

Anchor Space Available

End Cap Available



PRIME ANCHOR & JR. ANCHOR SPACE AVAILABLE IN MONTCLAIR

Located on the NEC of Moreno Street & Vernon Avenue

FEATURES

- Prime Anchor Space Available in newly Updated Center
- Surrounded by National Tenants Including Ross, Pier 1 Imports, Sports Authority, and More.
- Excellent Signage & Visibility
- Retail Space Available
- First Class Retail Identity
- End Caps Available
- Recently Renovated
- Monument Sign Available

AREA AMENITIES

- Montclair Boulevard Serves as Major Retail Corridor for Montclair and Upland
- Strong traffic counts
- Great demographics
 - 186,271 people in 3-mile radius
 - \$70,766 average household income in a 3-mile

**5454 Moreno Street
Montclair, CA 91763**



Anchor Space



CONTACT...

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17030 Ventura Blvd, #200
Encino, CA 91316

SITE PLAN



VERNON STREET



AVAILABLE
±6,480 SF
#5454-62

CAN BE ENLARGED TO
±10,160 SF
ANCHOR SPACE

ALLEY

STAR
TOBACCO
1,280 SF
#5464

SALON
& SPA
±2,400 SF
#5466

MINT
HERITAGE
#5470 A

RUMBLE
FISH SUSHI
5470B

AVAILABLE
±2,460 SF
#5472

HABANEROS
MEXICAN FOOD
#5474

AVAILABLE
±3,911 SF
#5478-80

**END CAP
AVAILABLE**
±3,150 SF
#5484

**COMBINE
FOR JR ANCHOR**
±7,061 SF

ALLEY

UNIT	TENANT	SQFT
5454-62	AVAILABLE	±6,480
5454-66	Jr Anchor Available	±10,160
5464	Tobacco	±1,280
5466	Salon	±2,400
5470 A	Party Store	±3,225
5470 B	Sushi	±3,375
5472	AVAILABLE	±2,460
5474	Habaneros Restaurant	±1,311
5478-80	AVAILABLE	±3,911
5484	AVAILABLE	±3,150
5470-84	End Cap/Anchor Available	±7,061

HANDICAPPED PARKING

HANDICAPPED PARKING

STREET LIGHTS
& PLACES

HANDICAPPED PARKING

SIGN

LANDSCAPED AREA



REV. 6/93

MORENO STREET

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AERIAL PHOTO



DEMOGRAPHICS

DemographicsNow

Demographic Snapshot Comparison

Geography: 1 Mile: 5454 MORENO ST MONTCLAIR, CA 91763, 3 Miles: 5454 MORENO ST MONTCLAIR, CA 91763, 5 Miles: 5454 MORENO ST MONTCLAIR, CA 91763

	1 Mile: 5454 MORENO ST MONTCLAIR, CA 91763	3 Miles: 5454 MORENO ST MONTCLAIR, CA 91763	5 Miles: 5454 MORENO ST MONTCLAIR, CA 91763
Population: 2013B			
Total Population	18,696	186,271	452,309
Female Population	51.0%	51.1%	50.7%
Male Population	48.9%	48.8%	49.2%
Population Density	5,688	6,649	5,399
Population Median Age	30.8	32.0	32.4
Total Employees	11,777	58,066	120,162
Total Establishments*	1,365	7,662	15,192
Population Growth 2000-2010	7.2%	4.5%	3.9%
Population Growth 2013B-2018	1.8%	0.4%	0.4%
Income: 2013B			
Average Household Income	\$58,683	\$70,766	\$75,279
Median Household Income	\$46,537	\$52,416	\$54,999
Per Capita Income	\$19,776	\$22,392	\$22,804
Avg Income Growth 2000-2010	N/A%	14.3%	26.6%
Avg Income Growth 2013B-2018	10.2%	11.3%	11.5%
Households: 2013B			
Households	6,251	57,307	134,804
Average Household Size	2.91	3.14	3.27
Hhld Growth 2000-2010	6.1%	2.5%	3.0%
Hhld Growth 2013B-2018	3.3%	2.1%	2.1%
Housing Units: 2013B			
Owner Occupied Units	6,251	57,307	134,804
% Owner Occupied Units	96.7%	98.0%	98.1%
% Vacant Housing Units	3.2%	1.9%	1.8%
Owner Occ Housing Growth 2000-2010	-6.8%	-1.3%	1.1%
Owner Occ Housing Growth 2000-2018	-7.0%	0.4%	3.7%
Owner Occ Housing Growth 2013B-2018	0.7%	0.7%	1.4%
Occ Housing Growth 2000-2010	13.4%	3.6%	3.1%
Occ Housing Growth 2010-2018	8.7%	6.8%	6.3%
Occ Housing Growth 2013B-2018	3.3%	2.1%	2.1%
Race and Ethnicity: 2013B			
% American Indian or Alaska Native Population	0.9%	1.0%	1.0%
% Asian Population	7.7%	7.3%	7.1%
% Black Population	9.8%	6.3%	5.8%
% Hawaiian or Pacific Islander Population	0.2%	0.2%	0.2%
% Multirace Population	5.4%	5.0%	4.7%
% Other Race Population	22.9%	22.2%	24.2%
% White Population	52.8%	57.9%	56.6%
% Hispanic Population	59.1%	58.4%	60.1%
% Non Hispanic Population	40.8%	41.5%	39.8%