

OFFERING MEMORANDUM

Holt Medical Plaza

4651 HOLT BLVD

Montclair, CA 91763

\$4.93M

PRICE

5.50%

CAP RATE

\$271.40K

NOI

Kavita Kaur Bhatia

CEO & Broker

909-210-1570 (Mobile)

kavita@theacreage.net

Acreage Real Estate

15210 Central Avenue

Chino, CA 91710

909-606-1505

theAcreage.net

Lic# 02034779

Holt Medical Plaza

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Montclair, CA 91763

PRICE

\$4,934,509

CAP RATE

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NOI

\$271,398

CONTENTS

- 3** Executive Summary
- 4** Investment Highlights
- 5** Rent Roll
- 6** Location Highlights
- 9** Tenant Profiles
- 11** Demographics
- 12** Closing

PRESENTED BY

Kavita Kaur Bhatia

CEO & Broker

909-210-1570

kavita@theacreage.net

Lic # 01895064

Acreage Real Estate

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Executive Summary

4651 HOLT BLVD - Montclair, CA 91763

 ASKING PRICE \$4,934,509	 NOI \$271,398	 CAP RATE 5.50%
 PRICE/SF \$321.42	 OCCUPANCY 100%	 GRI \$271K

- Acreage Real Estate is pleased to offer for sale the fully leased Holt Medical Plaza. The center is currently 100% occupied with long-term leases to Tenants such as Health Service Alliance, a federally qualified health center (FQHC). Offering a compelling combination of strong in-place cash flow, clear upside through continued rent growth with an average of 3-4% annual base rent increases, and strong triple net (NNN) leases insuring expense pass-throughs, this is the ideal investment for a prudent investor seeking a strong ROI.
- The subject property sits on 1.26 acres, was built in 1984, and consists of approximately 15,352 SF. There is ample parking with 78 total parking spaces. Holt Medical Plaza is located in a high-traffic area (23,990 Average Daily Traffic Count), surrounded by many national retail brands including a CVS, Dollar Tree, and many others.

PROPERTY DATA

NOI	\$271,424
Cap Rate	5.50%
Building SqFt	15,352 SqFt
Lot Size (acres)	1.26
Year Built	1984
Parcel ID	1012-081-04-0000
Zoning Type	Commercial
Traffic Count	23,990 VPD
Frontage	235 Ft

Investment Highlights

- Stabilized, fully leased medical / retail center with long term Tenants in place
- 100% occupied with primarily medical tenants.
- NNN LEASES: Tenants reimburse 100% of CAM, Real Estate Taxes, and Insurance.
- Stable cash flow with significant NOI growth.
- 3% -4% annual Base Rent increases are in place.
- Minimal Landlord responsibilities.
- Recession & E-commerce Resistant Tenant Mix.
- Fantastic Signage, Exposure, and Frontage on Holt Blvd.
- Recently renovated. Seller spared no cost in exterior and interior renovations.
- SECURE INCOME STREAM – LONG-TERM LEASES WITH ANNUAL RENTAL RATE INCREASES.

Asking Price	\$4,934,509
NOI	\$271,398
Cap Rate	5.50%
Price/SF	\$321.42
Occupancy	100%
GRI	\$271K
EGI	\$363K
Building SF	15,352 SqFt

Rent Roll

Suite	Tenant	SF	% of Bldg	Rent/SF	Monthly	Annual Rent	Reimb/SF	Ann. Reimb	Lease Type	Start	End	Incr %
A	GZ Massage	1,676	10.9%	\$19.08	\$2,664.84	\$31,978.08	\$0.50	\$10,056.00	NNN	03/01/24	02/28/27	3.0%
B	Farmers Insurance	1,377	9.0%	\$13.32	\$1,528.47	\$18,341.64	\$0.50	\$8,262.00	NNN	02/01/24	01/31/27	4.0%
C	Physical Therapy	1,961	12.8%	\$11.16	\$1,823.73	\$21,884.76	\$0.50	\$11,766.00	NNN	02/01/23	01/31/28	3.0%
D	Chino Medical Supply	2,475	16.1%	\$12.72	\$2,623.50	\$31,482.00	\$0.50	\$14,850.00	NNN	04/01/24	03/31/27	3.0%
E	Fantastic Hair Salon	1,104	7.2%	\$19.08	\$1,755.36	\$21,064.32	\$0.50	\$6,624.00	NNN	02/01/24	01/31/27	3.0%
F-G-H	Health Service Alliance	3,117	20.3%	\$23.76	\$6,171.66	\$74,059.92	\$0.50	\$18,702.00	NNN	02/01/25	01/31/30	4.0%
I	Health Service Alliance	1,683	11.0%	\$23.76	\$3,332.34	\$39,988.08	\$0.50	\$10,098.00	NNN	11/01/25	01/31/30	4.0%
J	PFT Boxing Club	1,942	12.7%	\$16.80	\$2,718.80	\$32,625.60	\$0.50	\$11,652.00	NNN	05/15/24	07/31/29	4.0%
Total		15,335	100.0%	\$17.70	\$22,618.70	\$271,424.40	\$6.00	\$92,010.00				

GLA **15,335 SF**

% LEASED **100.0%**

AVG RENT/SF **\$17.70**

TENANTS **8**

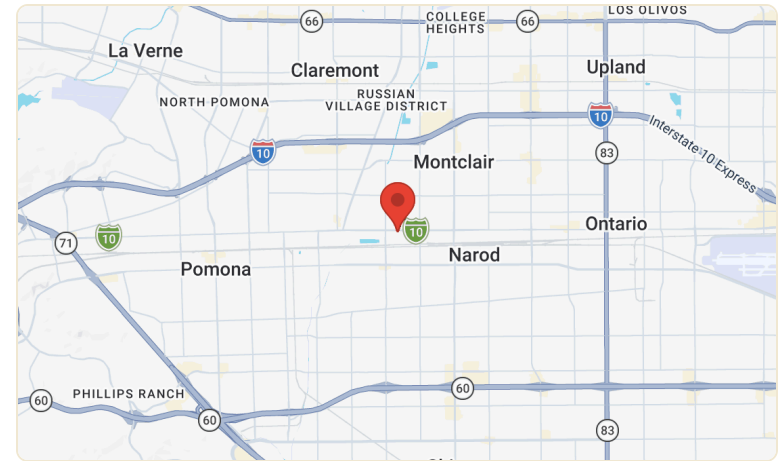
AVG LEASE TERM **2.2 yrs**

Notes

All leases are NNN leases with annual base rent increases. Rents shown reflect current in-place rates as of March 2026. Options to Renew : Suite C - 5 yr (1) at 3% Suite D - 5yr (1) fair market value Suite F-G-H- 5yr (2) fair market value Suite I- 5yr (2) fair market value Suite J - 5 yr(1) fair market value

Location Highlights

- Excellent visibility from Holt Boulevard and surrounding businesses.
- Located on Holt Blvd, a major east/west thoroughfare and premier location in the western Inland Empire submarket.
- Located in a busy retail area, surrounded by national retail brands including CVS, Dollar Tree, and many others.
- The site also benefits from its positioning in an extremely dense and growing commercial area featuring new retail and industrial developments.
- Excellent access, frontage and visibility offering approximately 235 feet of frontage on the highly travelled Holt Boulevard.
- High traffic count with daily vehicle count of 23,990 vehicles per day.
- Strong mid-to-upper middle-class neighborhood.
- Strong demographics with a population of over 475,000 residents within a 5-mile radius of the subject property.
- The estimated population for the City of Montclair as of July 1, 2019, according to the U.S. Census Bureau, was 40,083 residents. The total land area within the City's corporate boundary is 5.54 square miles, with an additional .92 square miles in the City's Sphere of Influence, which extends west to the Los Angeles County line; south to Phillips Boulevard; and east to Benson Avenue.



LOCATION	
Address	4651 HOLT BLVD
City	Montclair
State	California
Zip Code	91763
APN / Parcel #	1012-081-04-0000
Traffic Count	23,990 VPD
Coordinates	34.062703, -117.703935

TRANSIT

Ramona And Brooks	0.2 mi
Holt And Mills	0.8 mi
Holt @ 4600 Block	46 ft

AIRPORTS

Ontario International Airport	6.1 mi
John Wayne Airport	28.4 mi
Fullerton Municipal Airport	20.6 mi

HIGHWAYS

San Bernardino Freeway	1.3 mi
I-10 Metro ExpressLanes	1.3 mi
Pomona Freeway	2.3 mi
CA 60	3.0 mi



INCOME TAX

- INDIVIDUAL
- PARTNERSHIP
- S-CORP CORPORATION
- NON-PROFIT/ORG.

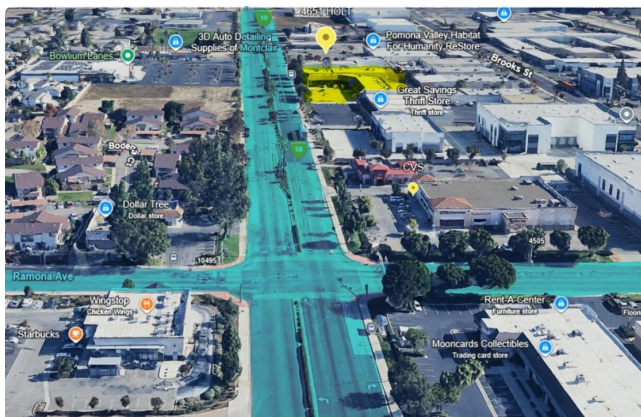
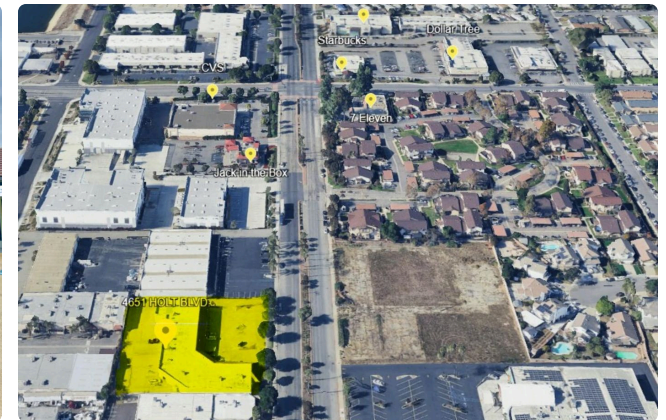
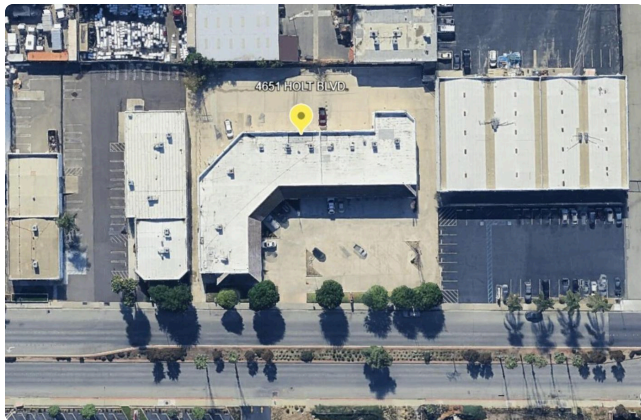
BOOKKEEPING

- PAYROLL/TAXES
- SALES/TAXES
- W-2/1099'S/MISC.

INSURANCE

- INDIVIDUAL HOME
- BUSINESS/COMMERCIAL
- LIABILITY
- HEALTH
- MEDICAL ADVANTAGE
- CDM SERVICE
- RENEWAL TICKETS
- UTILITY DISCOUNT
- IMMIGRATION SERVICE
- TRAVEL INSURANCE
- RENEWAL SERVICE
- RENEWAL SERVICE
- RENEWAL SERVICE

Gallery Page 1



Tenant Profiles



Health Service Alliance

Health Service Alliance is a federally funded HPSA-approved medical and behavioural healthcare service provider - federally qualified health center (FQHC) with 7 locations. Health Service Alliance provides high-quality care that is comprehensive, coordinated, patient-centered, and accessible to the community. From wellness checks and urgent care needs to medication management and therapy.



East West Physical Therapy

East West Physical Therapy employs the latest techniques to deliver relief to its many patients. Their physical therapists are committed to relieving pain, restoring function, and improving the health of their patients. With over 2 years of providing physical therapy services at this location, East West Therapy has earned multiple 5-star reviews.



Chino Medical Supply

Chino Medical Supply is an authorized full service mobility services, medical supplies, and equipment store. Providing the best in mobility solutions such as lift chairs, scooters, and power wheelchairs, they also retail bathroom safety products, compression hosiery, diabetic shoes, and general supplies. Some products are also available for rental.



Farmers Insurance

Farmers Insurance is one of the country's largest insurers of vehicles, homes, and small businesses, and provides a wide range of other insurance and financial services products. With over 90 years of providing service, Farmers Insurance serves millions of households and businesses across all 50 states and the District of Columbia.

Tenant Profiles (continued)



PFT Boxing Club

Train like a fighter-become your best self. Offering adult, youth, and 1-on-1 training, PFT Boxing Club is dedicated to making boxing accessible, empowering, and fun for everyone. Trainers are certified with years of experience. Members train with professional-grade gloves, bags, and gym gear built for performance, comfort, and safety.



Fantastic Hair Salon

Experienced hair salon operators offering women's hair and barbering services. Fantastic Hair Salon is an affordable neighborhood hair salon with a dedicated clientele. With over 8 years at this location, this salon has demonstrated its strength and success as an experienced operator

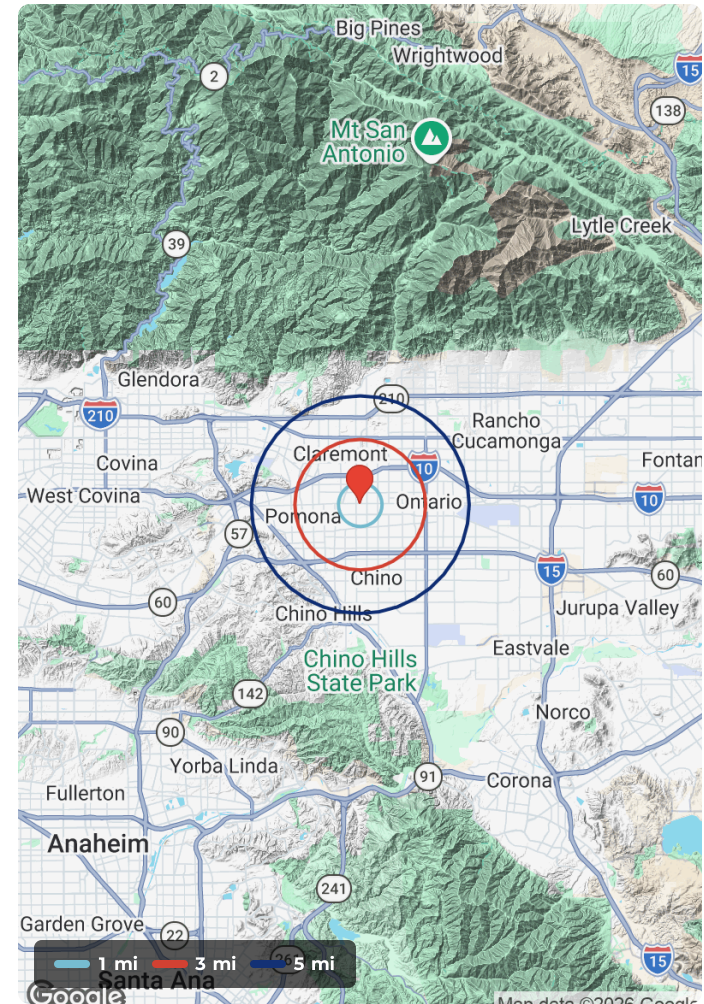
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,316	193,274	455,856
2010 Population	24,535	201,016	471,404
2025 Population	23,836	204,465	475,270
2030 Population	23,714	203,845	473,860
2025-2030 Growth Rate	-0.10 %	-0.06 %	-0.06 %
2025 Daytime Population	19,343	194,607	458,624

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,729	54,034	130,244
2010 Total Households	6,060	55,954	133,920
2025 Total Households	6,666	62,142	147,722
2030 Total Households	6,749	63,337	150,381
2025 Avg. Household Size	3.55	3.17	3.14
2025 Owner Occupied Housing	3,500	29,944	81,410
2030 Owner Occupied Housing	3,624	30,944	84,065
2025 Renter Occupied Housing	3,166	32,198	66,312
2030 Renter Occupied Housing	3,125	32,393	66,316
2025 Vacant Housing	125	2,184	4,616
2025 Total Housing	6,791	64,326	152,338

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	416	4,470	9,745
\$15,000-\$24,999	454	3,307	7,277
\$25,000-\$34,999	584	3,987	8,357
\$35,000-\$49,999	702	5,309	12,416
\$50,000-\$74,999	1,111	10,448	22,692
\$75,000-\$99,999	1,014	8,630	20,514
\$100,000-\$149,999	940	11,920	29,135
\$150,000-\$199,999	884	7,308	18,659
\$200,000 or greater	561	6,762	18,927
Median HH Income	\$76,213	\$83,598	\$89,664
Average HH Income	\$98,360	\$106,559	\$114,054

\$76,213	\$98,360
MEDIAN HH INCOME	AVG HH INCOME
52.5%	47.5%
OWNER OCCUPIED	RENTER OCCUPIED
1.8%	-0.10 %
VACANCY RATE	2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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Lic# 01895064

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