

# VILLAGE

AT MONTCLAIR



5050 E. ARROW HWY  
MONTCLAIR, CA



A DEVELOPMENT BY  
Village Partners

CBRE



# EXCITING NEW MIXED-USE DEVELOPMENT IN MONTCLAIR, CA

## **Prime Retail Space Available**

Seize the opportunity to establish your business in a brand new, upscale mixed-use development.

## **Residential & Recreational Features**

This project boasts over 350 residential units, complemented by a spacious park, picturesque paseos, stylish common areas, and 75 convenient street-level parking spots.

## **Strategic Location**

Located next to Montclair Place Mall and directly adjacent to the Metrolink station with direct pedestrian access, ensuring high visibility and foot traffic.

## **Traditional Design**

Experience modern, architecturally striking buildings with luxurious finishes.

## **Affluent Community**

Montclair attracts a well-educated and affluent demographic from nearby areas, including Rancho Cucamonga, Claremont, Upland, and Chino Hills.

# SITE PLAN

## BUILDING 1

UNIT 110	523 SF
UNIT 112	688 SF
UNIT 116	693 SF
UNIT 118	1,319 SF

## BUILDING 2

UNIT 101	891 SF
UNIT 112	1,140 SF
UNIT 113	1,157 SF
UNIT 115	1,058 SF

## BUILDING 4

UNIT 135	1,180 SF
UNIT 136	991 SF



■ RETAIL 
 S STAIRS 
 E ELEVATOR 
 R ELEVATOR 
 T TRASH

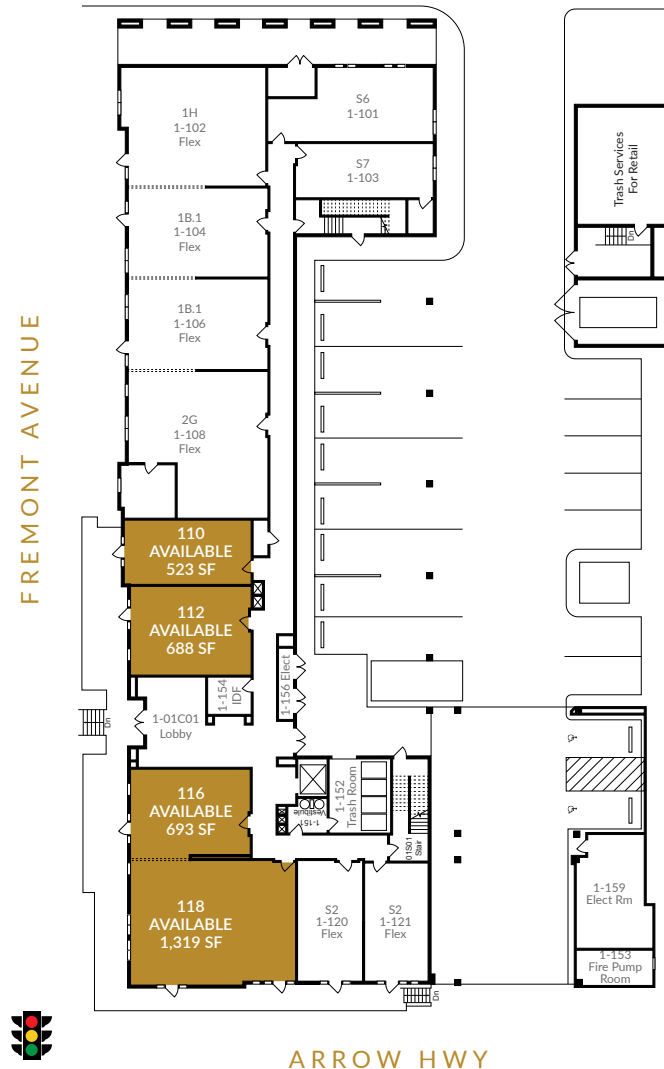
# FLOOR PLAN

## BUILDING 1



### RETAIL Availabilities

UNIT NUMBER	UNIT SIZE (SF)
110	523 SF
112	688 SF
116	693 SF
118	1,319 SF End Cap Restaurant



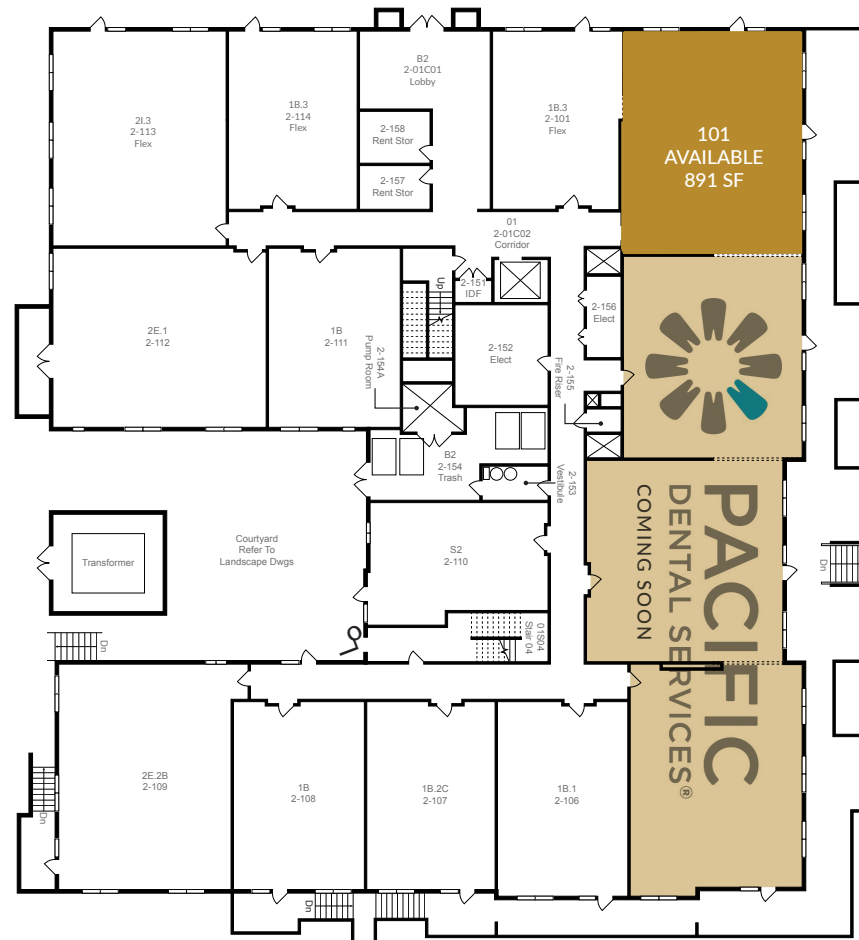
# FLOOR PLAN

## BUILDING 2



### RETAIL Availabilities

UNIT NUMBER	UNIT SIZE (SF)
101	891 SF
112	1,140 SF Pacific Dental Services
113	1,157 SF Pacific Dental Services
115	1,058 SF Pacific Dental Services



FREMONT AVENUE

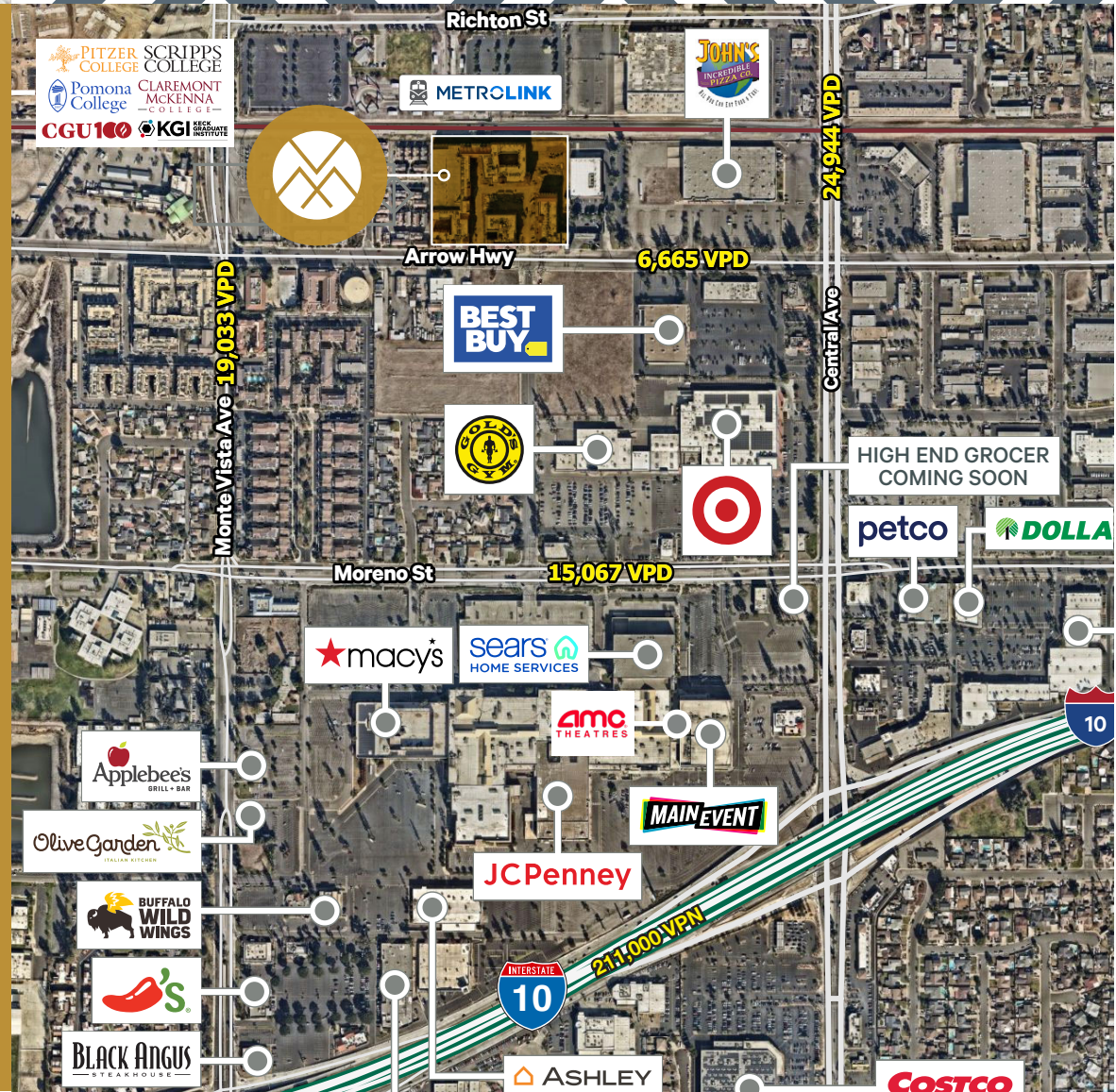
ARROW HWY





# WELCOME TO MONTCLAIR

Montclair, CA, is a thriving community offering a strategic location with easy access to major highways and a robust transportation network including transit. Known for its diverse population and vibrant local economy, Montclair boasts a mix of residential, retail, and commercial spaces, making it an attractive destination for both businesses and residents. The area features a well-established mall, shopping centers, parks, and recreational amenities, enhancing its appeal for families and professionals alike.



**180,285**  
POPULATION  
(3 Miles)



**120,123**  
HOUSEHOLDS  
(3 Miles)



**\$114,577**  
AVG. HH INCOME  
(3 Miles)



**403,368**  
DAYTIME POPULATION  
(5 Miles)

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## CONTACT US

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