FOR LEASE · GROCERY-SIZED ANCHOR BOX

CBRE



Central Plaza

5280 E ARROW HWY · MONTCLAIR, CALIFORNIA

NWC ARROW HWY & CENTRAL AVE

A ±40,000 SF anchor box and a ±5,000 SF drive-thru pad on the hard corner



01 — THE OPPORTUNITY

A grocery-sized box on the corner of Arrow and Central.

The ±40,000 SF box is the west end of a 92,000 SF building shared with John's Incredible Pizza, on the northwest corner of Arrow Highway and Central Avenue. The center has 480 parking spaces, 854 feet of frontage on Arrow and two signalized entries, 0.7 miles from the Montclair Metrolink station. A ±5,000 SF drive-thru pad on the hard corner is available for ground lease.

±40,000 SF
Anchor box for lease

±5,000 SF
Drive-thru pad, ground lease

92,000 SF
Total building with John's

28,939
Cars a day, Central Ave at Arrow Hwy

18,493
Cars a day, Arrow Hwy at Central Ave

480
Surface parking spaces, 5.22 per 1,000 SF

LOADING
3 exterior docks

FRONTAGE
854 ft on Arrow, 458 ft on Central

ZONING
C-3, built 1986

Traffic counts: TrafficMetrix via CoStar (2024–2026). Building specs: CoStar.

02 — BUILT FOR A GROCER

North Montclair is adding homes faster than grocery stores.

The City plans more than 11,900 homes around the Montclair Transcenter, and 1,408 are already built or under way. Montclair's full-size supermarkets are all south of the I-10. Specialty grocers nearby rank high nationally: Sprouts in Claremont sits in the 86th percentile and Trader Joe's in the 79th.

USES THAT FIT ±40,000 SF

Specialty or natural grocer
±20,000–30,000 SF, with the balance for a second user

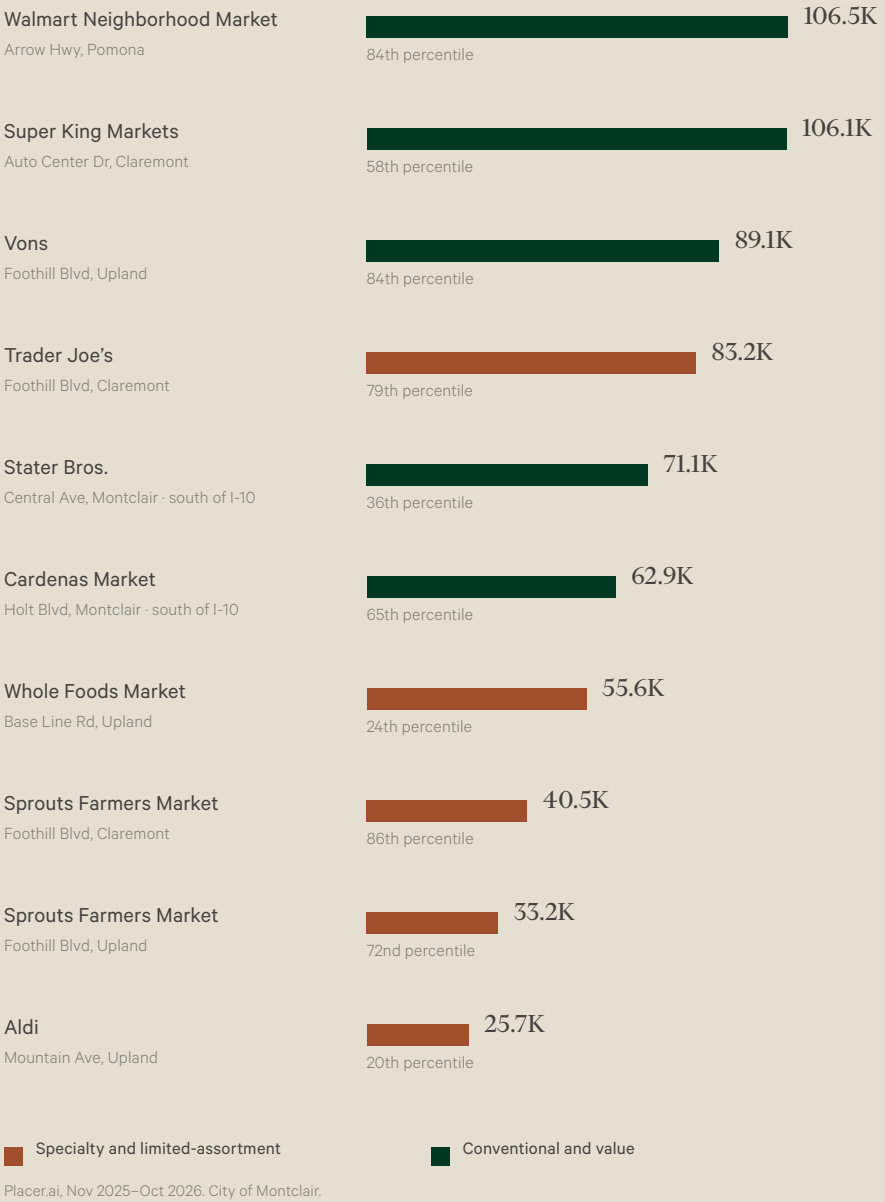
Value or limited-assortment grocer
Docks, 480 parking spaces and two signals

International or Hispanic market
The full ±40,000 SF with room for a kitchen

Fitness, off-price or entertainment
Next to John's and a half mile from Montclair Place

NEARBY GROCERS · MONTHLY VISITS

The busiest supermarkets around the site. Percentile ranks each store against its chain's locations nationwide.



Placer.ai, Nov 2025–Oct 2026. City of Montclair.

03 — SITE PLAN

An anchor box and a pad on the hard corner.



Available for lease or ground lease

Boundaries approximate. Not to scale.

AVAILABLE

±40,000 SF anchor box

West end of the building, next to John's Incredible Pizza. Building has 3 exterior docks. Demising to be confirmed with ownership.

GROUND LEASE

±5,000 SF drive-thru pad

Hard corner of Arrow Hwy and Central Ave, at the signal.

PROPERTY DETAILS

ADDRESS
5280 E Arrow Hwy, Montclair, CA 91763

BUILDING
92,000 SF with John's Incredible Pizza (51,000 SF)

ANCHOR BOX
±40,000 SF

LOADING
3 exterior docks (building)

PARKING
480 spaces (5.22/1,000 SF)

ZONING
C-3

DRIVE-THRU PAD
Up to ±5,000 SF, ground lease

FRONTAGE
854 ft on Arrow, 458 ft on Central

RENT
Negotiable; contact broker



Aerial looking south over the site toward Montclair Place, 2025.

04 — THE TRAFFIC

5.7 million visits a year to North Montclair.

Placer.ai counts 5.7 million visits a year to the North Montclair district from people who live elsewhere, up 10.5% over last year. Montclair Place, Target and Costco all sit within about a mile of the site.

5.7M	**NORTH MONTCLAIR DISTRICT**	Non-resident visits a year, up 10.5%
6.2M	**MONTCLAIR PLACE**	Visits a year from 1.4M visitors
2.2M	**TARGET #1423**	Visits a year · 95th percentile nationally
3.4M	**COSTCO**	Visits a year · south of the I-10

Placer.ai, Nov 2025–Oct 2026.



North Montclair, looking toward the Transcenter

05 — THE AUDIENCE

A dense trade area that keeps growing.

1,408

Homes built or under way at the Transcenter

11,900+

Homes the City plans for North Montclair

350

Apartments at Village at Montclair, 0.3 mi west

6.9 mi

To Ontario International Airport

AROUND THE SITE	1 MILE	3 MILES
Population	21,207	176,855
Households	6,711	55,354
Median household income	$85,460	$91,900
Daytime employees	12,130	74,049
Median age	31.8	36.7
Household growth, 2025–30	2.1%	0.3%

Sources: CoStar, rings centered on 5280 Arrow Hwy. Homes: City of Montclair and project sources.



06 — THE LOCATION

Between the Metrolink station and Montclair Place.

0.7 MI
Montclair Metrolink station (San Bernardino Line) and Transcenter

0.3 MI
Village at Montclair: apartments with shops and restaurants

0.4 MI
I-10 interchange at Central Ave

HALF A MILE
Montclair Place: Macy's, JCPenney and AMC

HALF A MILE
Target, Best Buy, Burlington and EoS Fitness on Central Ave

SOUTH OF I-10
Costco, Stater Bros. and Cardenas



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EXCLUSIVE LEASING

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