



FOR LEASE

CIRCLE CENTER PLAZA

9680-9686 Central Avenue, Montclair, CA 91763
MONTCLAIR, CA

1,000 SF | \$1.49
AVAILABLE | SF/MO

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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.

 **1,000 SF**
AVAILABLE SF

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

 **1**
OF VACANT UNIT

 **1,000 (+/-) s.f.**
SUITE 9682

 **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
9682	1,000 SF	\$1.49 SF/Mo	NNN	Retail	Negotiable

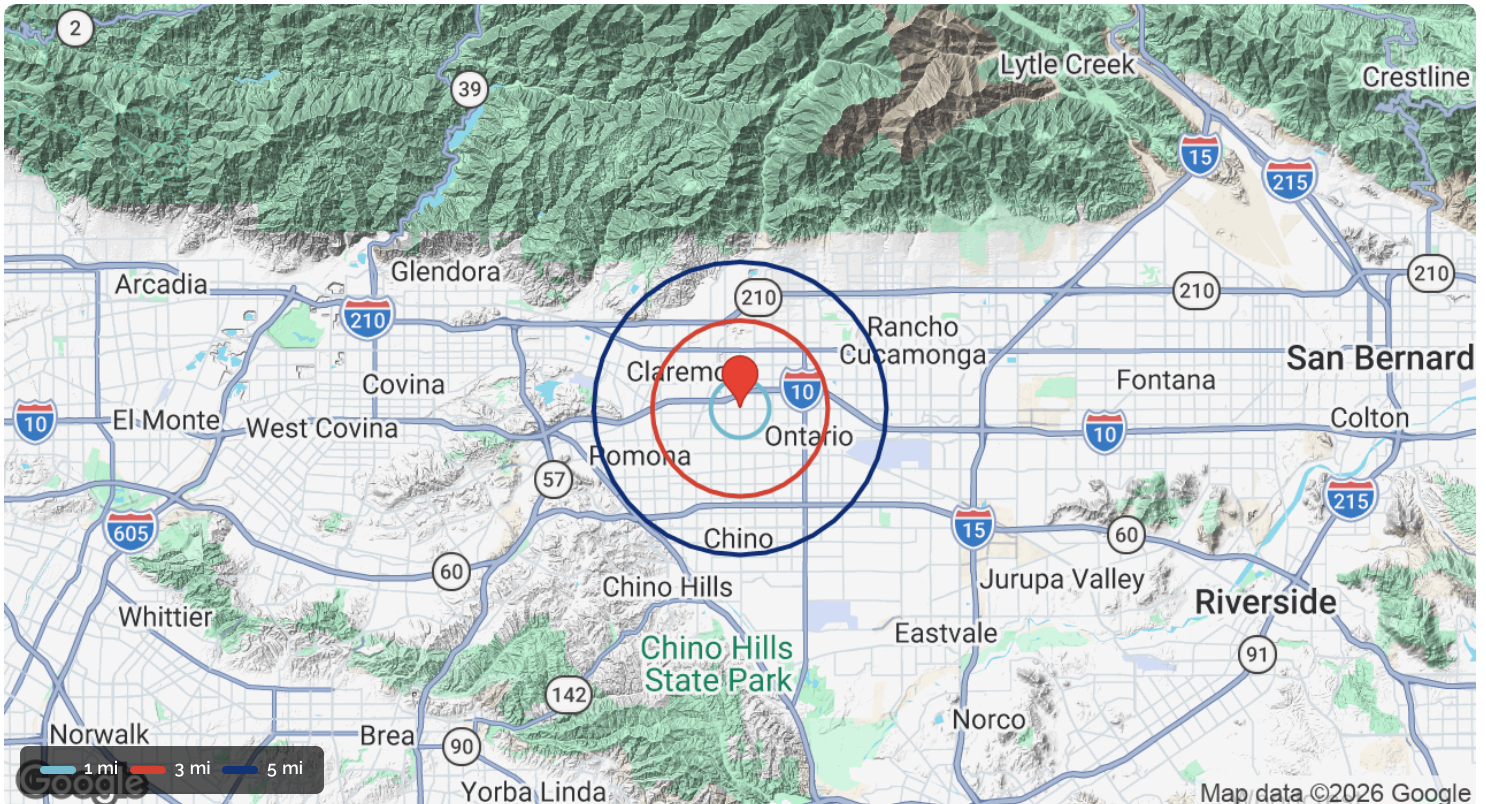
Photo Gallery (continued)



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,086	180,741	455,253
2010 Population	22,459	188,729	472,988
2025 Population	23,009	193,879	481,458
2030 Population	23,561	194,125	480,905
2025-2030 Growth Rate	0.48 %	0.03 %	-0.02 %
2025 Daytime Population	23,167	192,439	448,539

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	6,347	53,842	132,092	less than \$15,000	550	4,285	10,045
2010 Total Households	6,269	55,160	136,287	\$15,000-\$24,999	276	3,045	7,580
2025 Total Households	7,027	61,055	150,897	\$25,000-\$34,999	405	4,017	8,729
2030 Total Households	7,375	62,385	153,838	\$35,000-\$49,999	539	5,427	12,433
2025 Avg. Household Size	3.24	3.05	3.11	\$50,000-\$74,999	1,065	9,721	22,885
2025 Owner Occupied Housing	3,866	29,650	82,442	\$75,000-\$99,999	1,102	8,783	20,572
2030 Owner Occupied Housing	3,983	30,679	85,200	\$100,000-\$149,999	1,420	11,814	29,818
2025 Renter Occupied Housing	3,161	31,405	68,455	\$150,000-\$199,999	1,134	7,410	18,865
2030 Renter Occupied Housing	3,392	31,706	68,638	\$200,000 or greater	536	6,553	19,971
2025 Vacant Housing	152	2,179	4,695	Median HH Income	\$88,603	\$84,707	\$90,159
2025 Total Housing	7,179	63,234	155,592	Average HH Income	\$105,449	\$107,961	\$115,610



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY

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