

RETAIL SPACES FOR LEASE

Montclair Mission Plaza

4439 Mission Blvd., Montclair, CA 91763



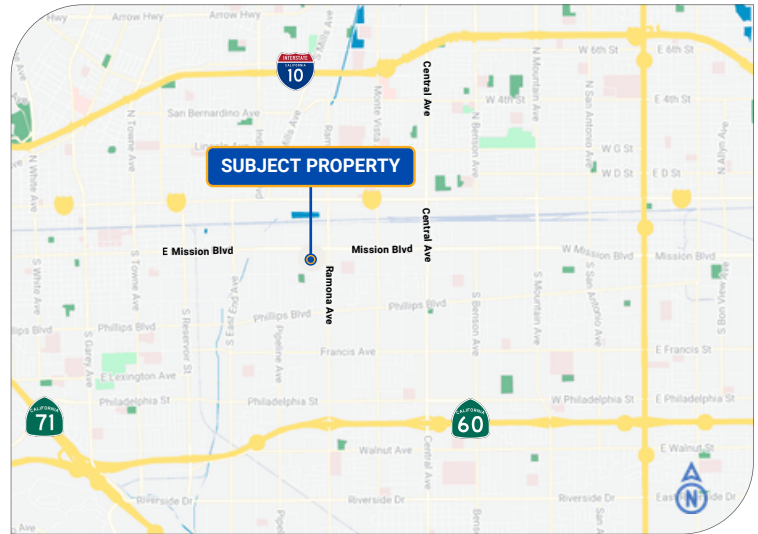
PROPERTY HIGHLIGHTS

- Prime retail space on busy Mission Blvd & Ramona Ave
- Excellent visibility with monument & storefront signage
- Convenient access to I-10, CA-60 & 71 Freeways
- High daytime and evening consumer traffic
- Ample on-site parking
- Surrounded by established residential neighborhoods
- Strong co-tenancy with national & local retailers
- Minutes from Montclair Place and regional employment centers
- Well-maintained neighborhood shopping center with excellent curb appeal
- Newly resealed & restriped parking lot with a freshly painted building

RENTAL DETAILS

Available Size: ± 1,094 - 2,240 SF Ceiling Height: 10 ft

Lease Term: 2 - 3 Years Shared Parking: 123 spots



ASKING RATE INFO

Base Rent:
+
NNN:

\$ 1.50 PSF /Month
\$ 0.80 PSF /Month

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
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DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
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DRE#: 02011933



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Aerial View 1



2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	20,585	204,412	457,038
Household Income	\$95,090	\$103,911	\$111,762
Daytime Population	4,393	68,374	170,965

Source: Esri

2025 TRAFFIC COUNTS

Mission Blvd: **± 21,345 AADT** (Source: Caltrans)

Ramona Ave: **± 13,496 AADT** (Source: CoStar)

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Company Name

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HIEP LOI AUTO PARTS

Unit G $\pm 1,120$ SF
Available For Lease

Unit H $\pm 1,120$ SF
Available For Lease

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Unit J $\pm 1,120$ SF
Available For Lease

Unit K $\pm 1,120$ SF
Available For Lease

Unit L $\pm 1,120$ SF
Available For Lease

Unit M $\pm 1,120$ SF
Available For Lease

Unit N $\pm 1,120$ SF
Available For Lease

Unit O $\pm 1,120$ SF
Available For Lease

Unit P $\pm 1,120$ SF
Available For Lease

Unit Q $\pm 1,120$ SF
Available For Lease

Unit R $\pm 1,120$ SF
Available For Lease

Unit S $\pm 1,120$ SF
Available For Lease

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Unit F $\pm 1,120$ SF
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10

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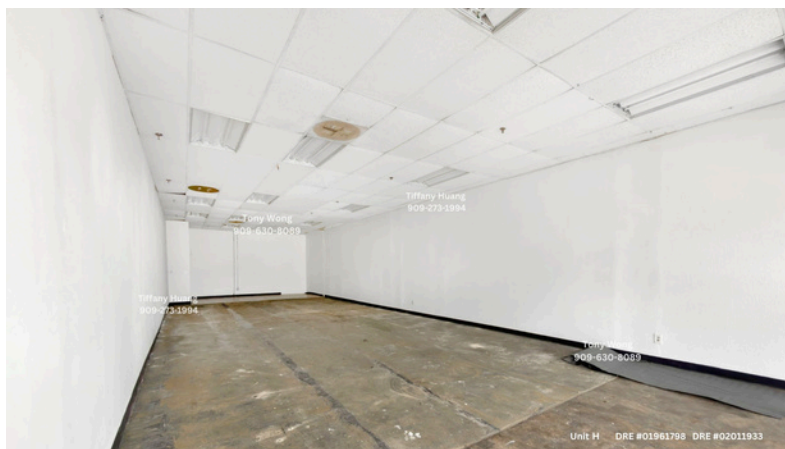
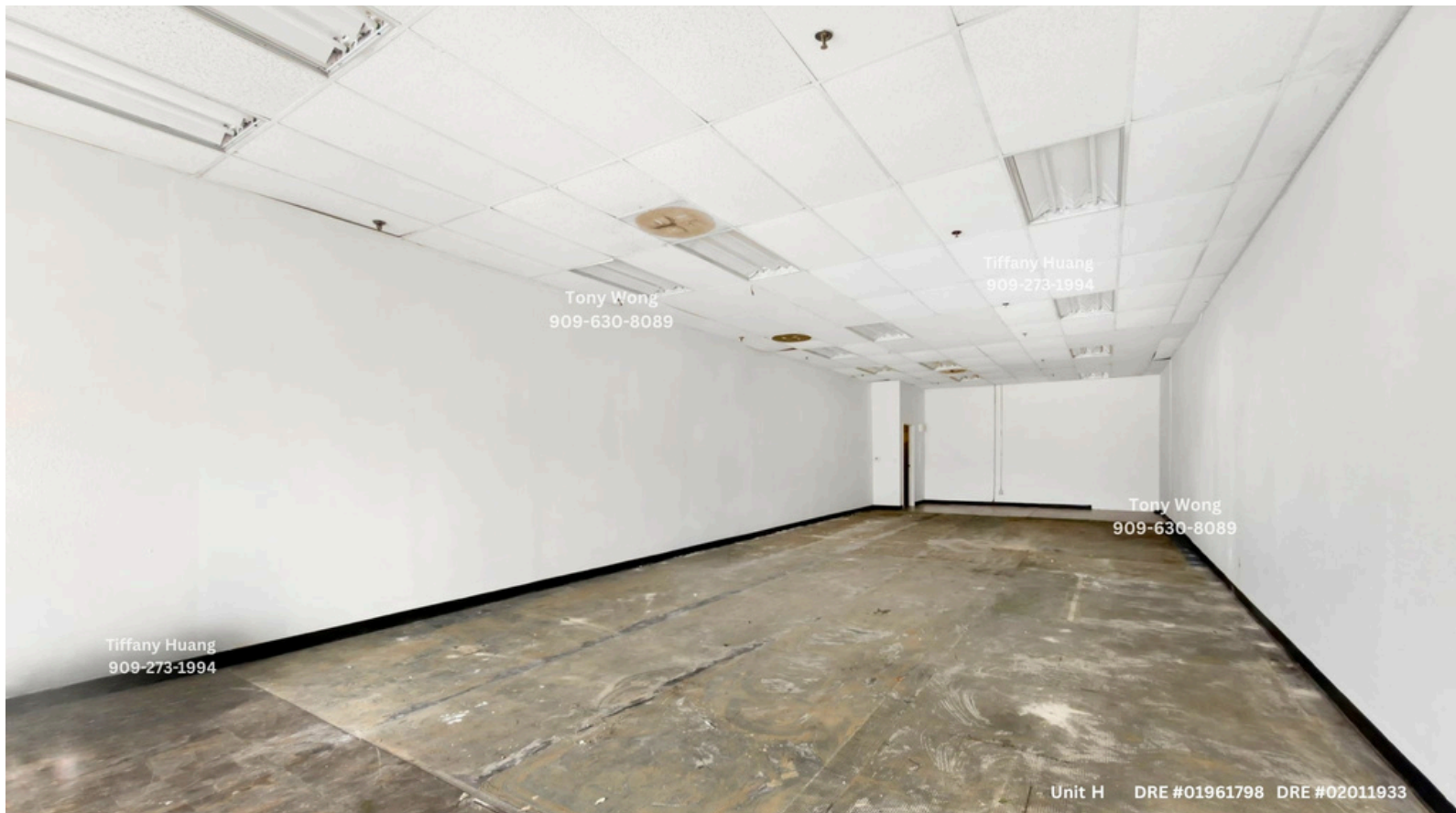
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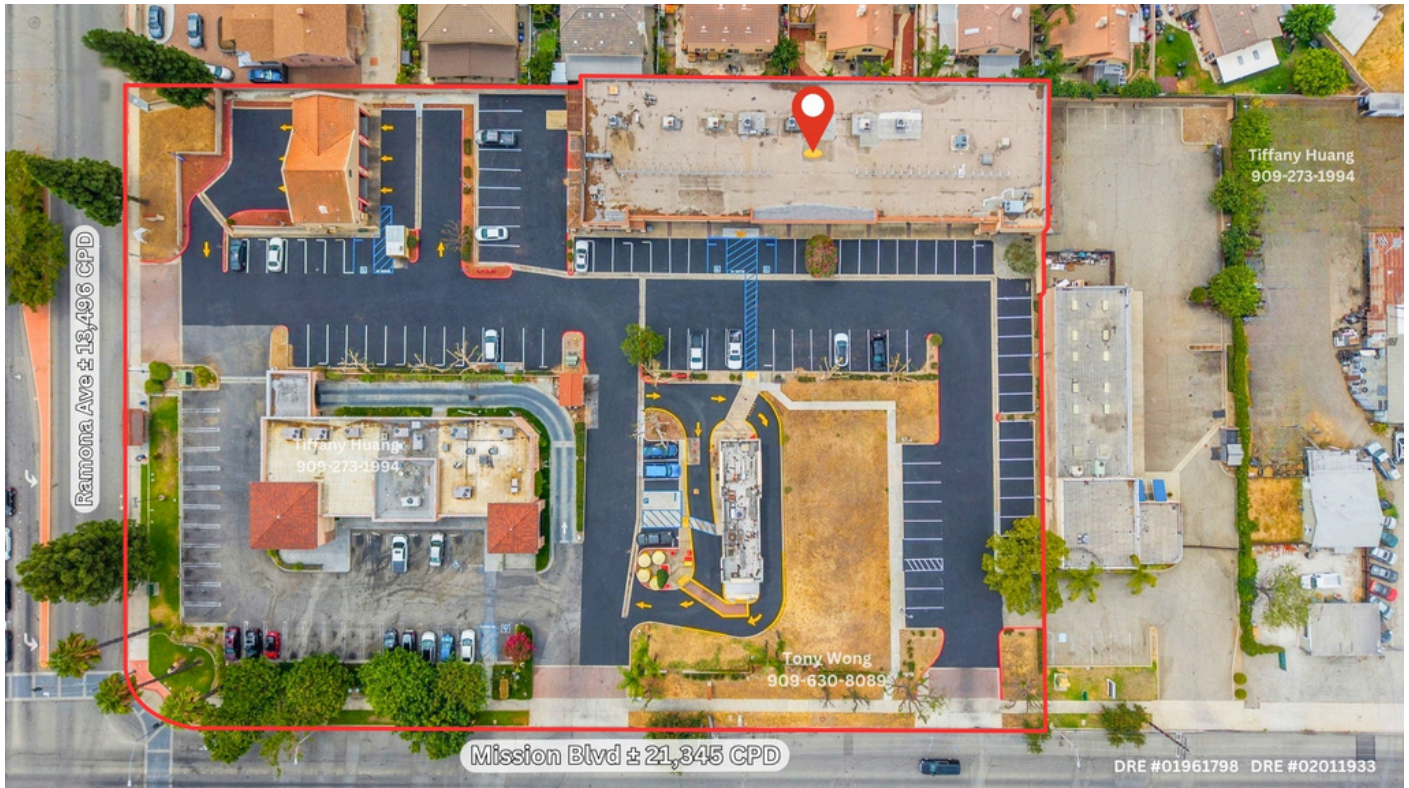


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SITE PLAN



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AVAILABLE SPACES

Unit B : ± 1,094 SF - Available For Lease

Unit C : ± 1,094 SF - Available For Lease

Unit F : ± 1,120 SF - Available For Lease

Unit G : ± 1,120 SF - Available For Lease

Unit H : ± 1,120 SF - Available For Lease

Shared Parking : 123 spots

Monumnet Signage : Available

Building Signage : Available

Asking Rent : \$1.50 PSF / month

Triple-Net (NNN) : \$0.80 PSF / month

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