THOMAS R.C. INC. (A CALIFORNIA INVESTMENT & MANAGEMENT GROUP)

Below-Market Retail & Food Space — Across from Costco

9525, 9531 & 9533 Central Avenue, Montclair, CA 91763 | $1.95/SF Gross (No NNN — Water, Trash & Security Included)

SERIOUS RENTERS ONLY • MINIMUM 685 CREDIT SCORE REQUIRED • 1ST PAID MONTH + 2 MONTHS SECURITY DEPOSIT DUE AT SIGNING

1. AVAILABLE SPACES & MOVE-IN COST SCHEDULE ($1.95/SF/MO GROSS)

Suite / Address	Size (SF)	Monthly Gross Rent	Security Deposit (2 Mos)	Total Due at Signing*	Availability
9533 Central Ave.	780 SF	**$1,521 / mo**	$3,042	**$4,563**	December 1, 2026
9531 Central Ave.	1,040 SF	**$2,028 / mo**	$4,056	**$6,084**	Available Now
9525 Central Ave.	1,820 SF	**$3,549 / mo**	$7,098	**$10,647**	Available Now
Combined (9531 + 9533)	1,820 SF	**$3,549 / mo**	$7,098	**$10,647**	December 1, 2026
Combined (All 3 Units)	3,640 SF	**$7,098 / mo**	$14,196	**$21,294**	December 1, 2026

**Total due at signing includes 1st paid month's gross rent + 2 months' security deposit (plus $110 non-refundable credit check fee per applicant/ guarantor submitted with application).*

2. PROPERTY SUMMARY & LOCATION OVERVIEW

Position your business in one of Montclair's highest-traffic retail corridors at an unbeatable below-market rate. Located on a prominent signalized corner along **Central Avenue**, these three retail storefronts sit within a bustling **Stater Bros. & Jack in the Box anchored neighborhood shopping center**, directly across the street from **Costco Wholesale & Gas Station** and less than **0.25 miles south of the I-10 (San Bernardino) Freeway**.

To give operators maximum long-term savings, all units are offered in **"As-Is" condition** with incoming tenants responsible for their own build-out and tenant improvements—allowing Landlord to offer an aggressive **$1.95/SF/Month Gross rate (with zero NNN charges, plus water and trash included)**, **two (2) months of free build-out rent for restaurant setups**, transparent multi-year rate schedules, and first-year exit flexibility.

Property Type	Retail / Neighborhood Strip Center	**Building Class**	Class B (Built 1977)
Zoning	C-1 / General Commercial (Montclair)	**Assessor Parcel (APN)**	1008-601-67
Anchor Tenants	Stater Bros. Markets & Jack in the Box	**Cross-Street Draw**	Costco Wholesale & Gas Station
Parking	Abundant Shared Field (~5.06 / 1,000 SF)	**Freeway Access**	< 0.25 Miles South of I-10 Freeway

3. FLEXIBLE MULTI-YEAR LEASE TERMS & PRE-SET BIENNIAL ADJUSTMENTS

Initial Lease Term	Starting Rate (Years 1–2)	Biennial Rent Adjustment	Renewal Option
2-Year Term	$1.95 / SF Gross	**10.0%** every 2 years	One (1) 2-Year Renewal Option
3-Year Term	$1.95 / SF Gross	**8.5%** every 2 years	One (1) 3-Year Renewal Option
4-Year Term	$1.95 / SF Gross	**6.5%** every 2 years	One (1) 4-Year Renewal Option
5-Year Term	$1.95 / SF Gross	**5.5%** every 2 years	One (1) 5-Year Renewal Option

4. KEY PROPERTY HIGHLIGHTS, INCENTIVES & LEASE CONDITIONS

- **True Gross Rent — Water & Trash Included:** Only **$1.95/SF/Month Gross** with **NO Triple Net (NNN)** charges—saving tenants 25% to 45% compared to neighboring Central Avenue centers. Standard water and trash service are included for retail/office uses (high-water uses such as laundromats are subject to a rate adjustment; restaurant tenants must maintain dedicated commercial trash/grease bins at their expense).
- **Restaurant Build-Out Incentive (2 Months Free Rent):** For qualified **restaurant/food-service build-outs**, Landlord offers the **first two (2) months of rent FREE** for permitting and construction—added on top of whichever full lease term (2, 3, 4, or 5 years) the tenant selects (architectural plans must be submitted to the City of Montclair within 30 days of lease signing).
- **Stater Bros. Center Security Patrol Included:** Shopping center common areas benefit from **security patrol managed by Stater Bros.** (funded by Landlord with zero extra CAM/security pass-through charges to the tenant), providing added peace of mind for customers and evening-hour operators.
- **Delivered "As-Is" / Customize Your Space:** Spaces are leased in **"As-Is" condition**. Incoming tenants are responsible for all interior build-out, city permits, grease interceptors, City of Montclair water/sewer impact fees, and any triggered ADA upgrades (subject to Landlord's prior written plan approval).
- **First-Year Early Termination Option:** For non-structural retail and office setups, Landlord offers an optional early cancellation privilege during the first 12 months with 60 days' prior written notice (the 2 months' security deposit is retained as the early termination fee), reducing startup risk for growing businesses.
- **Tenant Qualification & Application Fee:** All applicants and personal guarantors must have a **minimum credit score of 685 or higher** and submit a completed Credit Check Application along with a **$110.00 non-refundable credit check fee per applicant/guarantor**.
- **Strong Co-Tenancy & Ideal "Costco-Proof" Uses:** Join *Stater Bros., Jack in the Box, Double or Nothing Pizza, Mr. You Chinese Food, Juice Bar & Café, Hair Salon, Eyebrow & Facial Threading, Smoke Shop, Dry Cleaning, Water Store, Insurance Services,* and *African Market*. Ideal for a **Vietnamese Pho / Thai Noodle house**, boba/dessert café, fast-casual dining, **modern café-style self-serve laundromat (lounge & vending concept)**, tax/accounting office, notary/shipping center, nail spa/barber shop, pet grooming, medical/dental/chiropractic clinic, or tutoring/fitness studio (subject to landlord approval and existing tenant exclusives).

SERIOUS RENTERS ONLY — INQUIRIES, TOURS & APPLICATIONS

To schedule a tour or submit your completed **Commercial Credit Check Application ($110 fee per applicant)**, please reach out with your desired unit number, business concept, and target move-in date:

Stephanie Wu | Area Representative, **Thomas R.C. Inc. (A California Investment & Management Group)**
Cell: (213) 494-7498 *(Text Message Only — Serious Inquiries Only)* | **Office Email:** contact@trciproperties.com

Information deemed reliable but not guaranteed. All measurements, zoning, and terms are subject to independent verification and formal lease execution.