

Montclair Plaza is a *primary retail and entertainment destination* in the Inland Empire, situated on Interstate 10, one of the busiest thoroughfares in the U.S. with a daily traffic count of 250,000 vehicles.



Property Overview

Location	5060 E. Montclair Plaza Lane Montclair, California 91763
Anchors	Nordstrom, Macy's, JC Penney, Sears
Total GLA	1,212,946 square feet
Year Opened/Expanded	Opened 1968/Expanded 1985 Complete Interior Renovation 2008
Major Roadways	Interstate 10: 250,000 AADT
Consumer Website	www.montclairplaza.com

Trade Area Stats

Population (2010)	999,086
Households (2010)	283,531
Average HH Income (2010)	\$86,745

Market Highlights

- ❑ Montclair is located 33 miles east of downtown Los Angeles, 45 minutes from both the mountains and beaches, allowing one to surf and snow ski in the same day.
- ❑ In 2008, a complete interior renovation of Montclair Plaza was completed including a interior remodel of the Inland Empire's only Nordstrom.
- ❑ Montclair Plaza contains a strong merchandise mix with over 200 specialty retailers including Barnes & Noble, Coach, Sephora, G by Guess, Swarovski, Ann Taylor Loft, Hollister, MAC, and many others.



- ❑ The Montclair Plaza trade area is home to some of the most prestigious colleges in the country including: The Claremont Colleges, California State Polytechnic University, Pomona and University of La Verne with combined enrollment of 35,000 students and 7,000 employees.
- ❑ The Montclair Plaza trade area is expected to reach 1.1 million residents with an average household income of nearly \$98,000 within the next 5 years. The center benefits from a 5 mile radius daytime employment of over 161,000.