

City of Claremont Opportunities



www.nxscre.com
DRE# 02271928



NEXUS



City Overview: Claremont, CA

Claremont, nicknamed the “City of Trees and PhDs,” is a vibrant, walkable city in **San Bernardino County**, Southern California. It covers approximately 13.3 square miles, blending rich historical architecture with a progressive urban core anchored by Claremont Village and the restored Packing House. Located just ~30 miles east of Downtown LA, Claremont offers an idyllic suburban-urban mix with deep cultural roots and institutional strength

Demographics & Economics

Claremont's population reflects a vibrant, multicultural blend that directly influences its retail and business landscape. This affluent, well-educated community ($\approx 60\%$ hold a bachelor's degree or higher) offers broad consumer demand with strong day and evening spending power

- **Residential Population:** ~37,000
- **Daytime Population:** ~38,100 (~3% increase)
- **Total Households:** ~12,185
- **Average Household Size:** 2.59
- **Median Household Income:** ~\$122,000
- **Ethnic Composition:**
 - White (Non-Hispanic): ~53%
 - **Hispanic/Latino:** ~26%
 - Asian: ~15%
 - **Black/African American:** ~5%





Strategic Location & Accessibility

Claremont's strategic location offers exceptional access

- **Freeways:** Close access to I-210 corridor, with linkage to I-10, I-215, and SR-210
- **Rail & Transit:** Claremont Station on Metrolink's San Bernardino Line—direct service to LA; local Foothill Transit coverage
- **Air Travel:** 20 minutes to Ontario International
- **Walkability:** The historic Village and Packing House are pedestrian-focused, ideal for storefront retail and outdoor dining
- **Commuting:** Average commute ~27 minutes; ~57% drive alone, 9% walk, and 22% work from home

This multi-modal infrastructure supports both local and regional draw, making Claremont a prime location for commuter-driven and community-focused business model

Opportunities for Prospective Tenants

Claremont supports a diverse range of retail and service formats, including

- ✓ **Retail & Dining:** Dense daytime foot traffic from colleges and professionals; affluent locals support boutique retail and premium eateries
- ✓ **Service & Office:** Strong demand for professional suites, co-working, wellness, and medical offices adjacent to transit hubs
- ✓ **Experiential & Creative Spaces:** Adaptive reuse venues (e.g., Packing House) support galleries, studios, tasting rooms, and event-based enterprises

Development & Investment Appeal

Claremont presents a compelling investment profile:

- **Adaptive Reuse Success:** The Packing House (circa 1922) transformed into a bustling mixed-use asset with lofts, galleries, retail, and restaurants
- **Historic Zoning Overlay:** Mixed-use and transit corridor zones foster creative redevelopment while preserving city character
- **City Support & Grants:** Preservation and redevelopment incentives are available for projects aligning with placemaking goals
- **Value Accretion:** Median property values ~ \$870K, appreciating ~4.2% annually

Landlords and developers benefit from high occupancy demand, premium rents in the Village, and a low-risk tenant mix bolstered by nearby institutional anchors.

Economic Vitality

The local economy thrives on diversity and stability

- **Employment Base:** ~17.5K employed residents, led by education, healthcare, and professional services
- **Income & Spending Power:** High household incomes with low poverty (~5.9%) signal strong purchasing potential
- **Stability:** Low unemployment growth and high white-collar workforce support resilient consumer demand

Claremont's economic indicators reveal an active and balanced market ideal for business expansion and investor confidence.

Anchors & Tenant Mix

Claremont's core commercial districts are anchored by a blend of national brands and local boutiques:

- **Major Grocers/Anchors:** Vons, Sprouts, Trader Joe's (nearby), supporting grocery and convenience retailers.
- **Retail Hotspots:** The Village and Packing House host ~50 boutiques, 40+ cafes/restaurants, galleries, offices, and event spaces
- **Tenant Mix:** Art-house cinema, co-working, wellness studios, museums, and galleries create diverse draws.
- **Regional Centers:** Montclair Place (~10 mins away) expands draw and captures supermarket/department store demand

Events, foot traffic, and adjacency to the colleges sustain consistent visibility for tenants throughout the week.

VONS

TRADER JOE'S



SPROUTS
FARMERS MARKET

CHASE 

NEXUS

Arts, Culture & Entertainment

As a hub of academic and artistic life, Claremont's cultural offerings are central to its identity:

- **The Claremont Colleges** offer public galleries, lectures, concerts, and theatrical performances year-round.
- **Historic Packing House:** Converted warehouse now serves as a live music venue, wine bar, and maker space.
- **Monthly Events:** Art Walk, Wine Walk, Farmers Market, and seasonal festivals enrich foot traffic and community connection.
- **Public Art & Parks:** Dozens of murals, sculptures, and curated landscapes make the city inviting for visitors and locals alike.



Education & Workforce

Claremont is an education-first community with a robust talent pipeline:

- **Higher Education:** The Claremont Colleges—Pomona, Claremont McKenna, Scripps, Pitzer, and others—serve over 7,000 students and bring world-class faculty, researchers, and visitors into the community.
- **K-12 Education:** The Claremont Unified School District is ranked among the top public systems in the state.
- **Workforce:** The local labor force is skilled, diverse, and largely white-collar, with an average commute of ~27 minutes and a high degree of local employment retention (~38% live and work in Claremont).

This educated and engaged population offers strong consumer demand and a viable employee base for new tenants.



Key Considerations (for Tenants)

Factor	Insight
Affluent daytime + residential base	Drives consistent foot traffic across all dayparts
Adaptive reuse heritage sites	Enhanced marketing, prestige, and event activation like at the Packing House
Transit connections	Ease of access for employees and customers
Historic core walkability	Supports patio dining, cafe retail, boutique storefronts
Cultural programming calendar	Built-in audience for experiential tenants
Strong household incomes & stability	Underlays premium pricing and lease performance
Preservation zoning incentives	Cost-savings and expedited approvals for compliant developments

Summary

Claremont, CA is a rare Southern California destination combining historic character, cultural depth, institutional strength, and affluent demographics. With excellent infrastructure, stable economics, and vibrant tenant ecosystems, the city is highly attractive for retail, restaurant, and office tenants. **Nexus Commercial Real Estate** is primed to connect your concept with premier sites in Claremont's Village and beyond—be it boutique storefront, adaptive reuse opportunity, or office space. Let's shape your next expansion in a city that thrives on community, creativity, and long-term value.

DISCLAIMER

Each Party Shall Conduct Its Own Independent Investigation and Due Diligence

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and

consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

NEXUS

COMMERCIAL REAL ESTATE

Pablo Velasco

Principle

P: 951-961-1883 | Pablo@nxscree.com

Lic.# 01755526

Nexus Commercial Real Estate invites you to explore leasing opportunities in this uniquely positioned city
—and be part of the next era of success.

NEXUS