

MORENO RETAIL CENTER

±3,150 SF END CAP AVAILABLE

5458-5484 Moreno Street, Montclair, CA 91763

**±3,150 SF
FOR LEASE**

MONICA DAL BIANCO - WEST

VP, Retail Leasing & Sales

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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



Co-Tenant: Rhino Records

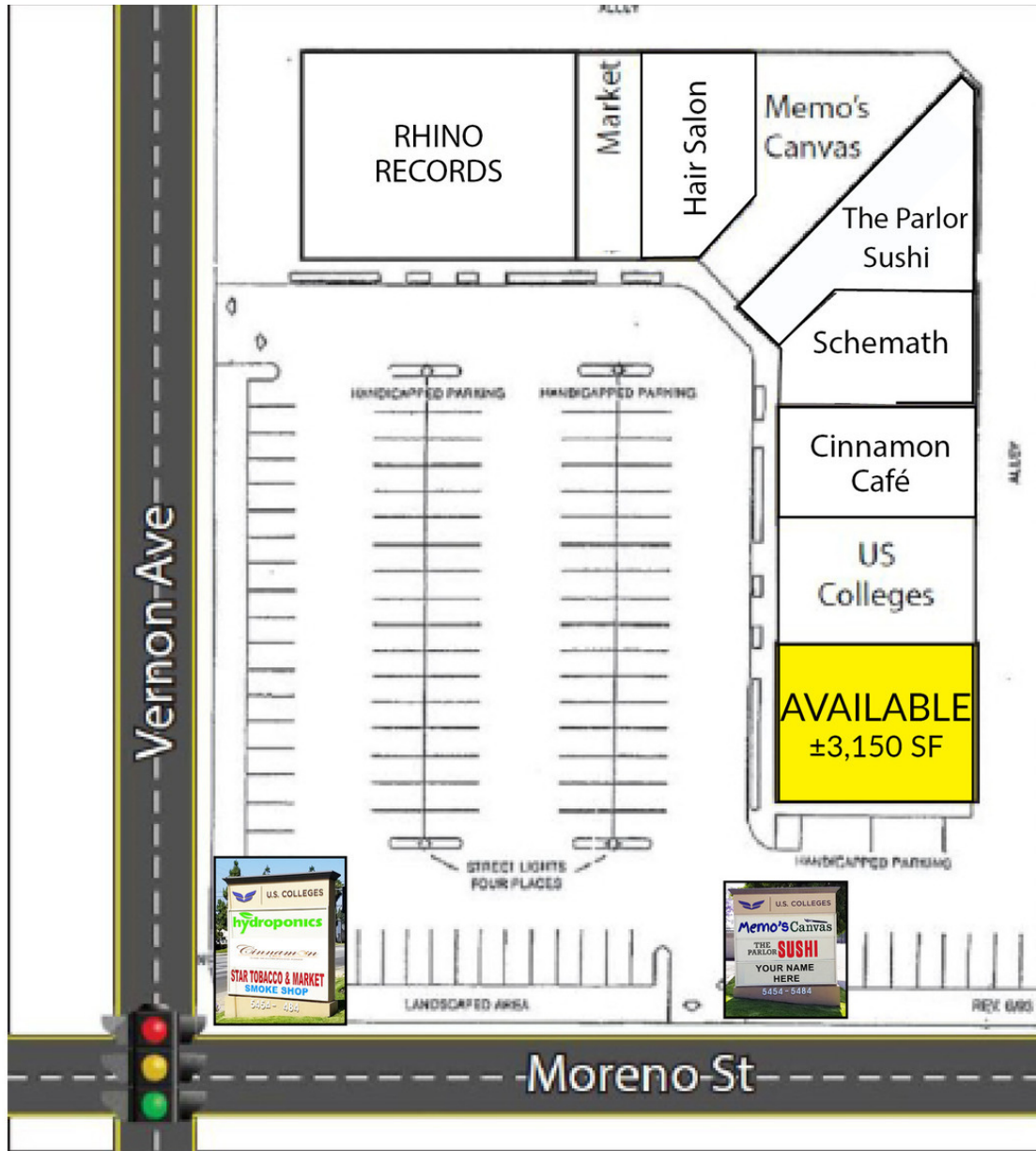


±3,150 SF End Cap Space

HIGHLIGHTS

- Monument Signage Available
- Just East of Montclair Place, a two-level 1.2 million SF regional mall with many restaurants and shops
- Located at a Signalized Intersection with Great Street Frontage on Moreno St. with exposure to ±15,100 CPD
- Nearby Central Freeway Exit with ±252,500 cars per day on the I-10.
- Immense Curb Appeal and a Large Parking Field
- Surrounded by a significant residential population with 269,123 residents with a household income in excess of \$123,952 within a 10 minute drive to the center
- Best lease rates in the trade area!

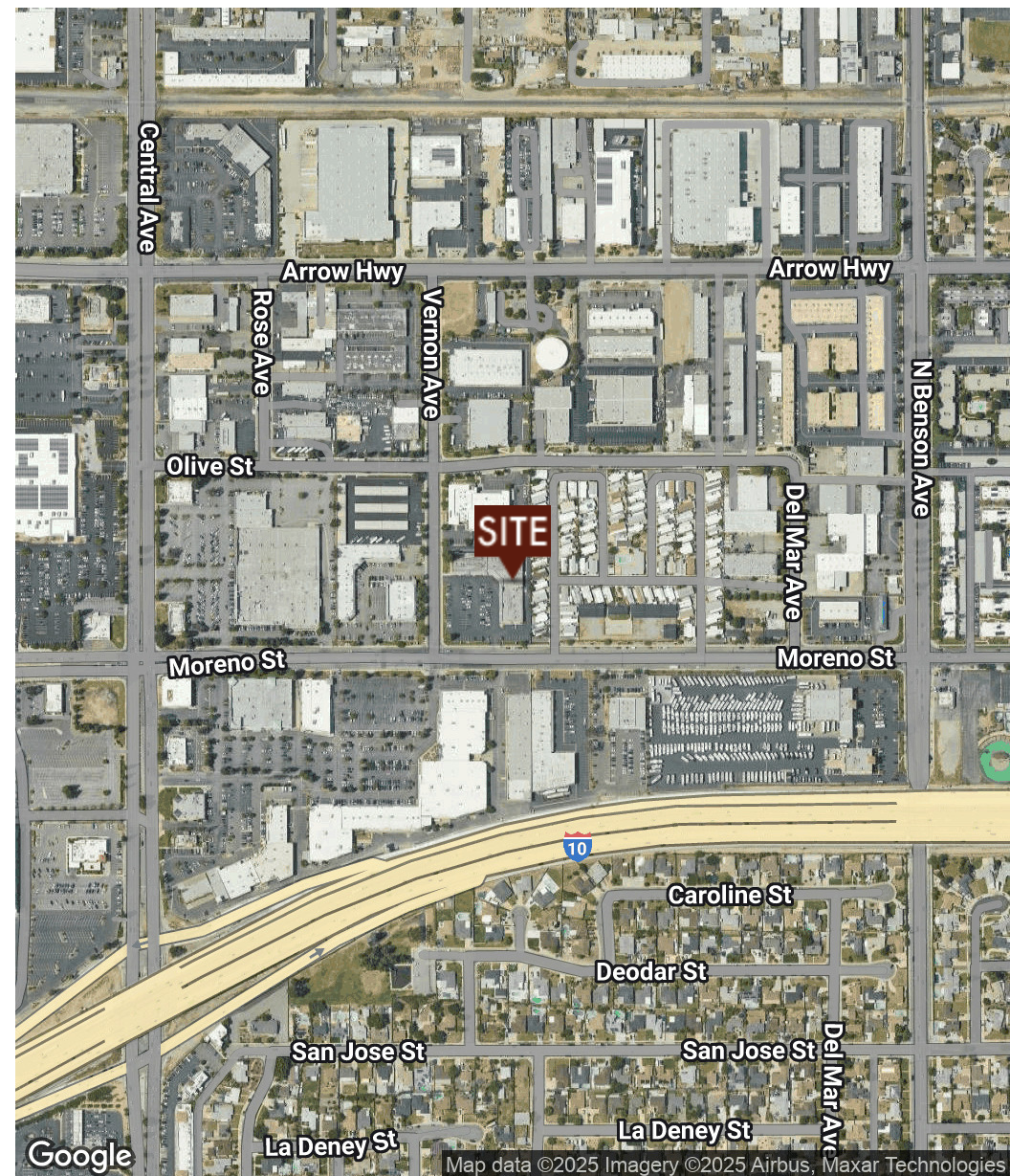
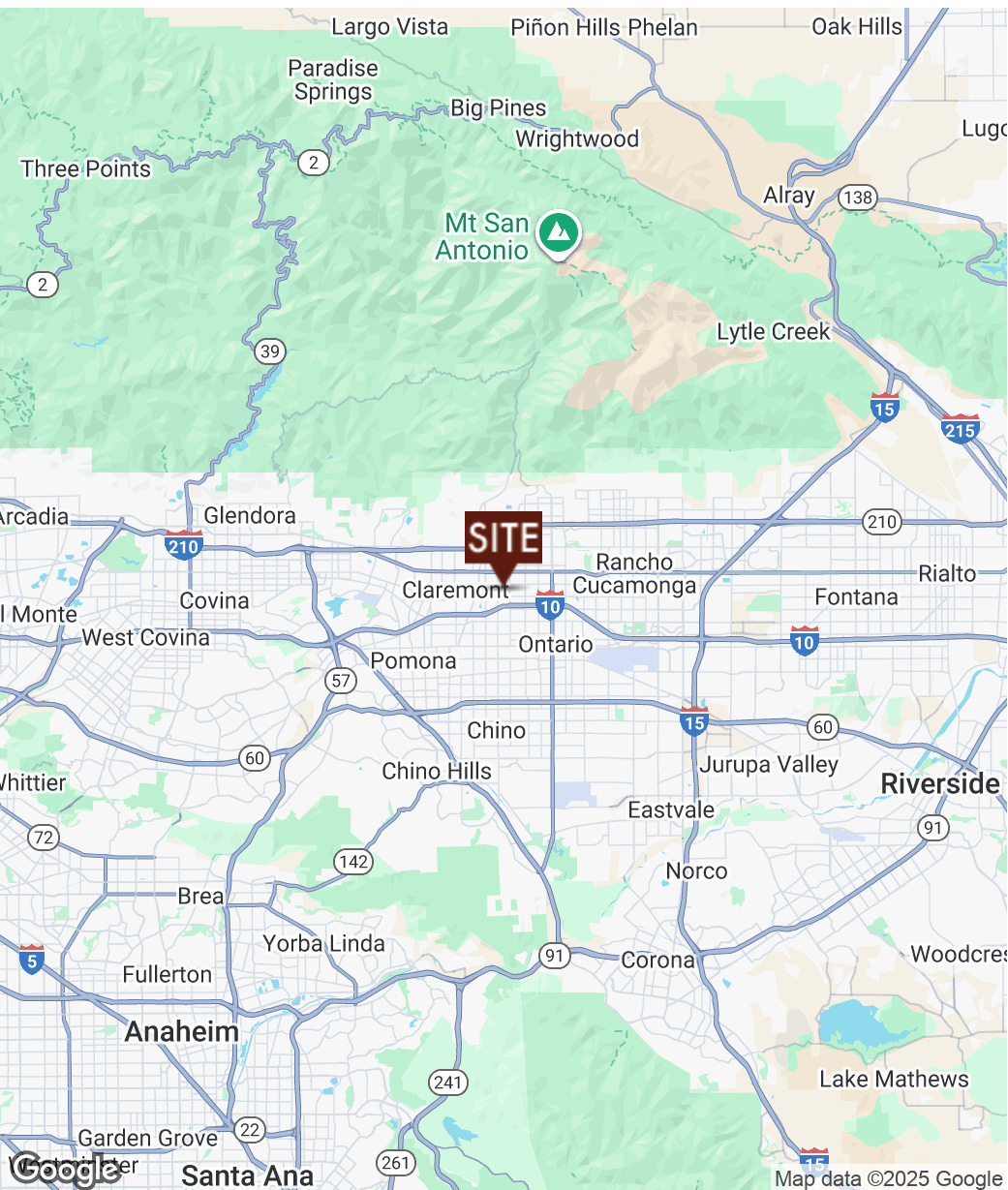
SITE PLAN



TRADE AREA - AERIAL



LOCATION MAPS



DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2025 Total Population	73,213	269,123	496,070
2025 Median Age	34.2	35.9	36.1
2025 Total Households	23,210	83,800	154,536
2025 Average Household Size	2.9	3.1	3.1
<u>INCOME</u>			
2025 Average Household Income	\$121,663	\$123,952	\$122,447
2025 Median Household Income	\$99,316	\$99,907	\$98,431
2025 Per Capita Income	\$39,227	\$38,932	\$38,419
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	4,845	11,395	21,321
2025 Total Employees	35,574	87,418	172,479