

MONTCLAIR PLACE

Montclair, California

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New 2-level development under construction featuring AMC, restaurants and entertainment



MontclairPlace.com

5060 E Montclair Plaza Lane • Montclair, CA 91763

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2018 Lease Signings

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The Canyon *An 18,500 square foot concert venue and restaurant.*



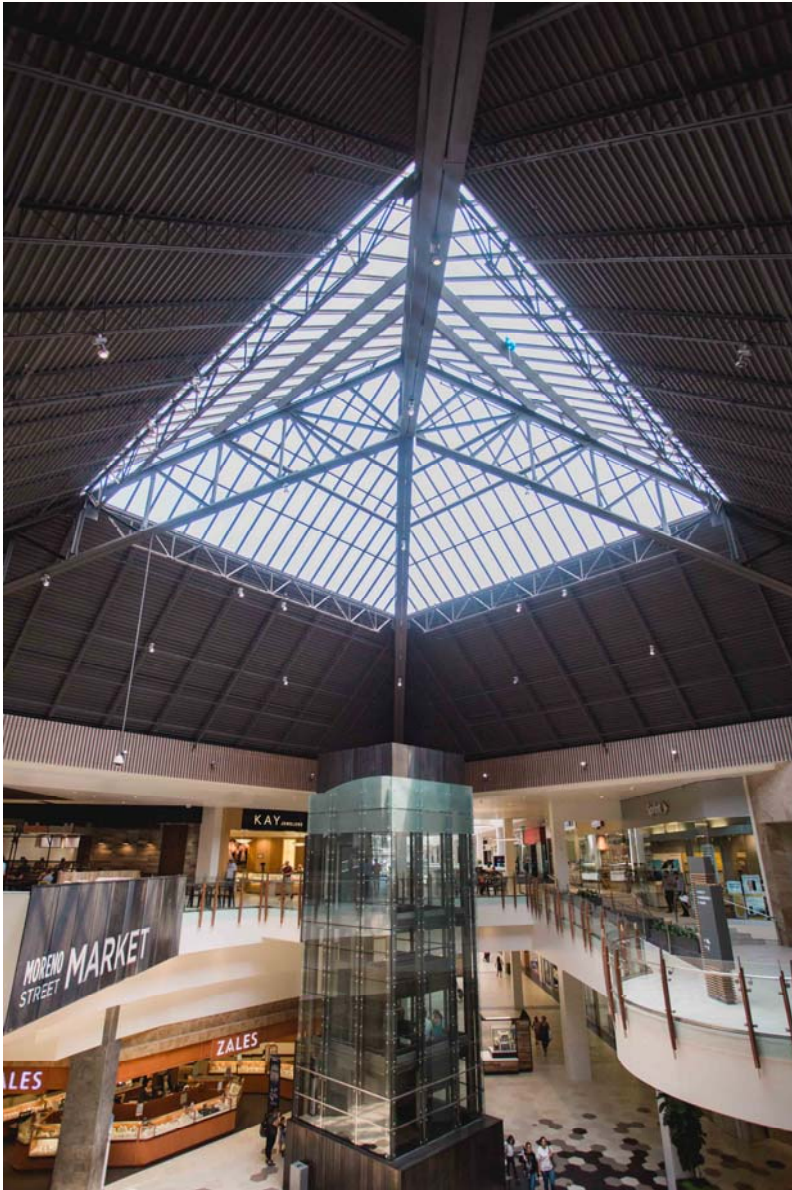
Kids Empire *An 11,000 square foot indoor playground for kids.*



Doner & Gyros *New Food Hall restaurant make it's USA debut.*



Forever 21 *Fast fashion retailer is expanding to over 15,000 sf.*



PROPERTY HIGHLIGHTS

- **CONSTRUCTION HAS BEGUN** on a new entertainment redevelopment that will include an AMC Dine-In 12 screen theatre on the upper level and ground floor restaurants and entertainment.
- Moreno St. Market, a new 9-unit food hall, opened in Summer 2017 featuring Boba World, Noodle World, Oli's Tacos, Panda Express, Pokeway and Stickhouse. Plus, Doner & Gyros will open Holiday 2018.
- Interior renovation of the center completed in 2017 that updated all surfaces from floors to ceilings, improved site lines and the overall appeal of the center.
- 1.2 million square foot center featuring over 150 retailers including:

ANCHORED BY

- Nordstrom
- JCPenney
- Macy's
- Sears
- Barnes & Noble
- The Canyon (Opening 2019)
- AMC (Under Construction)

RESTAURANTS

- Buffalo Wild Wings
- Moreno St. Market Food Hall

TOP RETAIL BRANDS

- MAC
- H&M
- Sephora
- Starbucks
- Forever 21 (Expanding 2018)
- Victoria's Secret
- Pink
- Express
- Bath & Body Works
- Foot Locker/House of Hoops
- Disney Store
- Box Lunch
- Carter's/OshKosh B'gosh

LOCATION

- Located 30 miles from downtown Los Angeles in San Bernardino County
- Prime location on Interstate 10 with direct visibility to over 257,000 cars per day and over 1,130 linear feet of freeway exposure
- ¼ mile from the Metrolink Station – future stop on the Metro Gold Line

MARKET GROWTH

- Dense suburban population with a projected growth of over 37,000 people in the trade area in the next 5 years
- 34% of the populations’ annual household income is greater than \$100,000 in the trade area
- Medium Household Income is projected to grow by 1.88% in the next 5 years
- 50.48% Female; 49.52% Male

Source: 2017 ERSI Data

POPULATION

Based on a 10-Mile Radius

Source: 2017 ERSI Data

	2017	Projected 2022
POPULATION	986,069	1,023,300
MEDIAN AGE	34.9	36.3
HOUSEHOLDS	295,013	305,044
AVERAGE INCOME	\$95,665	\$107,419

WORKPLACE POPULATION

Source: 2017 ERSI Data

3-MILES	67,063 EMPLOYEES
5-MILES	141,798 EMPLOYEES
10-MILES	385,316 EMPLOYEES

PRESTIGIOUS COLLEGES

15 Colleges within a 15-Minute Drive

INCLUDING:

- Claremont Colleges
- Harvey Mudd College
- Pomona Collage
- Claremont Graduate University
- California State Polytechnic University
- University of Laverne

110,000 Combined Student Enrollment

IN GOOD COMPANY

You are in good company at Montclair Place with many of the top retail brands all together in one prime location in the Inland Empire. Be the next to set up shop at Montclair Place.

SOME OF OUR NEWEST ADDITIONS



COMING 2018/2019



FOREVER 21
Expansion to 13,325 SF

UNDER DEVELOPMENT



NORDSTROM 

JCPenney  sears

MAC  SEPHORA

H&M  EXPRESS

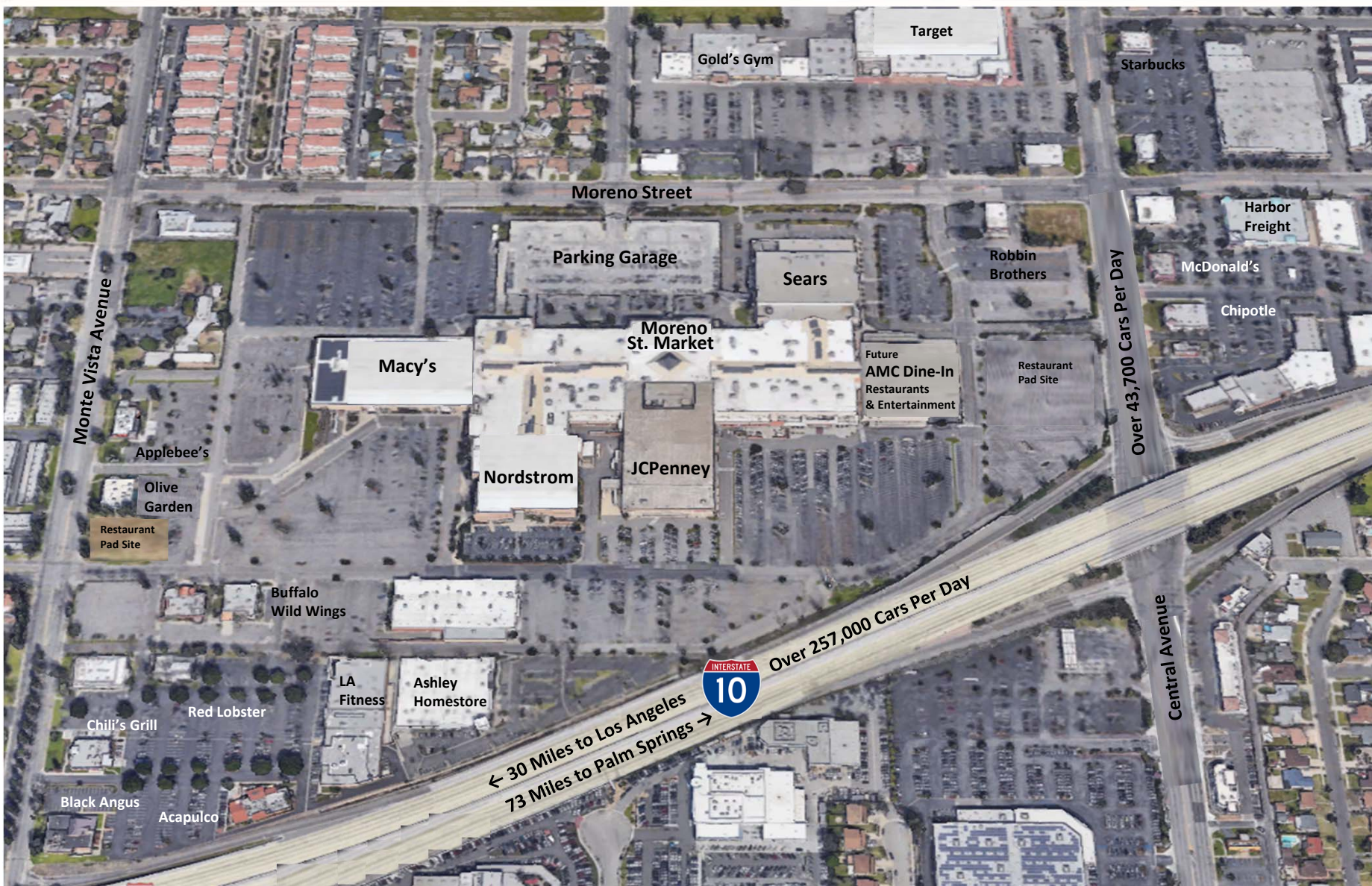
Ben Bridge  Bath & Body Works 

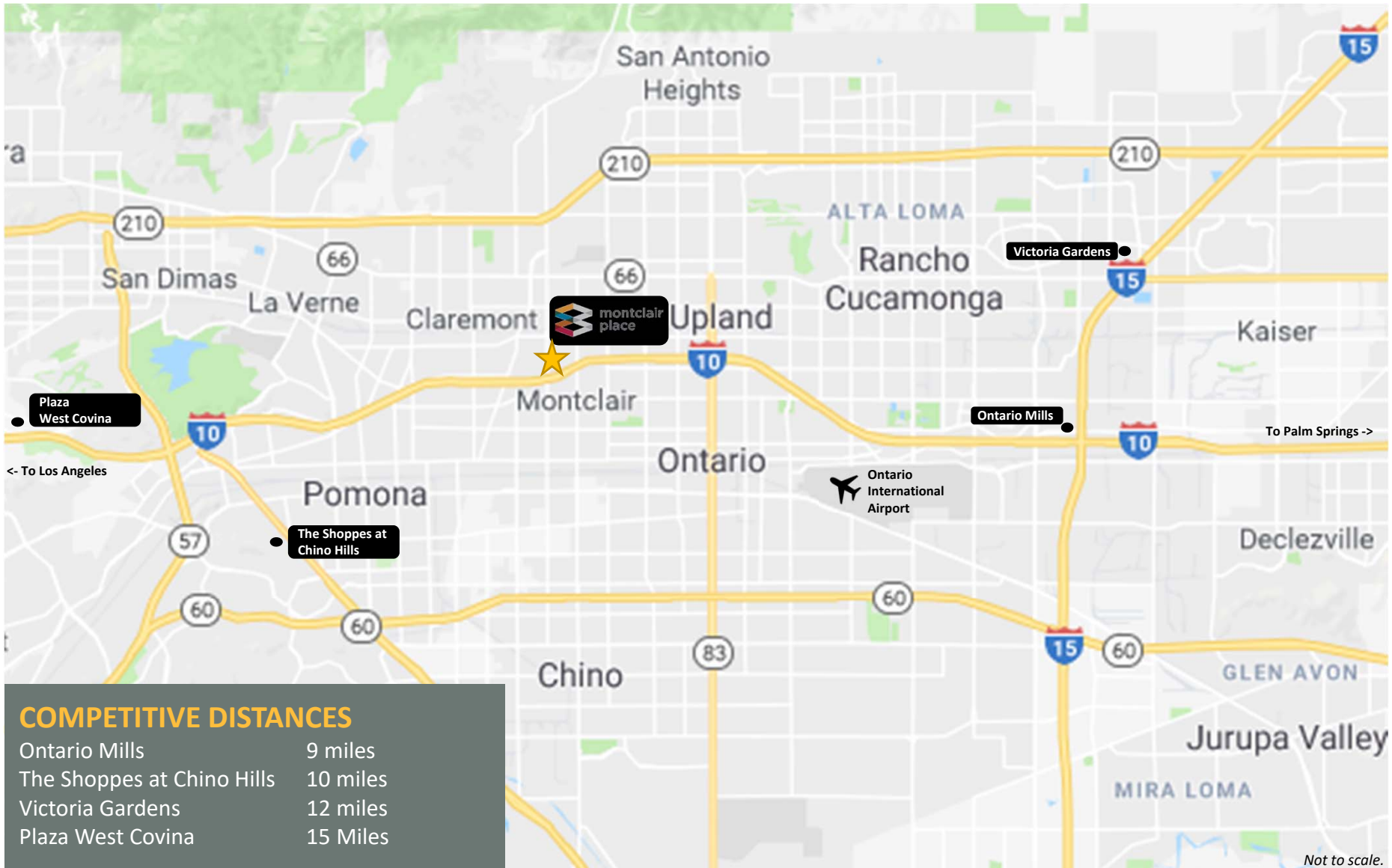
PANDORA   THE CHILDREN'S PLACE

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Aerial View

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Not to scale.

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Completed Moreno Street Market Food Hall

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Now Open



NOODLE WORLD



Stickhouse
Italian Gelato on a Stick



Coming 2018

DÖNER & GYROS

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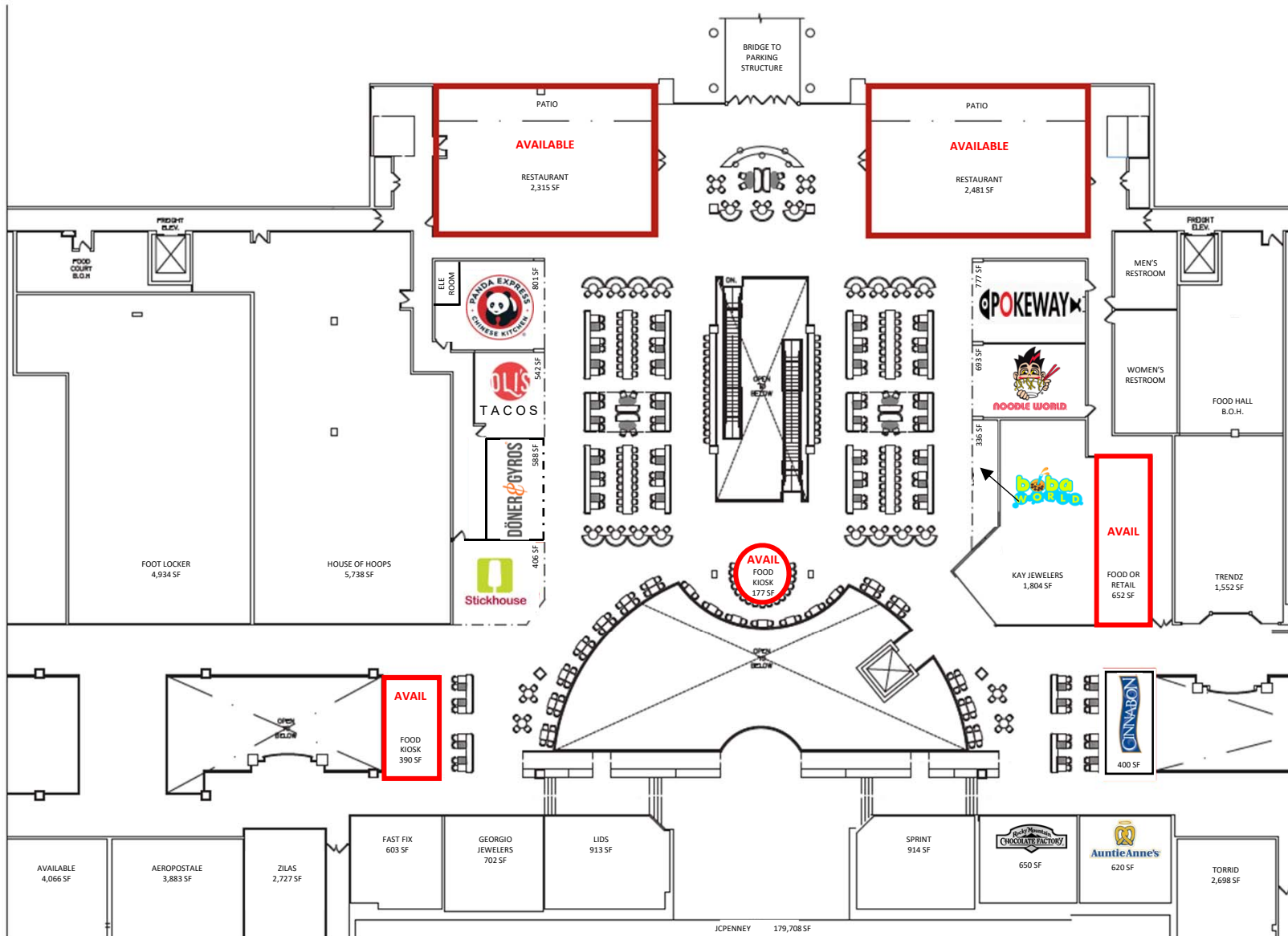
Completed Moreno Street Market Food Hall

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Moreno St. Market Available Spaces



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Entertainment Redevelopment

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Entertainment Anchor Construction Is Underway

- 55,000 sf theatre featuring AMC Dine-In Theatre
- 55,690 sf of first floor restaurant and entertainment space



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Entertainment Redevelopment

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GRAPHICS LEGEND

- MALL CONCOURSE**
4,624 SF
- TENANT 1**
5,151 SF
- TENANT 2**
7,051 SF
- TENANT 3**
8,802 SF
- TENANT 4**
32,394 SF
- STAIRS**
1,404 SF
- ELEVATORS AND BOH SERVICES**
6,656 SF
- SERVICE CORRIDOR**
1,709 SF

- GBA**
67,791 SF
- GLA**
53,398 SF

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New Building Elevations

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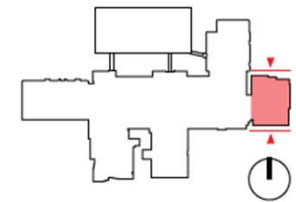
NORTH ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

MT-01 WATER JET CUT ALUMINUM PANEL WITH CUSTOM PATTERN, MT-5 POWDER COATED FINISH	MT-02 A606 WEATHERING CORTEN STEEL, VERTICAL WALL FINIS	MT-03 HOT ROLLED STEEL WITH CLEAR SEAL FINISH	MT-04 POWDER COATED METAL PANEL 'P3 GLIMMER' TIGER DRYLAC COATING 049/70200	MT-05 POWDER COATED METAL PANEL 'IRON GLIMMER EFFECT' DB703, TIGER DRYLAC COATING 049/84340	EF-01 SMOOTH COAT ACRYLIC BASE 10 "WHITE"	WW-01 + GL-01 - DARK BRONZE ANODIZED STOREFRONT - CLEAR INSULATED GLASS STOREFRONT ENTRANCE	PT-01 DUNN EDWARDS 'DROPLETS' DEW381



- Tenant layout and materials subject to change*
- All existing heights to be verified in-field*

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