

# RESTAURANT REDEVELOPMENT

5220 MORENO STREET  
MONTCLAIR, CA

PANERA BREAD DEVELOPMENT



ANOTHER QUALITY  
DEVELOPMENT BY

# SDP

CONTACT:

5220 MORENO STREET, MONTCLAIR, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NICK WIRICK**  
DRE#: 01304661 // 951.276.3636  
NWIRICK@LEERIVERSIDE.COM

**CHRIS BEAUCHAMP**  
DRE#: 01982753 // 951.276.3675  
CBEAUCHAMP@LEERIVERSIDE.COM

**MIRANDA FIFIELD**  
DRE#: 02087985 // 951.276.3656  
MFIFIELD@LEERIVERSIDE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 [www.lee-associates.com](http://www.lee-associates.com)





CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

## PROPERTY FEATURES

- Mall Average Sales at \$500-600 per SF
- 96% of Mall Tenants have remained in business as of Q3 2020
- 12 Screen Theater Opening Q1 2021
- Lazy Dog Opened Q4 2019, Sales at \$900 per SF from Jan – March 2020

## MARKET DEMOGRAPHICS



Population  
**188,888**



Ave. HH Income  
**\$88,749**



Employees  
**70,257**



Central Ave &  
Moreno St  
**57,500 CPD**

Source Regis Online; 3 Mile Radius



CONTACT:

**NICK WIRICK**

DRE#: 01304661 // 951.276.3636  
NWIRICK@LEERIVERSIDE.COM

**CHRIS BEAUCHAMP**

DRE#: 01982753 // 951.276.3675  
CBEAUCHAMP@LEERIVERSIDE.COM

**MIRANDA FIFIELD**

DRE#: 02087985 // 951.276.3656  
MFIFIELD@LEERIVERSIDE.COM

5220 MORENO STREET, MONTCLAIR, CA

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 www.lee-associates.com

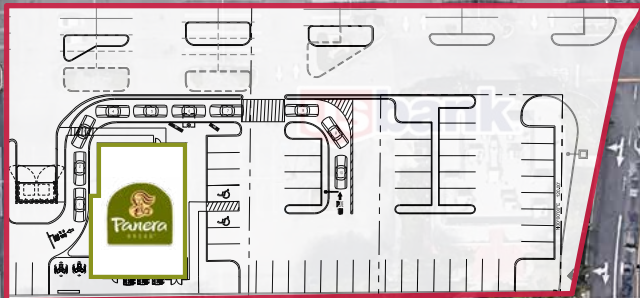


99¢  
only  
STORES



TARGET

Central Ave



usbank

Moreno St



ROBBINS BROTHERS  
the engagement ring store



CONTACT:

5220 MORENO STREET, MONTCLAIR, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

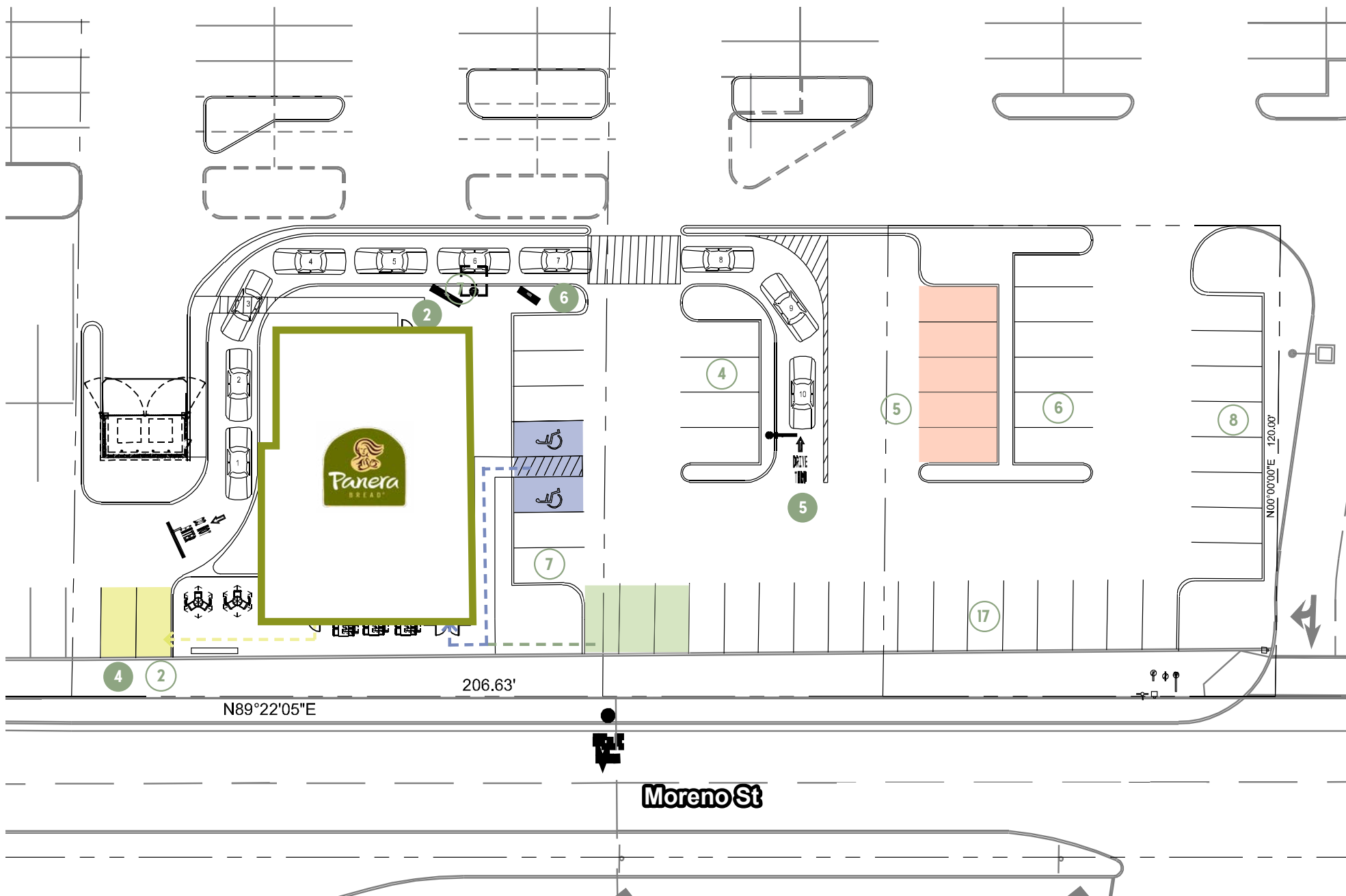
**NICK WIRICK**  
DRE#: 01304661 // 951.276.3636  
NWIRICK@LEERIVERSIDE.COM

**CHRIS BEAUCHAMP**  
DRE#: 01982753 // 951.276.3675  
CBEAUCHAMP@LEERIVERSIDE.COM

**MIRANDA FIFIELD**  
DRE#: 02087985 // 951.276.3656  
MFIFIELD@LEERIVERSIDE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 [www.lee-associates.com](http://www.lee-associates.com)





CONTACT:

5220 MORENO STREET, MONTCLAIR, CA



**NICK WIRICK**  
DRE#: 01304661 // 951.276.3636  
NWIRICK@LEERIVERSIDE.COM

**CHRIS BEAUCHAMP**  
DRE#: 01982753 // 951.276.3675  
CBEAUCHAMP@LEERIVERSIDE.COM

**MIRANDA FIFIELD**  
DRE#: 02087985 // 951.276.3656  
MFIFIELD@LEERIVERSIDE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 [www.lee-associates.com](http://www.lee-associates.com)