



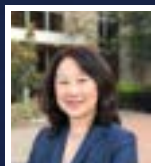
**SPERRY**

SEGA CRE

**FOR SALE**

9345 MONTE VISTA AVE  
MONTCLAIR, CA 91763

Exclusively Presented By



**Cristina Hsieh, CCIM**  
MANAGING DIRECTOR  
909.967.9588  
cristina.hsieh@sperrycga.com  
CalDRE #01944970



# Property Details & Highlights

Property Type	Retail
Property Subtype	Free Standing Building
APN	1008-331-09
Building Size	±6,204 SF
Lot Size	0.3 Acres (±12,990 SF)
Year Built	1981
County	San Bernardino
Market	Inland Empire West
Submarket	Montclair/Upland/Ontario Corridor
MPDSP Zoning Designation	District Commons (COMS)

Rare opportunity to acquire an approximately 6,204 SF freestanding former restaurant building on a highly visible outparcel to Montclair Place – a 1.2 million square-foot regional shopping, dining, and entertainment destination, and an ongoing transformation into a vibrant mixed-use town center. Offering exceptional flexibility, the property provides a versatile foundation for renovation or redevelopment across a wide range of commercial uses.

The property sits near the street frontage along Monte Vista Avenue with immediate access to the I-10 Freeway, the site benefits from outstanding regional connectivity. The surrounding trade area features an established mix of major retailers (Macy's, JC Penney), popular dining destinations (Black Angus, Chili's, Applebee's, Olive Garden, Buffalo Wild Wings), entertainment (AMC 12-screen theater), and dense residential neighborhoods – driving consistent consumer traffic and long-term demand.

Strategically located within the Montclair Place District Specific Plan (adopted in 2020), the site is well-positioned to benefit from future redevelopment initiatives and long-term corridor enhancements. Don't miss this attractive opportunity for owner-users, investors, or developers seeking a well-positioned asset in one of the Inland Empire's established and evolving commercial corridors!



- Freestanding Restaurant Building with Established Infrastructure
- Partially Demolished Interior—Reducing Upfront Cost
- Prime Outparcel of Montclair Place
- Surrounded by a Vibrant, High-Traffic Restaurant District
- Ample Parking – Reciprocal Parking Rights
- Highly Visible Pylon Sign Along I-10 Freeway
- Direct Access to I-10 Freeway— Superior Regional Connectivity
- 1.1 miles from Montclair Transit Center
- Ideal for Repositioning, Re-Tenancing, or Ground-Up Redevelopment
- Located Within the Montclair Place District Specific Plan (MPDSP)

# Property Photos

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# Additional Photos

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# Aerial & Parcel Map

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# Retailer Map

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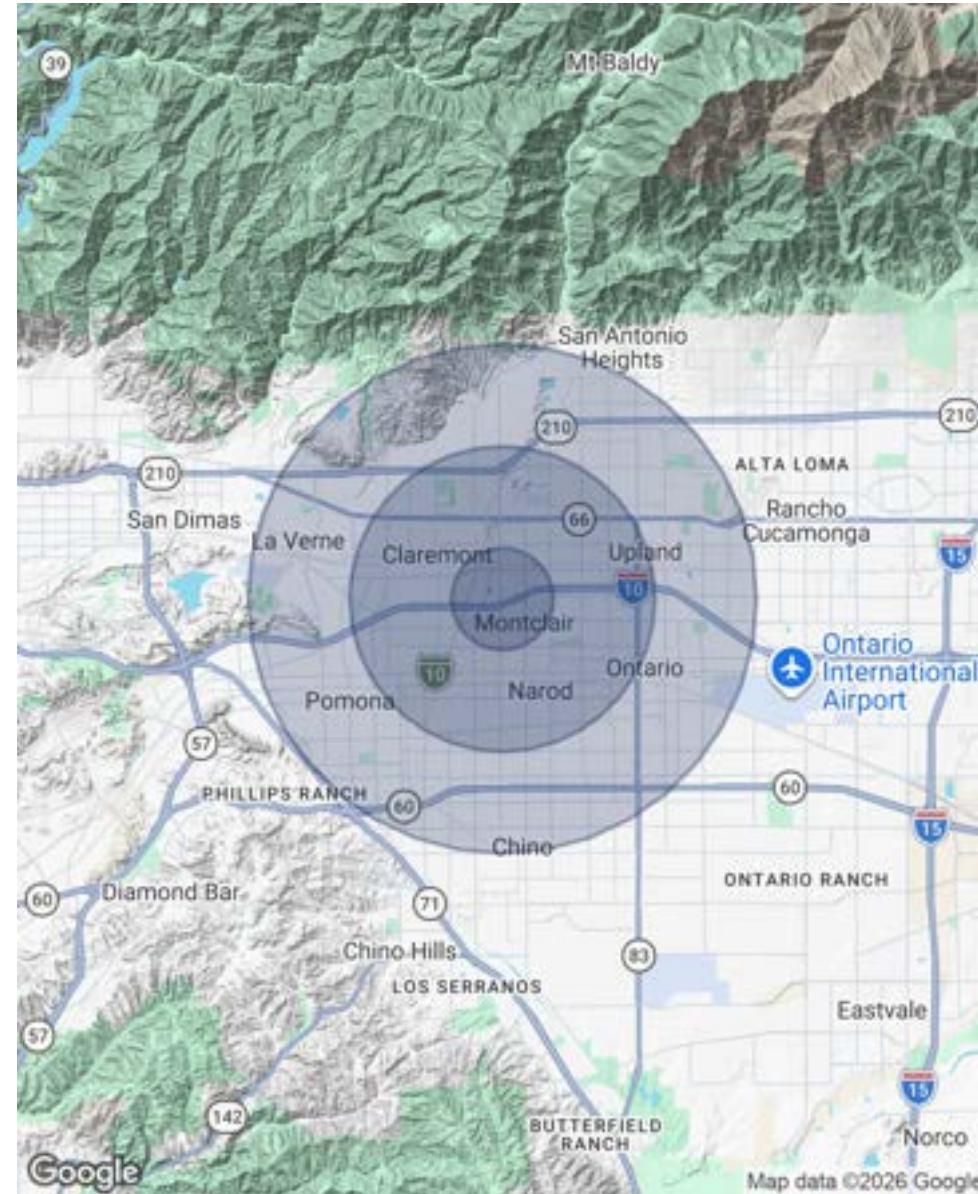
# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	19,965	185,680	468,918
Median Age	35.9	35.5	36.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,612	58,850	146,823
Average HH Size	3	3	3.1
Median HH Income	\$93,619	\$87,768	\$89,859

Data Source: Esri 2025

<b>TRAFFIC COUNTS</b>	<b>Cross Street</b>	<b>Traffic Volume</b>	<b>Distance</b>
Monte Vista Ave	San Jose St N	30,723	0.07 mi
I-10 Freeway	Monte Vista Ave	265,453	0.14 mi



# City Information



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## CITY OF MONTCLAIR\*

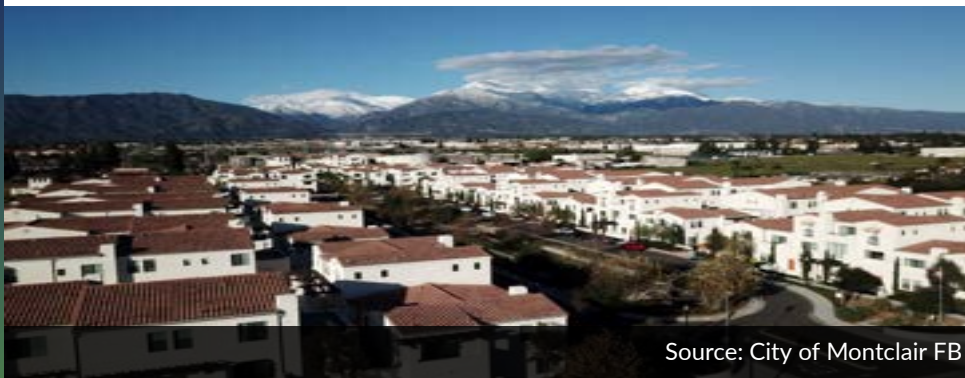
Located in the heart of the Inland Empire, Montclair is a dynamic and strategically positioned city in western San Bernardino County, directly bordering Los Angeles County. Known for its strong regional accessibility, Montclair benefits from immediate access to the I-10 Freeway, major arterial corridors, and proximity to neighboring cities such as Ontario, Upland, Pomona, and Claremont. The city serves as an important commercial hub for the region, attracting residents and visitors from throughout the eastern Los Angeles Basin and Inland Empire.

Montclair offers a diverse mix of retail, dining, entertainment, and residential communities, anchored by major shopping destinations including Montclair Place and numerous national retailers and restaurants along key commercial corridors such as Monte Vista Avenue and Central Avenue. The city continues to experience revitalization efforts through initiatives such as the Montclair Place District Specific Plan where this property is located within, which encourages mixed-use development, economic growth, infrastructure enhancements, and long-term corridor improvements designed to strengthen the community's economic vitality.



Montclair Place District Specific Plan Border Source: City of Montclair

The Montclair Transit Center is a major commuter bus and rail hub, providing daily connections through Metrolink, Foothill Transit, and Omnitrans with convenient access to downtown Los Angeles, downtown San Bernardino, and surrounding communities throughout the region. The Silver Streak bus rapid transit system also serves the city with stops at the Transit Center and near Montclair Place, further enhancing regional connectivity and commuter accessibility.



Source: City of Montclair FB

With a population of approximately 37,500 residents\*\*, Montclair provides a business-friendly environment supported by a dense surrounding trade area, a growing residential base, and a strong labor force throughout the Inland Empire. Its central location, excellent transportation connectivity, and ongoing redevelopment initiatives continue to position Montclair as an attractive destination for investment, retail, restaurant, entertainment, and owner-user opportunities.

\*[www.cityofmontclair.org](http://www.cityofmontclair.org)

\*\*[www.worldpopulationreview.com/us-cities/california/montclair](http://www.worldpopulationreview.com/us-cities/california/montclair)