



# THE SHOPS AT MORENO PLAZA

**Retail | For Lease**

5391-5467 Moreno St  
Montclair, CA 91763



**BARCLAY HARTY**

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## AVAILABLE SPACES

- ±24,000 SF Co-Anchor Space
- ±6,816 SF and 1, 676 SF Shop Spaces

## PROPERTY INFO

- Prime visibility along major arterial with 10 freeway-visible signage opportunities
- Prominent monument signage available
- Anchored by national retailers including Ross Dress for Less, Best Buy Outlet, Five Below, Dollar Tree, and other top brands
- Directly across the street from Montclair Place Mall
- High-traffic center drawing consistent shopper volume seven days a week
- Newly installed EVgo electric vehicle charging stations enhance customer convenience
- Excellent ingress and egress with multiple access points
- Loading dock with roll-up door for larger format users
- Easy regional access from Los Angeles, the Inland Empire, and surrounding trade areas
- Ample on-site parking

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	22,107	187,817	452,447
Avg. HH Income	\$103,793	\$117,227	\$120,825
Daytime Population	11,334	65,248	138,890

Source: Regis Sites USA



**TRADE AREA**



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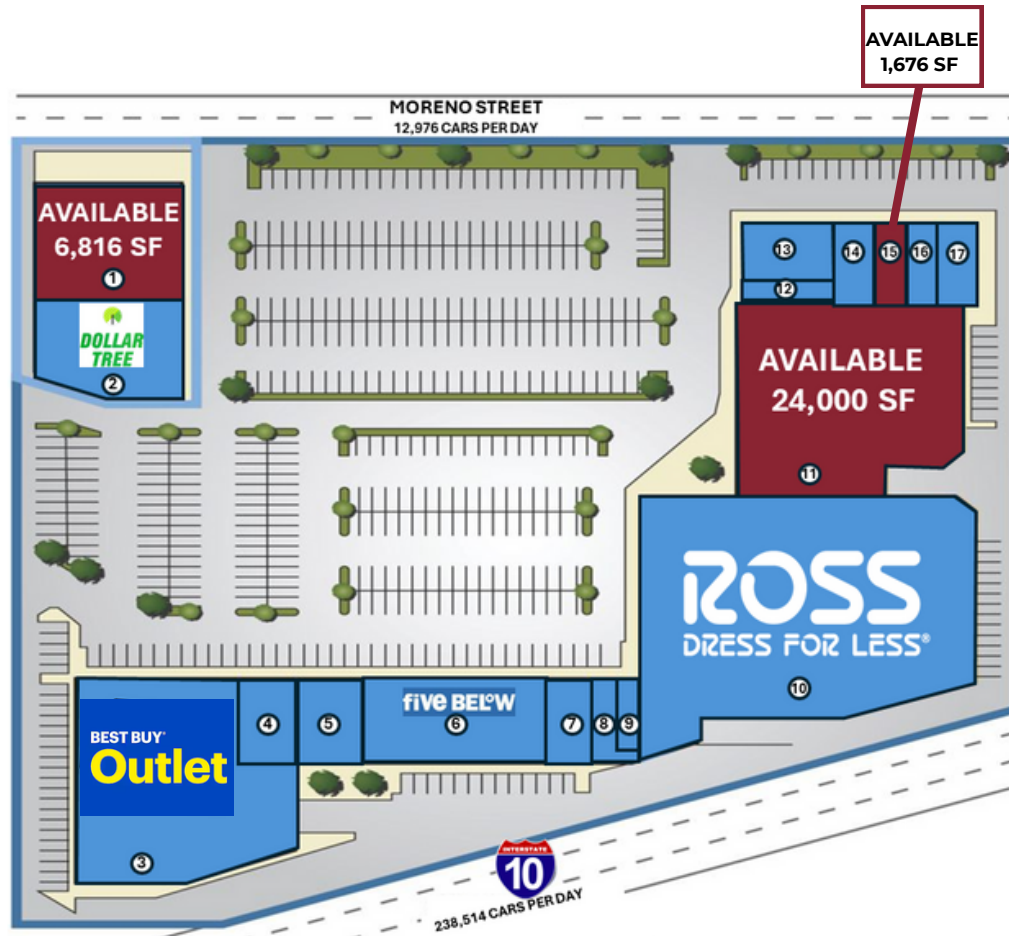
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**SITE PLAN**

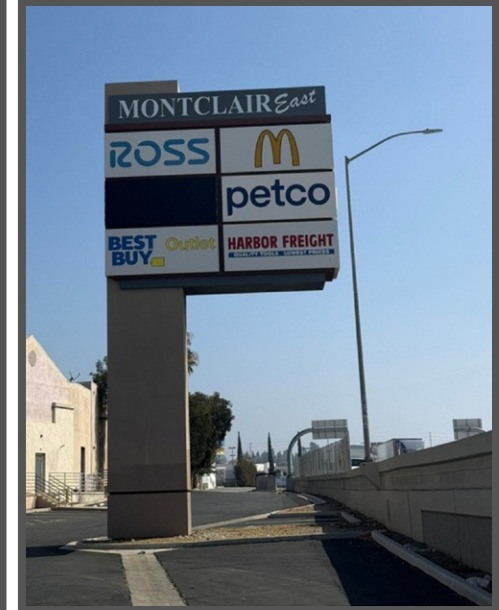


#	TENANT	SF
1	AVAILABLE	6,816
2	Dollar Tree	10,385
3	Best Buy Outlet	22,500
4	Eyebrow Image Salon	1,470
5	Jan's Tropical Fish	3,225
6	Five Below	8,500
7	Online Brands	1,610
8	Royal Barbers	1,134
9/10	Ross	41,623
11	AVAILABLE	24,000
12/13	USA Furniture	3,545
14	Miracle Ear	1,960
15	AVAILABLE	1,676
16	Beauty Salon	1,367
17	Dental Office	1,260
18	EVGo Vehicle Charging	5 Stalls

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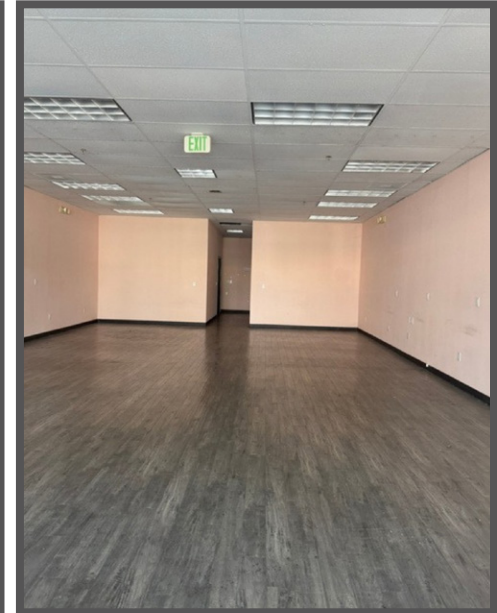
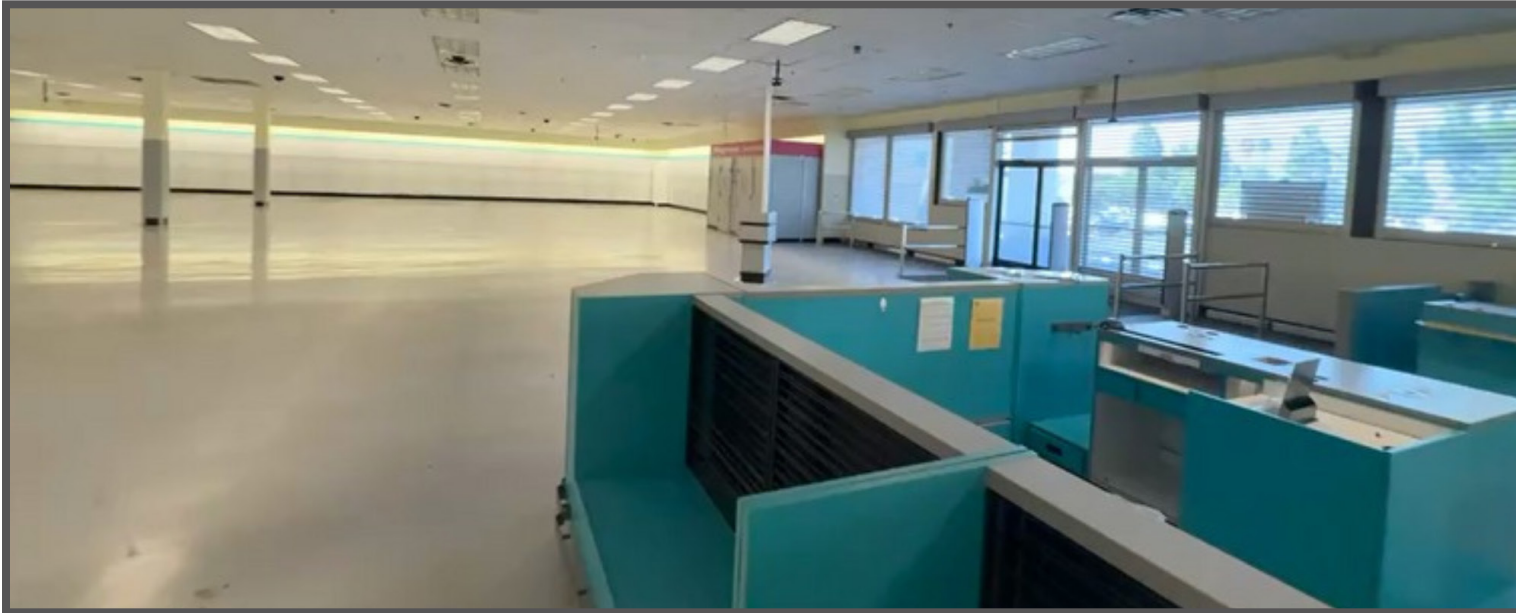
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