



JR ANCHOR, DRIVE-THRU PAD & INLINE STORES FOR LEASE

ORCHARD PLAZA

4480 Holt Boulevard, Montclair, California 91763
±46,118 Sq. Ft. New Shopping Center



Drive-Thru Corner Pad

Retail Availability & Lease Rates:

- Drive-Thru Pad, Jr Anchor & In-Line Shops Available from ±1,053 SF to ±10,920 SF
- Drive-Thru Pad Space \$3.50 to \$4.00 PSF - NNN Monthly +.47¢ PSF NNN Charges
- Jr. Anchor Space \$2.25 to \$2.50 PSF - NNN Monthly +.47¢ PSF NNN Charges
- In-line Space \$2.50 to \$2.75 PSF - NNN Monthly +.47¢ PSF NNN Charges
- ±46,118 SF New Center with Parking at 4.8 Per/1,000 SF
- Tremendous Density, Traffic & Visibility
- Traffic Count: 46,672 CPD (Adjusted to 2015)

2015 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	25,158	207,738	488,327
Average House Hold Income:	\$60,707	\$65,403	\$73,583



In-line Shops:



Project Anchors & Area Retailers:



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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com BRE No. 01245842

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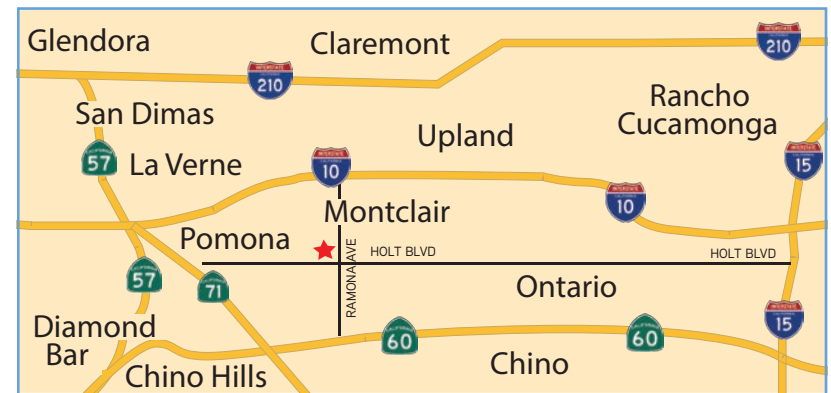
Anchored By:



Locations & Highlights

- > Very strong retail demand, surrounded by significant population of 207,264 people within 3-miles
- > Located on Signalized NWC of Holt Blvd. & Ramona Ave. \High Visibility
- > ±390' of frontage on Holt Blvd. & ±402' of frontage on Ramona Ave.

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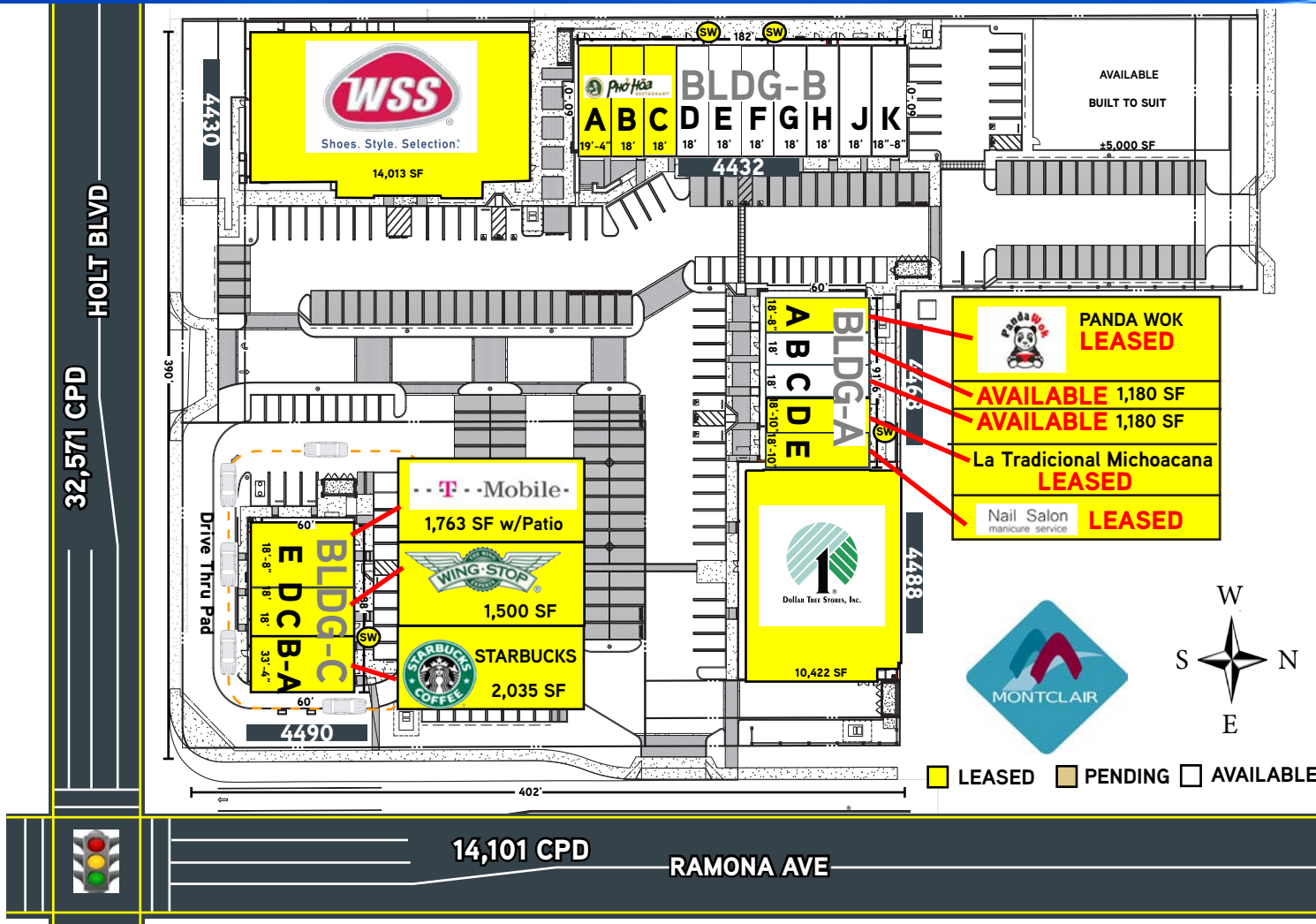




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ANCHORS		
4430 Warehouse Shoe Sale-	Leased	±15,000 SF
4448 DollarTree -	Leased	±10,000 SF
UNIT AVAILABILITY		UNIT SIZE
4468 Holt - 112' Frontage		
BLDG-A Shops		±5,480 SF
Unit A - Panda Wok -	Leased	±1,120 SF
Unit B		±1,180 SF
Unit C		±1,180 SF
Unit D - La Traditional Michoacana Lsd		±1,180 SF
Unit E - Nail Salon -	Leased	±1,093 SF
4432 Holt - 147' Frontage		
BLDG-B Shops		±10,920 SF
Unit A - Pho Hoa -	Leased	±1,160 SF
Unit B - Pho Hoa -	Leased	±1,080 SF
Unit C - Pho Hoa -	Leased	±1,080 SF
Unit D		±1,080 SF
Unit E		±1,080 SF
Unit F		±1,080 SF
Unit G		±1,080 SF
Unit H		±1,056 SF
Unit J		±1,053 SF
Unit K		±1,123 SF
4480 Holt - 123' Frontage		
BLDG-C PAD		±5,280 SF
Unit A-B - Starbucks -	Leased	±2,035 SF
Unit C-D - WingStop -	Leased	±1,500 SF
Unit D-E - T-Mobile -	Leased	±1,763 SF

HOLT BLVD
32,571 CPD

14,101 CPD
RAMONA AVE

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Demographics For 4480 Holt Blvd., Montclair, CA 91763

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	25,158	204,738	488,327
2015 Total Daytime Population	22,381	198,127	492,336
2015 Total Employees	6,942	73,728	200,218
2015 White alone	12,468	105,291	258,375
2015 Black or African American alone	1,249	11,767	27,593
2015 American Indian and Alaska Native alone	331	2,316	4,978
2015 Asian alone	2,144	15,309	42,469
2015 Native Hawaiian and OPI alone	43	409	1,089
2015 Some Other Race alone	7,821	59,804	129,993
2015 Two or More Races alone	1,102	9,842	23,830
2015 Hispanic	19,686	139,312	307,914
2015 Not Hispanic	5,472	65,426	180,413
% 2015 White alone	49.56%	51.43%	52.91%
% 2015 Black or African American alone	4.96%	5.75%	5.65%
% 2015 American Indian and Alaska Native alone	1.32%	1.13%	1.02%
% 2015 Asian alone	8.52%	7.48%	8.70%
% 2015 Native Hawaiian and OPI alone	0.17%	0.20%	0.22%
% 2015 Some Other Race alone	31.09%	29.21%	26.62%
% 2015 Two or More Races alone	4.38%	4.81%	4.88%
% 2015 Hispanic	78.25%	68.04%	63.05%
% 2015 Not Hispanic	21.75%	31.96%	36.95%
2015 Households	6,073	55,586	136,682
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	6,118	55,166	136,188
2015 Occupied Housing Units	5,887	52,997	131,236
2015 Owner Occupied Housing Units	2,882	28,113	77,671
2015 Renter Occupied Housing Units	3,005	24,884	53,565
2015 Vacant Housings Units	231	2,171	4,954
% 2015 Occupied Housing Units	96.22%	96.07%	96.36%
% 2015 Owner occupied housing units	48.96%	53.05%	59.18%
% 2015 Renter occupied housing units	51.04%	46.95%	40.82%
% 2000 Vacant housing units	3.78%	3.94%	3.64%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$47,143	\$50,086	\$55,714
2015 Household Income: Average	\$60,707	\$65,403	\$73,583
2015 Per Capita Income	\$14,742	\$18,302	\$21,002

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RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,731,167	\$15,613,669	\$38,687,531
2015 Jewelry stores	\$569,984	\$5,304,957	\$13,574,704
2015 Mens clothing stores	\$1,950,649	\$17,947,844	\$45,121,925
2015 Shoe stores	\$2,009,615	\$18,326,111	\$46,022,935
2015 Womens clothing stores	\$3,177,517	\$29,704,992	\$75,251,333
2015 Automobile dealers	\$24,300,916	\$227,572,485	\$581,406,670
2015 Automotive parts and accessories stores	\$4,758,790	\$44,574,219	\$113,280,873
2015 Other motor vehicle dealers	\$628,904	\$5,964,567	\$15,176,622
2015 Tire dealers	\$2,126,892	\$19,911,723	\$50,555,968
2015 Hardware stores	\$95,964	\$905,438	\$2,362,484
2015 Home centers	\$932,996	\$8,946,555	\$23,429,073
2015 Nursery and garden centers	\$1,081,753	\$10,542,001	\$27,830,365
2015 Outdoor power equipment stores	\$523,448	\$4,977,345	\$12,820,004
2015 Paint andwallpaper stores	\$113,942	\$1,074,835	\$2,763,047
2015 Appliance, television, and other electronics stores	\$3,224,703	\$30,327,160	\$77,758,591
2015 Camera andphotographic supplies stores	\$242,556	\$2,294,135	\$5,954,522
2015 Computer andsoftware stores	\$9,045,750	\$84,147,020	\$211,815,977
2015 Beer, wine, and liquor stores	\$1,575,622	\$14,704,789	\$37,329,970
2015 Convenience stores	\$7,443,196	\$68,093,259	\$170,033,875
2015 Restaurant Expenditures	\$6,567,022	\$61,291,508	\$155,931,510
2015 Supermarkets and other grocery (except convenience) store	\$26,336,504	\$243,127,176	\$609,535,516
2015 Furniture stores	\$2,336,410	\$21,816,391	\$55,668,807
2015 Home furnishings stores	\$7,922,406	\$74,497,407	\$190,376,822
2015 General merchandise stores	\$41,946,497	\$393,388,727	\$1,006,437,804
2015 Gasoline stations with convenience stores	\$22,708,903	\$209,356,162	\$525,064,243
2015 Other gasoline stations	\$16,172,926	\$149,491,018	\$375,392,357
2015 Department stores (excl leased depts)	\$41,376,513	\$388,083,770	\$992,863,100
2015 General merchandise stores	\$41,946,497	\$393,388,727	\$1,006,437,804
2015 Other health and personal care stores	\$1,615,751	\$15,237,987	\$39,015,217
2015 Pharmacies and drug stores	\$6,481,175	\$60,988,090	\$155,090,121
2015 Pet and pet supplies stores	\$1,740,056	\$16,375,918	\$41,640,475
2015 Book, periodical, and music stores	\$253,429	\$2,431,851	\$6,311,123
2015 Hobby, toy, and game stores	\$767,462	\$7,160,131	\$18,160,748
2015 Musical instrument and supplies stores	\$75,600	\$712,974	\$1,852,144
2015 Sewing, needlework, and piece goods stores	\$138,405	\$1,305,403	\$3,356,944
2015 Sporting goods stores	\$738,848	\$6,932,555	\$17,872,783

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