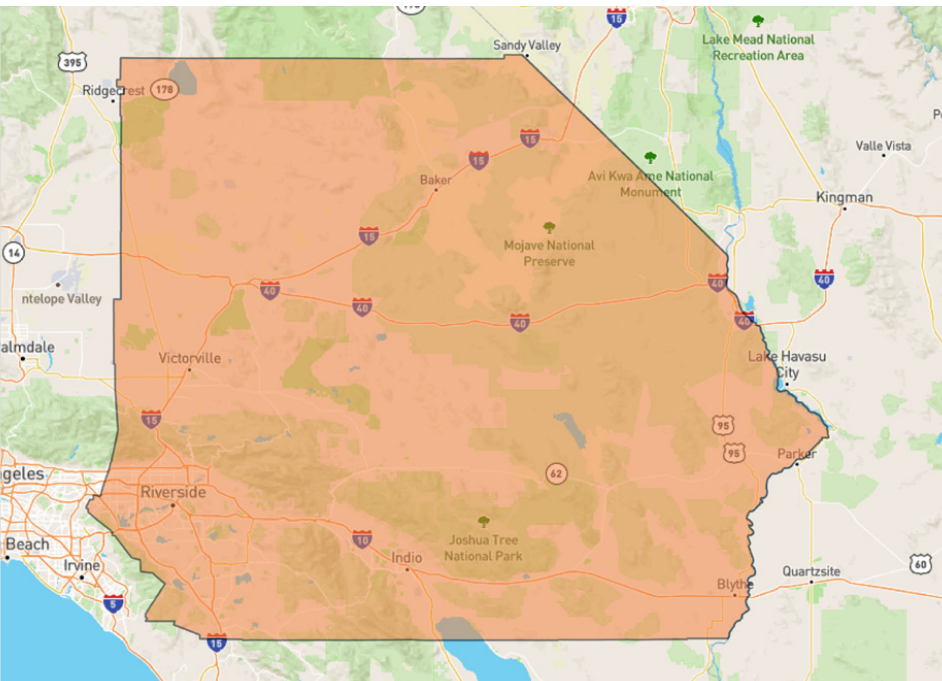
## ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

## MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.





04

## FINANCIAL ANALYSIS

# PRICING

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

## PRICING SUMMARY

<b>Price:</b>	<b>\$2,100,000</b>	
<b>Down Payment:</b>	<b>\$1,050,000</b>	<i>50% Down Payment</i>
Current Cap Rate:	5.05%	Cash-on-Cash: 2.90%
ProForma Cap Rate:	8.59%	ProForma Cash-on-Cash: 9.99%
<b><i>Costs Incurred by New Owner</i></b>		
<b><i>TI &amp; Leasing Commission @ \$0 PSF</i></b>	<b><i>\$0</i></b>	
Year Built/Renovated:	1964 Reno 2022	
Total Building Size:	4,785	Zoning: C2
Price Per Square Foot:	\$439	Parking: 21 Spaces
Lot Size (SF):	28,314	Land Per Sq. Ft.: \$74

## NEW FINANCING

LTV:	50%
Balance:	\$1,050,000
Term:	5
Rate:	6.00%
Amortization:	30
Maturity Date:	Jun-2031
Yearly Payment:	\$75,543

## FINANCIAL SUMMARY

	<b>Current</b>		<b>ProForma</b>	
Total Rental Income (GLA):	\$113,471		\$191,875	
Expense Reimbursements:	\$36,998	100%	\$36,998	100%
Total Gross Revenue:	\$150,469		\$228,873	
Vacancy Factor:	(\$7,523)	5.0%	(\$11,444)	5.0%
Operating Expenses:	(\$36,998)	33%	(\$36,998)	19%
Net Operating Income (NOI):	\$105,947	5.05%	\$180,431	8.59%
First Trust Deed/Mortgage:	\$75,543		\$75,543	
Pre-Tax Cash Flow:	\$30,404	2.90%	\$104,888	9.99%
Interest Payment:	\$62,649		\$61,854	
Principle Payment:	\$12,894		\$13,689	
Total Return:	\$43,298	4.12%	\$118,577	11.29%

## ESTIMATED EXPENSES

Property Tax:	\$22,890
Insurance:	\$3,250
CAMs:	\$6,689
Management:	\$4,169
<b>Total Expenses:</b>	<b>\$36,998</b>
<b>Expenses Per Sq. Ft</b>	<b>\$0.64</b>

# RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

## RENT ROLL - CURRENT

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
10350	Discount Smoke Shop	23%	1,112	<b>\$1,689</b>	\$20,273	\$1.52	\$18.23	NNN	1/1/2027	12/31/2034	1 x 5 Yr	3.00%
10352	Xpress Staffing	16%	775	<b>\$1,500</b>	\$18,000	\$1.94	\$23.23	NNN	10/27/2025	10/31/2027	FMV	-
10380	MBZ Toys & My Ride On	41%	1,973	<b>\$4,000</b>	\$48,000	\$2.03	\$24.33	NNN	7/1/2028	6/30/2029	1 x 3 Yr	3.00%
10368	Barber Shop	19%	925	<b>\$2,267</b>	\$27,198	\$2.45	\$29.40	NNN	12/23/2024	12/31/2030	1 x 5 Yr	3.00%
<b>Total / Average</b>		<b>100%</b>	<b>4,785</b>	<b>\$9,456</b>	<b>\$113,471</b>	<b>\$1.98</b>	<b>\$23.80</b>					
<b>Vacancy</b>		<b>0%</b>	<b>0</b>									
<b>Occupancy</b>		<b>100%</b>	<b>4,785</b>									

## RENT ROLL - PROFORMA

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
10350	Discount Smoke Shop	23%	1,112	<b>\$1,740</b>	\$20,881	\$1.56	\$18.78	NNN	1/1/2027	12/31/2034	1 x 5 Yr	3.00%
10352	Xpress Staffing	16%	775	<b>\$1,545</b>	\$18,540	\$1.99	\$23.92	NNN	10/27/2025	10/31/2027	1 x 3 Yr	3.00%
10380	MBZ Toys & My Ride On	41%	1,973	<b>\$4,120</b>	\$49,440	\$2.09	\$25.06	NNN	10/15/2025	10/31/2026	-	-
10368	Barber Shop	19%	925	<b>\$2,334</b>	\$28,014	\$2.52	\$30.29	NNN	12/23/2024	12/31/2030	1 x 5 Yr	3.00%
Pad	Potential Ground Lease	-	-	<b>\$6,250</b>	\$75,000			NNN	-	-	-	-
<b>Total / Average</b>		<b>100%</b>	<b>4,785</b>	<b>\$15,990</b>	<b>\$191,875</b>	<b>\$2.04</b>	<b>\$24.51</b>					
<b>Vacancy</b>		<b>0%</b>	<b>0</b>									
<b>Occupancy</b>		<b>100%</b>	<b>4,785</b>									

# EXCLUSIVELY LISTED BY

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

**ORBELL OVANESS**

Senior Managing Director Investments  
Managing Partner  
Office: Encino  
Direct: (213) 943-1822  
Mobile: (818) 219-5054  
orbell.ovaness@marcusmillichap.com  
License: CA 01402142

**ARA H. ROSTAMIAN, MRED**

Senior Director Investments  
Managing Partner  
Office: Encino  
Direct: (213) 943-1781  
Mobile: (818) 823-0832  
ara.rostamian@marcusmillichap.com  
License: CA 01814678

**IVAN PROCHKO, MRED**

Associate Director Investments  
Office: Encino  
Direct: (213) 943-1814  
Mobile: (310) 913-5921  
ivan.prochko@marcusmillichap.com  
License: CA 02000435  
UT 13944324-SA00

**TONY SOLOMON**

Broker of Record  
23975 Park Sorrento Suite 400  
Calabasas, CA 91302  
License: CA 01238010



**MONTCLAIR SQUARE II**