VILLAGE
AT MONTCLAIR

A DEVELOPMENT BY
Village Partners



NOW LEASING · OPENING 2027

Retail at the heart of North Montclair.

Seven street-level suites under 350 new homes, with a walking path and tunnel to Metrolink.

SHOP & RESTAURANT SPACE

891–4,246 SF

7,736 SF available

PABLO RODRIGUEZ · CONNER TOLLIVER

Arrow Hwy & Fremont Ave · Montclair, California

CBRE

01 — THE PROJECT

Shops and restaurants under 350 new homes.

Village at Montclair is a new mixed-use community by Village Partners at Arrow Highway and Fremont Avenue, next to the Montclair Transcenter. Three Spanish-style buildings wrap a central park and the Station Promenade, with residents upstairs and shops at street level. A walking path and pedestrian tunnel lead from the shops to the Metrolink platform.

350

Apartments above the retail

7,736 SF

Available in seven suites

891–4,246 SF

Suite sizes; Building 2 combines up to 4,246 SF

1,400+

New homes at and around the Transcenter

Metrolink

Walking path and tunnel to the Transcenter platform

Two leases signed

Pilates and a coffee roastery in Building 1

Sources: Village Partners; City of Montclair. Home counts detailed on page 6.





The central park, shared by residents and shoppers

02 — WHAT FITS HERE

The uses we're targeting.

Every suite sits under 350 new apartments, with a walking path and tunnel to the Metrolink station. These are the tenants that fit that audience best.

Bakery and dessert

Morning traffic from residents upstairs and Metrolink commuters.

Fast casual and quick service

Walk-up lunch and dinner for the homes and offices around the Transcenter.

Restaurant, brewery or wine bar

Building 4 combines to 2,171 SF with room for a large patio.

Dentist and doctor offices

Now permitted in the Station District. Building 2 combines to 4,246 SF.

Beauty and wellness

Hair, nail, lash and brow, day spa, Pilates and yoga. Suites from 891 SF.

Everyday services

Insurance, tax, real estate and banking for a growing neighborhood.

Neighborhood market and specialty retail

Daily needs for 1,400+ new homes at and around the Transcenter.

Uses subject to landlord approval and City review. Doctor and dentist offices were added as permitted uses by City of Montclair Ordinance 25-1015 (effective 11/19/2025).

Seven suites in three buildings.



Available Leased

75 retail parking spaces + 483-stall garage

DELIVERY, SIGNAGE & PARKING

STANDARD LANDLORD DELIVERY

- Shell walls, storefront, doors and slab
- ADA restroom
- Base HVAC equipment
- 200A electrical service
- Cold-water stub

RESTAURANT-READY

Building 1's Arrow Hwy end cap and the Building 4 patio suites are planned for food users. Additional landlord work for qualified restaurant operators is negotiated deal by deal.

TIMING

Suites deliver in phases; first tenants open in 2027.

SIGNAGE

- Halo-lit individual letters (10–24 in.) and non-illuminated blade signs
- One sign per frontage, two on corner units
- Tenant panels on the shared street monument
- Window graphics up to 25% of the glass; no cabinet signs



Street monument rendering, Tenant Signage Criteria (SKA Design, Nov 2024).

PARKING & TRANSIT

75 head-in retail spaces, a 483-stall structure, and a walking path and tunnel to Metrolink.

Delivery shown is typical. Landlord work and allowances are negotiated deal by deal and subject to landlord approval.

End caps, inline suites and a patio restaurant.

Building 1

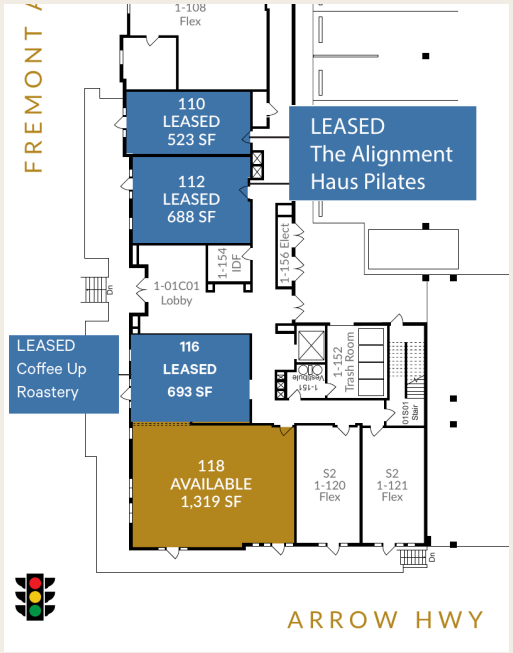
8859 FREMONT AVE

110	Leased — Pilates	523 SF
112	Leased — Pilates	688 SF
116	Leased — Coffee Up	693 SF
118	**Available, end cap**	**1,319 SF**

Corner end cap at Arrow Hwy & Fremont Ave, next to Coffee Up Roastery. Unit 118 is about 31 × 39 ft.

BEST FOR

Bakery, fast casual or quick service



Building 2

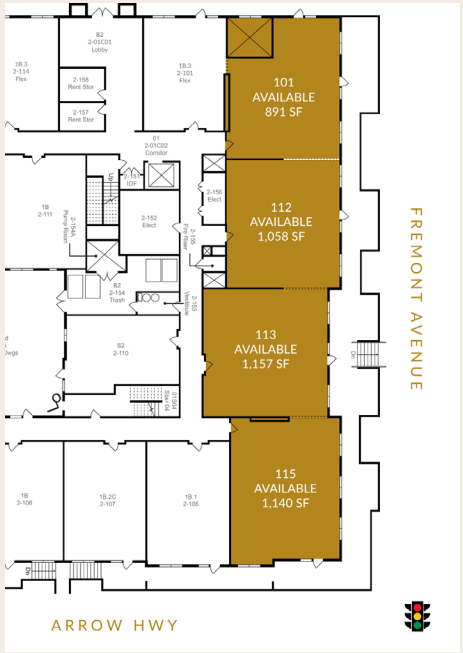
5059 BIRCH ST

101	**Available**	**891 SF**
112	**Available**	**1,058 SF**
113	**Available**	**1,157 SF**
115	**Available**	**1,140 SF**

Four suites fronting Arrow Hwy, combinable up to 4,246 SF, with patio potential on the frontage.

BEST FOR

Dentist or doctor's office, wellness, food hall or patio restaurant, or split for services



Building 4

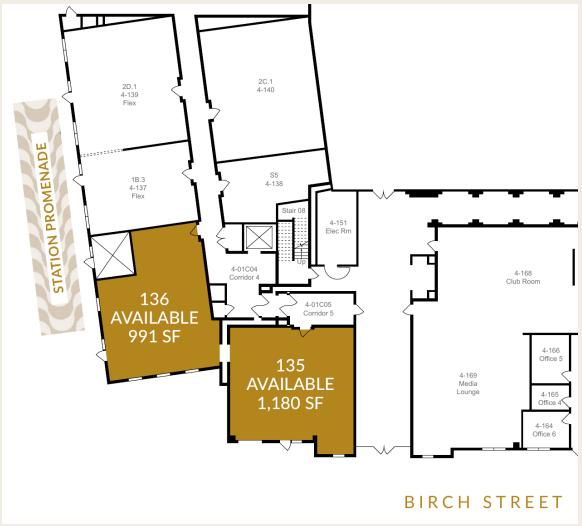
5038 BIRCH ST

135	**Available**	**1,180 SF**
136	**Available**	**991 SF**

A 2,171 SF restaurant on the Station Promenade with a large patio, a short walk from the Metrolink platform.

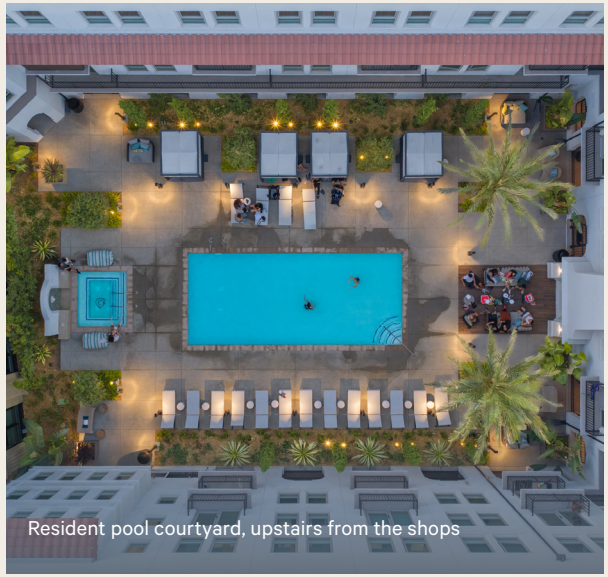
BEST FOR

Brewery, wine bar or full-service restaurant with patio



All suites front head-in retail parking (75 dedicated spaces) plus the 483-stall garage. Rent: contact the listing team. NNN $0.81/SF/mo (2026 estimate). Suites under negotiation are shown as available until a lease is signed.

A dense, growing trade area, with customers upstairs.



Resident pool courtyard, upstairs from the shops

179,840

People within 3 miles

$114,552

Average household income, 3 miles

46%

Of households within 3 miles earn $100K+ (about 25,900)

TRADE AREA	3 MILES	5 MILES
Population	**179,840**	437,207
Households	**55,912**	135,200
Average household income	**$114,552**	$112,312
Median household income	**$92,066**	$89,130
Households earning $100K+	**46.4%**	44.6%
Median age	**35.3**	35.9
Persons per household	**3.22**	—
Family households	**74.8%**	—

CAPTIVE AUDIENCE

350

Apartments directly above the shops

1,408

Homes at and around the Transcenter, built or under way

11,900+

Homes the City plans for North Montclair

DEMAND NEXT DOOR

1.6M	Monthly visits, Montclair retail area
483K	Monthly visits, Montclair Place
286K	Monthly visits, Costco
183K	Monthly visits, Target #1423 (95th percentile nationally)
96th	Percentile: Black Rock Coffee on Central Ave

Cars a day: I-10 211,000 · Central Ave 24,944 · Moreno St 15,067 · Arrow Hwy 6,665

Sources: Placer.ai, Census 2024 ACS, rings centered on 5050 Arrow Hwy; visits Nov 2025–Oct 2026. Homes: City of Montclair and project sources. Traffic counts: CBRE.



06 — NORTH MONTCLAIR

The centerpiece of Montclair's new downtown.

A planned downtown
The City plans 11,900+ homes around the Transcenter in North Montclair.

Arrow Hwy rehabilitation
About $8.5M in new utilities, storm drain and synchronized signals.

Fremont Ave improvements
New sidewalks, landscaping, street lights and repaving (2026).

Streetscape master plan
About $16.5M planned for Arrow, Moreno, Monte Vista, Central and Richton.

Sources: City of Montclair (specific plans, 5-year capital improvement program). Aerial via CBRE. Nearby retailers shown are a sample; logos are the property of their owners. Not to scale.



Village at Montclair

ARROW HWY & FREMONT AVE · MONTCLAIR, CALIFORNIA

Now leasing · Opening 2027

pablorodriguez.com

A development by Village Partners

EXCLUSIVE LEASING

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