

FOR SALE



BUILDING FEATURES

- ±2,030 sf Stand Alone Warehouse
- Live / Work On Site SFR
- Ideal for Manufacturing
- Access to major transportation routes
- Possible conversion of home into Office
- 1 Restroom
- Clean well kept Space
- Mixed Use Zoning
- 1 Grade Level Door

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10825 SILICON AVE, MONTCLAIR, CA 91763

REMAX MASTERS 14760 PIPELINE AVE, CHINO HILLS, CA 91709

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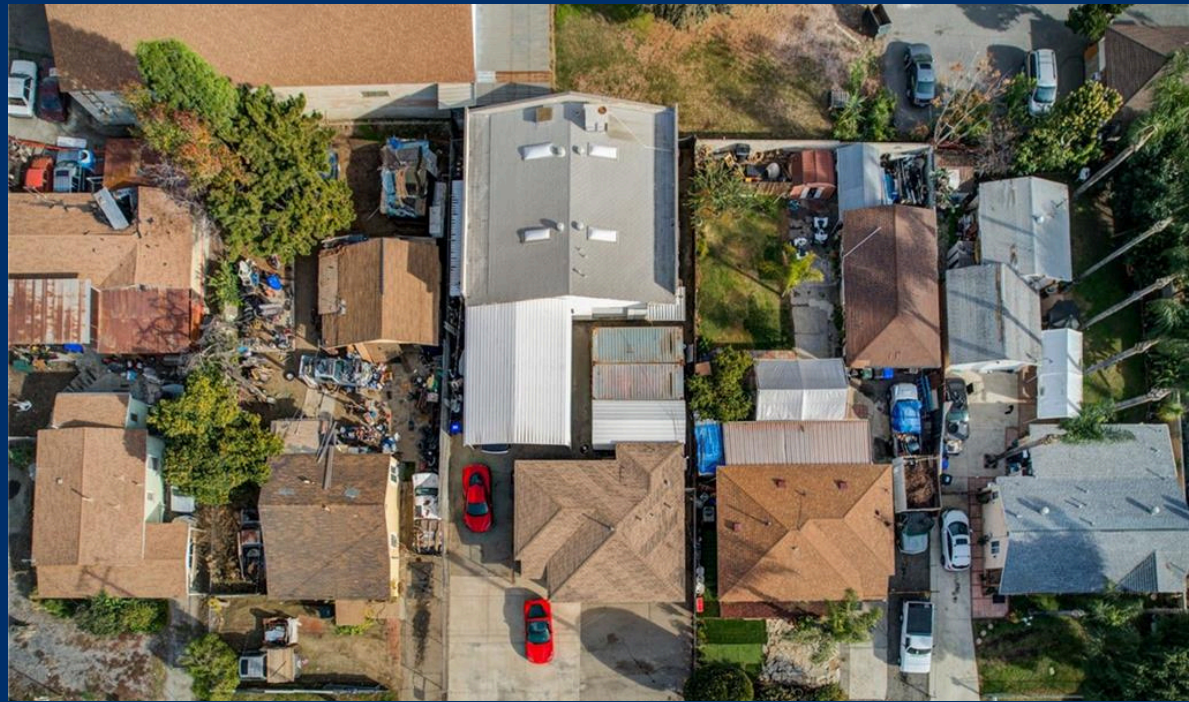
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PROPERTY DETAILS

- 10825 SILICON AVE MONTCLAIR, CA 91763
- Warehouse SFR \pm 2,030 SF
- SFR Bldg: \pm 872 SF
- Lot: \pm 7052/ \pm 0.16 Acre
- Zoning: Commercial Mixed Use
- APN: 1012-183-06-0000
- County: San Bernardino

Possible Allowable Uses*:

- Auto Repair, Plumbing Supplies, Contractor Storage
- Manufacturing, Machine Shop, Auto tool sales
- Check with the City for further uses.



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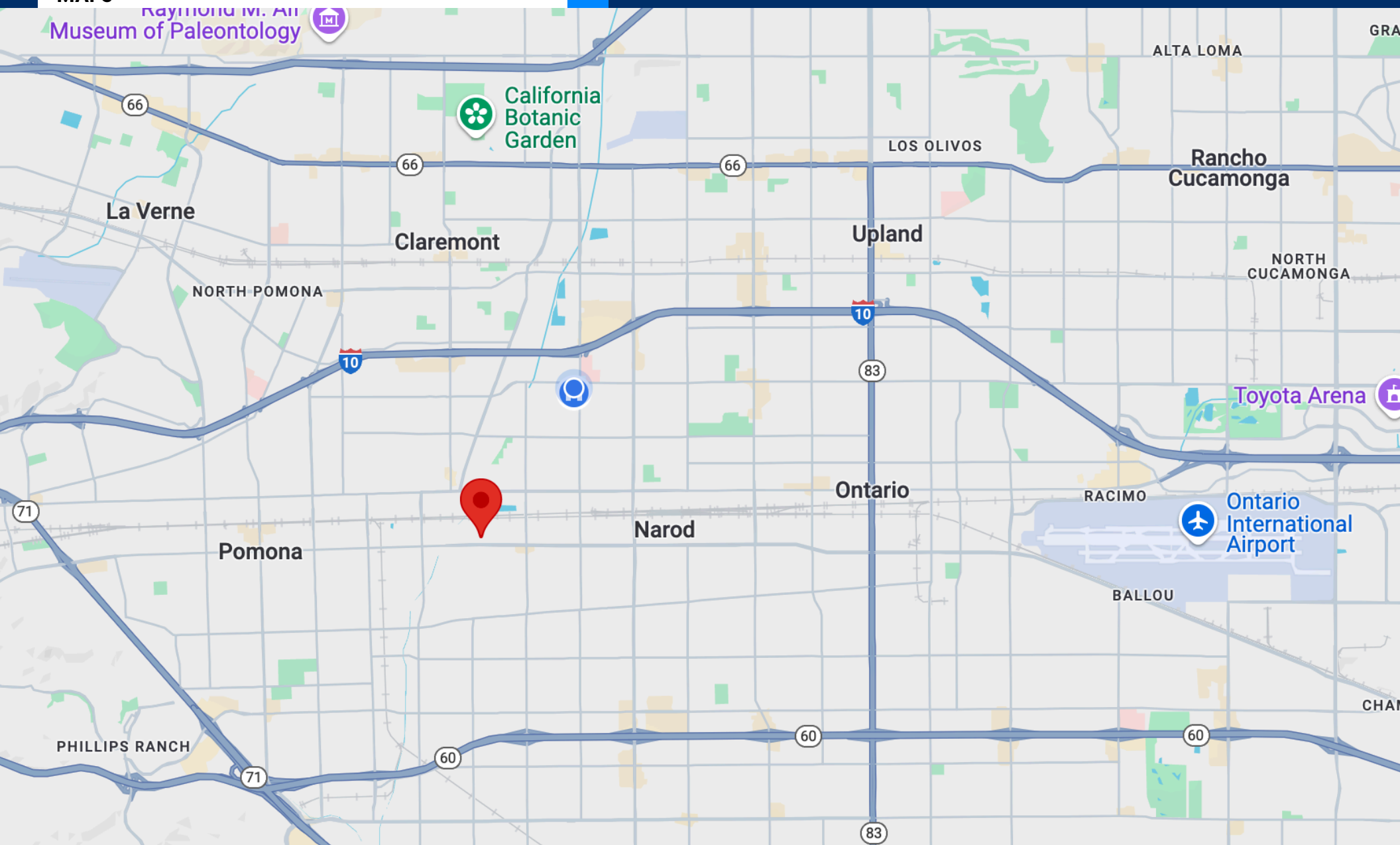
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MAPS



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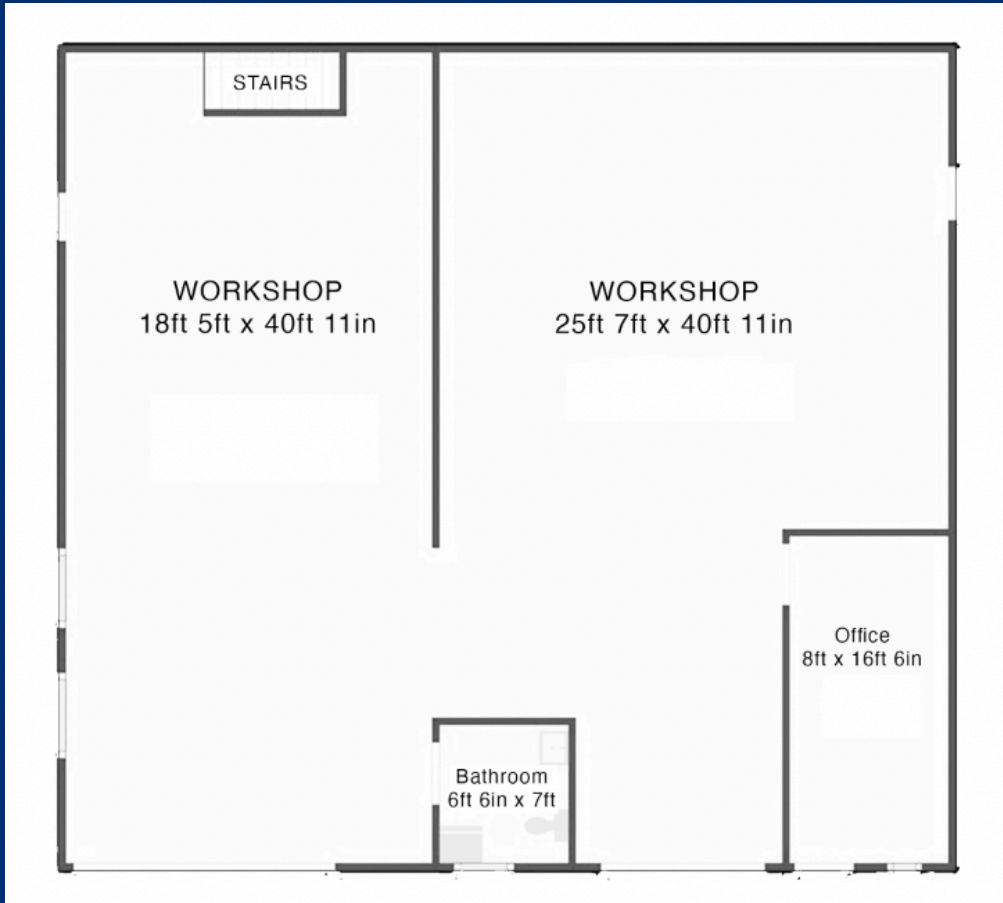
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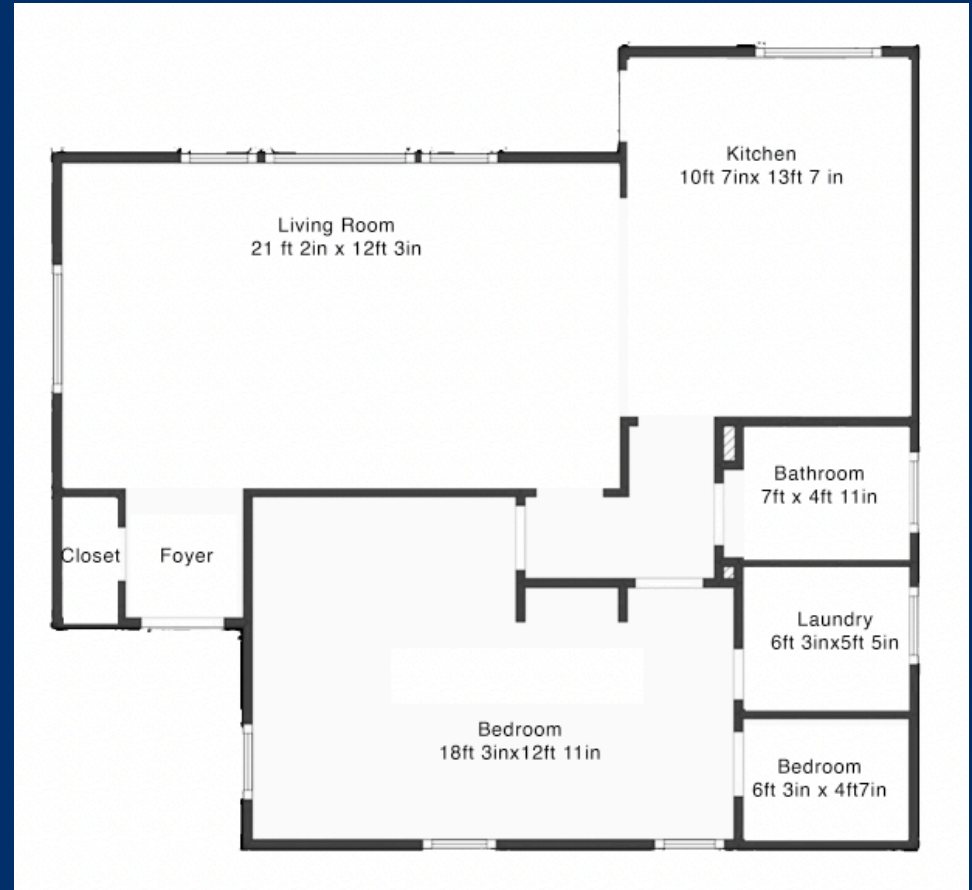
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RE/MAX
COMMERCIAL

FLOOR PLAN: WAREHOUSE



FLOOR PLAN: SFR



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DEMOGRAPHICS

MONTCLAIR, CA

 CENSUS PLACE

 ADD COMPARISON

2022 POPULATION

37,842

0.0766% 1-YEAR DECLINE

US SENATOR



Alex
Padilla

DEMOCRATIC PARTY

US SENATOR



Laphonza
Butler

DEMOCRATIC PARTY

2022 MEDIAN AGE

32.9

1.23% 1-YEAR INCREASE

2022 POVERTY RATE

14.9%

16% 1-YEAR DECREASE

2022 MEDIAN HOUSEHOLD INCOME

\$72,789

7.86% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$485,100

14.6% 1-YEAR GROWTH

Median Earnings by Industry

\$39,995

MEDIAN EARNING MEN ± \$3,711

\$30,593

MEDIAN EARNING WOMEN ± \$3,554

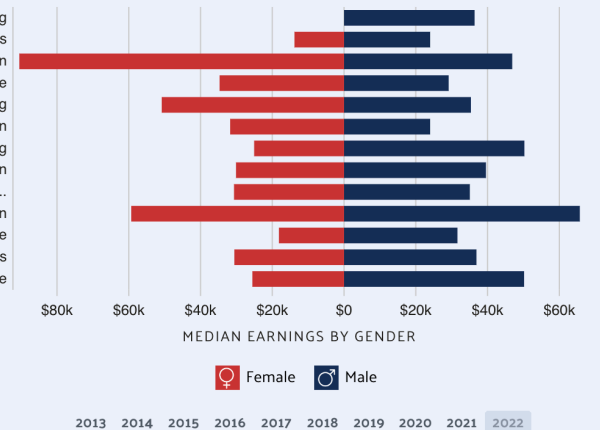
The industries with the best median earnings for men in 2022 are Public Administration (\$65,714), Manufacturing (\$50,263), and Wholesale Trade (\$50,185).

The industries with the best median earnings for women in 2022 are Construction (\$90,509), Public Administration (\$59,309), and Finance & Insurance, & Real Estate & Rental & Leasing (\$50,818).

Data from [the Census Bureau ACS 5-year Estimate](#).

Agriculture, Forestry, Fishing & Hunting, & Mining
Arts, Entertainment, & Recreation, & Accommodations & Food Services
Construction
Educational Services, & Health Care & Social Assistance
Finance & Insurance, & Real Estate & Rental & Leasing
Information
Manufacturing
Other Services Except Public Administration
Professional, Scientific, & Management, & Administrative & Waste...
Public Administration
Retail Trade
Transportation & Warehousing, & Utilities
Wholesale Trade

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