

±20,048 SF FREEWAY RETAIL FOR LEASE

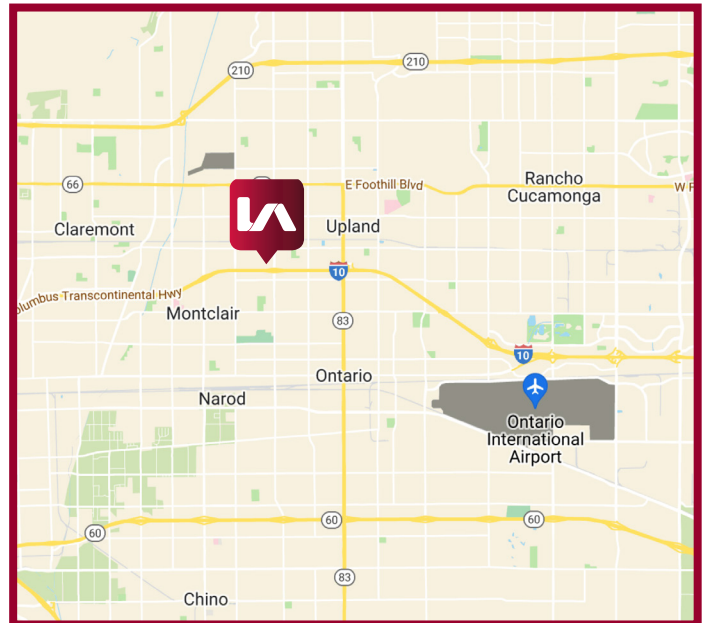
1240 W 7TH STREET

UPLAND, CA 91786



PROPERTY FEATURES

- **Property:** ±20,048 SF
±2,461 SF
- **Property Refresh:** New Roof, HVAC, Exterior Paint, Parking Lot, and Landscaping
- **Signage:** Freeway, Pole, 2 Monuments, Building 3 Sides
- **Parking:** 4.77: 1,000
- **Demographics (5-Mile Radius):**
2023 Population: 449,941
Avg. HH Income: \$98,532
- **Traffic Counts:**
10-Freeway (260,157 cars/day)
Mountain Avenue (34,119 cars/day)
- **Interior Details:** Open Ceilings, Spiral Ducting, Fire Sprinklers, 1 Ground Level Loading Door
- **Local Area Retail Includes:** Hobby Lobby, Home Depot, Michaels, Aldi, Chick-fil-A, Party City, BevMo, Staples, CVS, Dunn Edwards Paints, Regal Edwards Cinemas



For More Information, Contact:

Bruce Heathcote

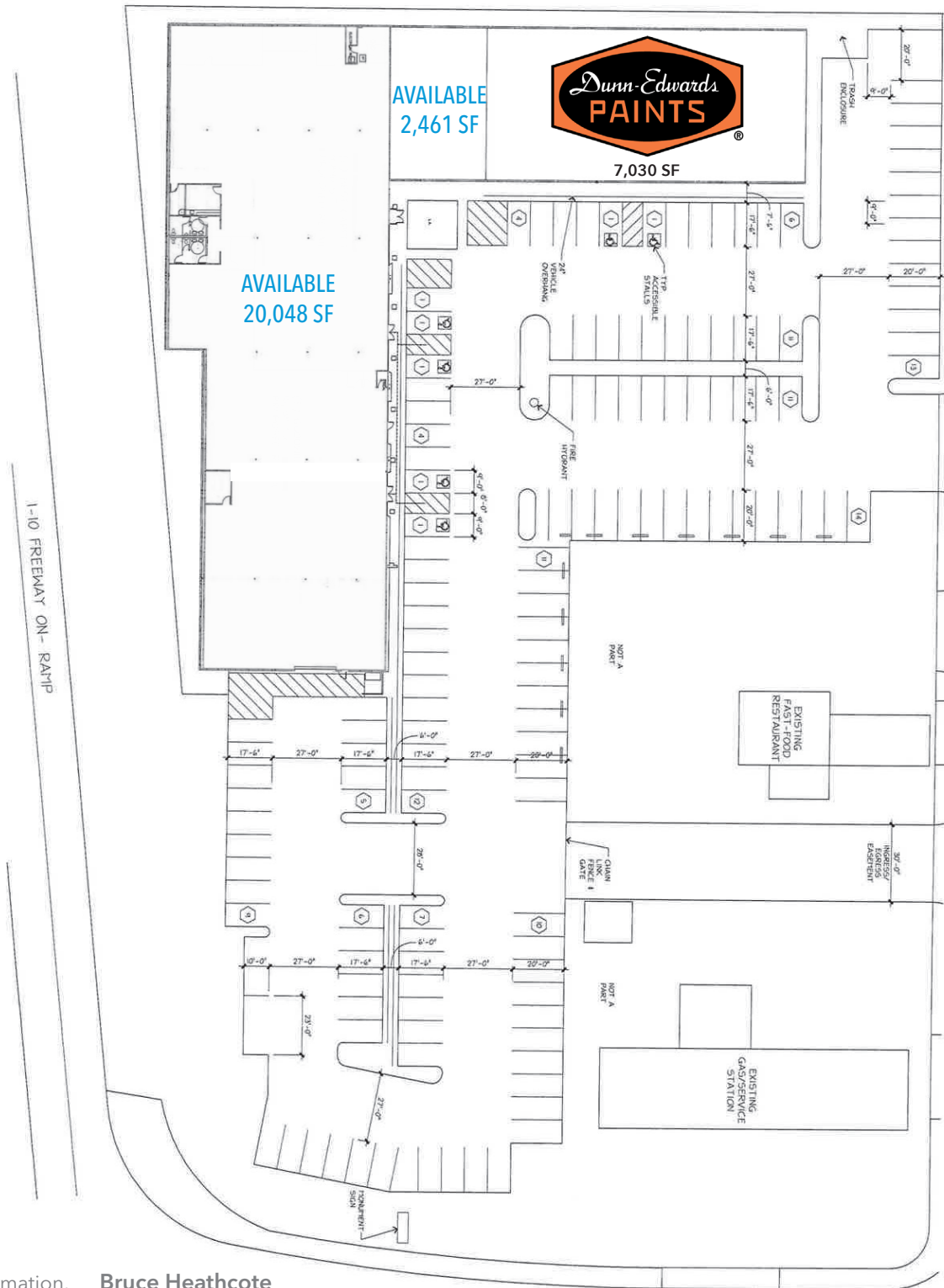
Senior Vice President
CalDRE 00904560
949.790.3107
bheathcote@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

±20,048 SF FREEWAY RETAIL FOR LEASE

1240 W 7TH STREET

UPLAND, CA 91786



For More Information,
Contact:

Bruce Heathcote
Senior Vice President
CalDRE 00904560
949.790.3107
bheathcote@leedirvine.com

MOUNTAIN AVENUE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

±20,048 SF FREEWAY RETAIL FOR LEASE
1240 W 7TH STREET
UPLAND, CA 91786

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



For More Information, Contact:

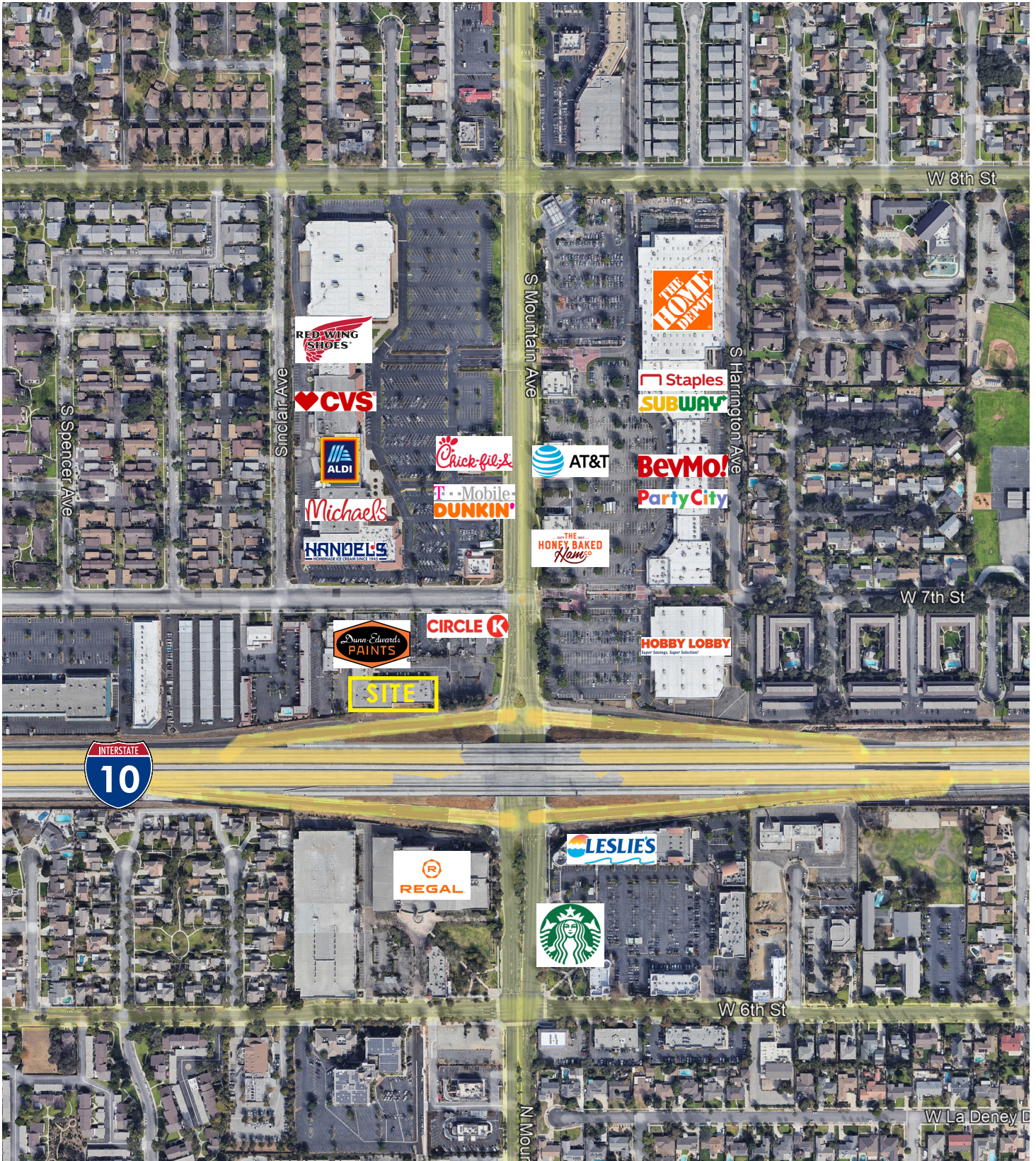
Bruce Heathcote
Senior Vice President
CalDRE 00904560
949.790.3107
bheathcote@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

±20,048 SF FREEWAY RETAIL FOR LEASE

1240 W 7TH STREET

UPLAND, CA 91786



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.