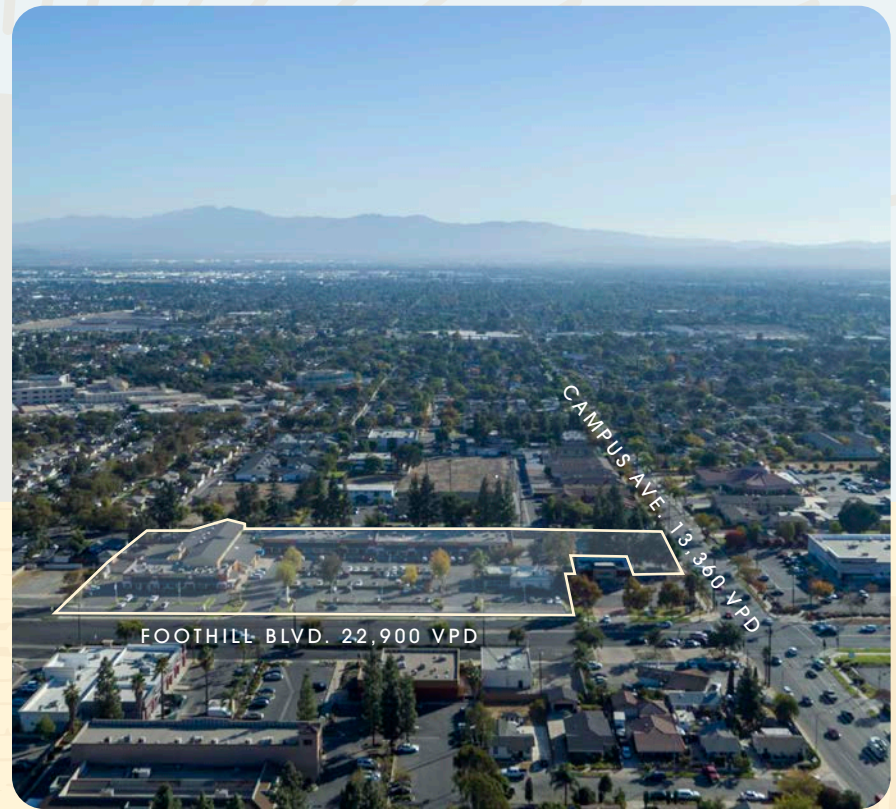


RETAIL FOR LEASE

Upland Country Village



E Foothill Blvd & N Campus Ave
Upland, CA



CBRE

Property Highlights



Prime Location: Strategically located on the high-traffic Foothill Blvd, ensuring excellent visibility and access for customers.



Diverse Tenant Mix: Join a vibrant community of established businesses, enhancing customer foot traffic and shopping experience.



Ample Parking: Convenient parking available, making it easy for customers to visit your business.



Strong Demographics: Benefit from a desirable local customer base with high purchasing power in the thriving Upland community.



Local Neighbors



McDonald's
EST. 1957
Baker's
EST. 1957
BREAD KITCHEN
Marshalls



ROSS
DRESS FOR LESS®
amazon fresh Burlington
DOLLAR TREE SWEAT LOGIC
Raising Cane's CHICKEN FINGERS
MOOYAH
BURGERS • FRIES • SHAKES

CAMPUS AVE. 13,360 VPD



Carl's Jr.
CVS

FOOTHILL BLVD. 22,900 VPD



Upland
Country Village



Site Plan

Suite	Tenant	SF
A-1	Baskin Robbins	845 SF
A-2/4	Peruvian Restaurant	990 SF
A-3/4	Walley Nhmeh	990 SF
A-4	Christy's Donuts	1,100 SF
A-5	Brandon's Diner	2,496 SF
B	Goodwill	17,640 SF
C-1	Jeffry Frater	1,950 SF
C-2	VACANT Clean 2nd Gen Space	1,215 SF
C-3	Shoaf	960 SF
C-4	Wang Lux Spa	960 SF
C-5/7	RTP	3,060 SF
C-8	VACANT Next to Round Table Pizza	1,340 SF
D-2/3	Barber	975 SF
D-3	Teawich	975 SF
D-4	Goldmoon International Group Massage	1,450 SF
D-5/6	Leased	2,000 SF
D-7		975 SF
D-8	Leased	1,300 SF
D-9	Leased	2,730 SF
ATM	ATM (Arrowhead)	36 SF
E	Fairytale Preschool	5,020 SF
F	El Pollo	



Welcome to Upland



Upland, California, is a charming city located in San Bernardino County, nestled at the foot of the San Gabriel Mountains. Known for its picturesque neighborhoods, Upland boasts a rich history that dates back to the late 1800s, highlighted by beautiful historical architecture and a strong sense of community. The city offers a blend of suburban tranquility and vibrant commercial activity, featuring a variety of shopping, dining, and recreational options. The city's convenient access to major highways also makes it a prime location for businesses and residents looking to enjoy the best of Southern California living.

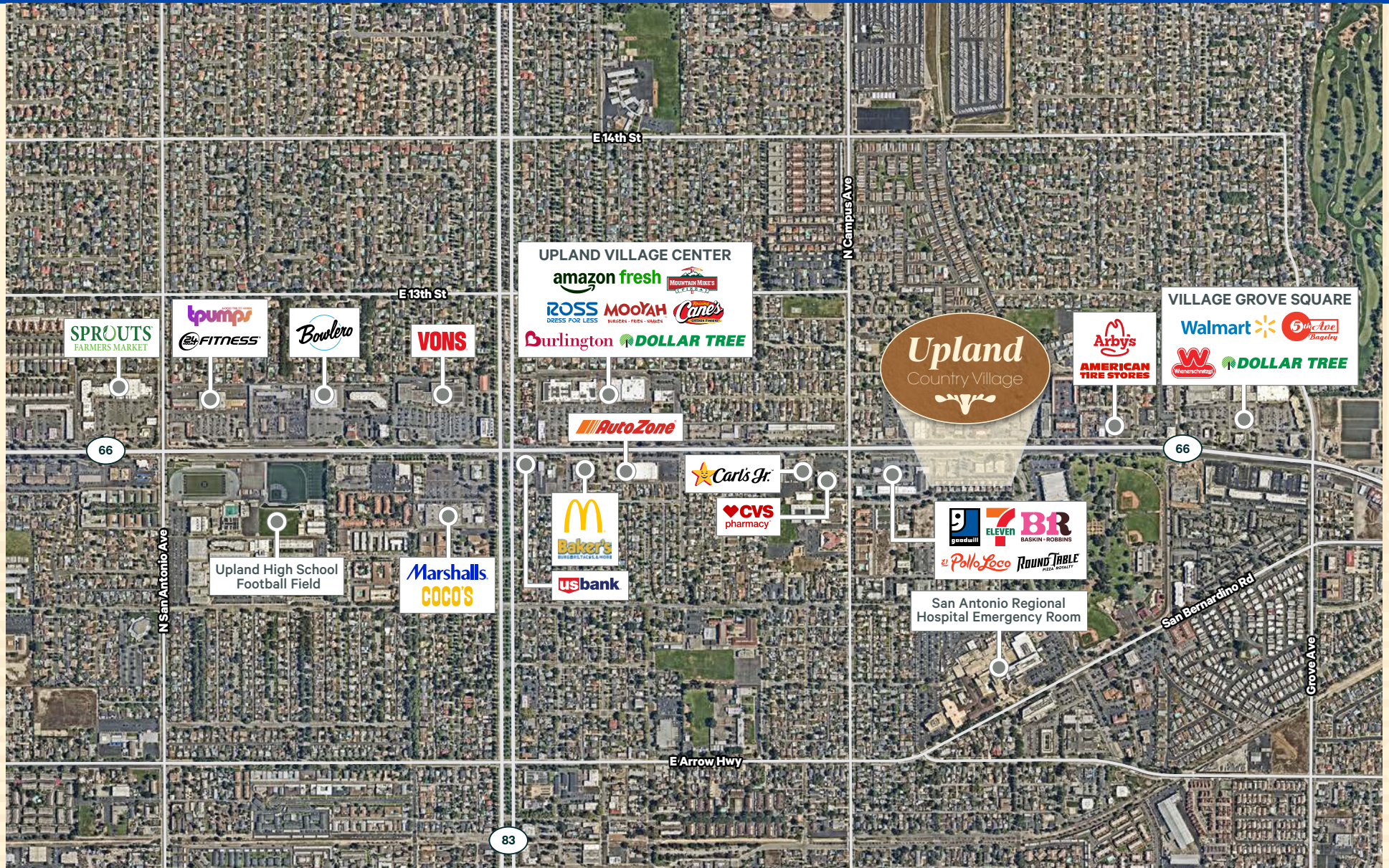
Retail Map

182,755
Population
(3 Miles)

61,682
Households
(3 Miles)

\$118,079
Avg. HH Income
(3 Miles)

167,868
Daytime Population
(3 Miles)





Upland Country Village

CBRE

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