

New  
Construction

# UPLAND

I-210 FWY & N. Campus Ave

1200-1202 E 20th St  
Upland, CA

Retail  
Opportunity

COLONIES CAMPUS CENTER



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# COLONIES CAMPUS CENTER

## New Construction Retail

Join In 'n Out, Shell Gas Station, and Starbucks Drive Thru directly off I-210 freeway at N Campus Avenue in Upland. New construction retail space available on shared Starbucks pad.

- Freeway visibility; Approx. 194,000+ CPD
- New construction development neighboring In-n-Out and Ford of Upland
- Immediate co-tenants will include Shell gas station and Starbucks Drive Thru
- Strong demographics; affluent community with new housing and household incomes over \$140,000
- Located across I-210 Fwy from Colonies Crossroads shopping center



**AVAILABLE**  
UP TO 3,000 SQ FT  
SPACE FOR LEASE

### MORE INFORMATION

Doug Wombacher, LIC# 1424025  
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mberry@commercialwest.com | 949.723.7300



# THE AREA

RETAIL SPACE FOR LEASE | COLONIES CAMPUS CENTER

## LOCATION

### Colonies Campus Center

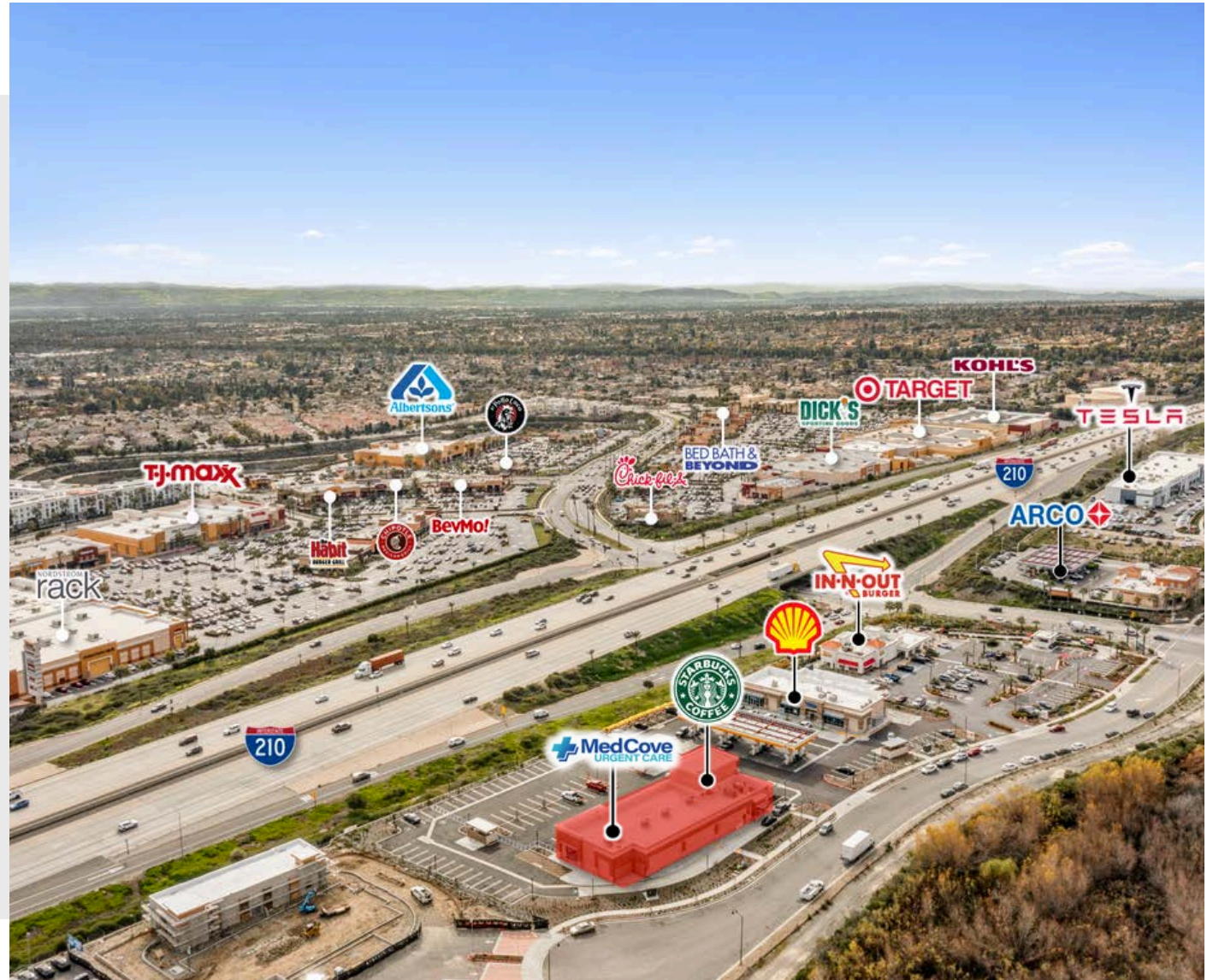
1200-1202 E 20th St  
Upland, CA 91784

## AVAILABLE

Retail & QSR | 1,500 - 3,000 Sq. Ft.

## IN GOOD COMPANY

The new development located next to In-n-Out and one of the highest volume ARCO stations in the country. Situated across from Colonies Crossroads, the most dominant power retail center in the region.

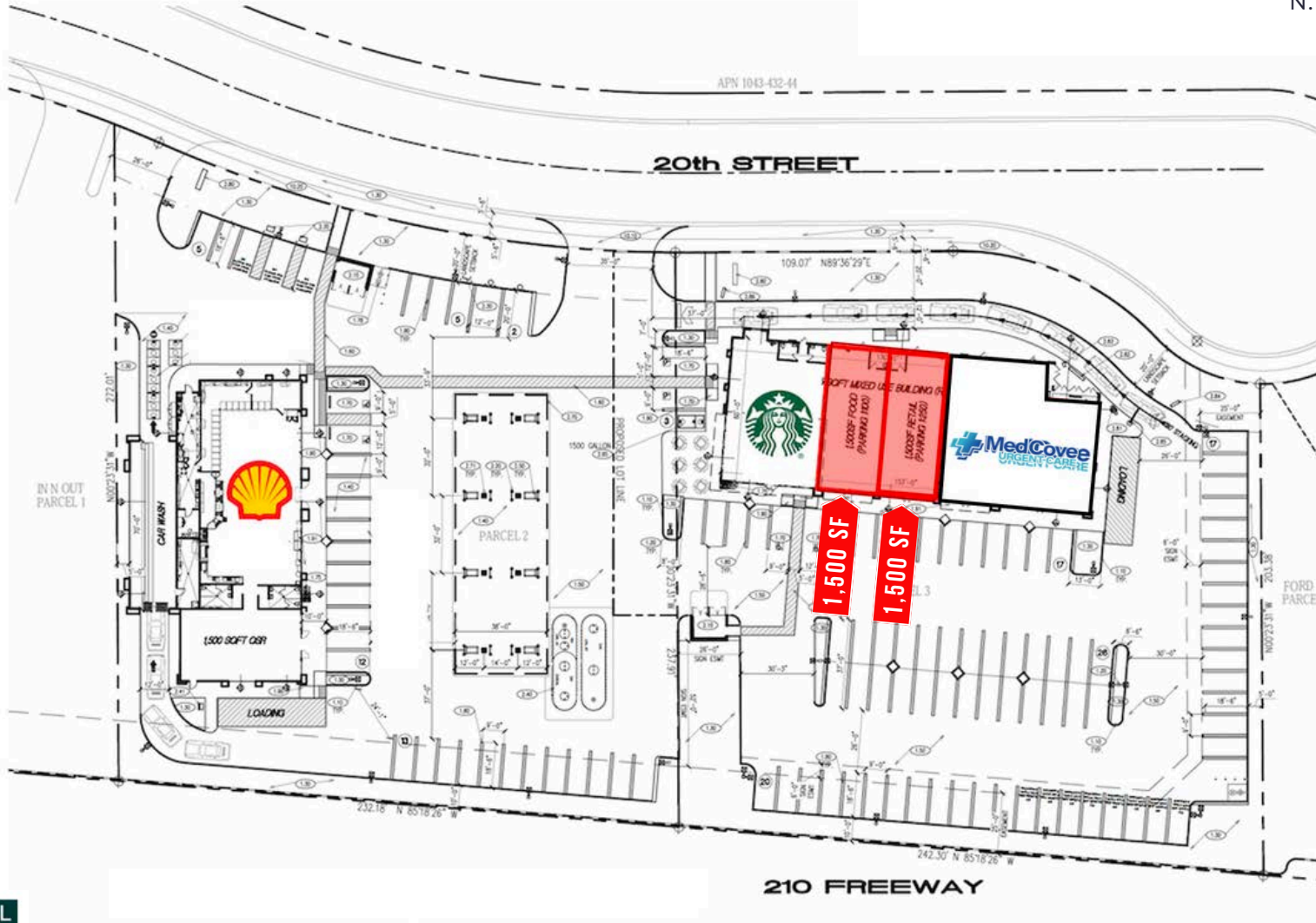


# SITE PLAN

RETAIL SPACE FOR LEASE | COLONIES CAMPUS CENTER

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N. Campus Ave & E 20th St  
Upland, CA 91784

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# BY THE NUMBERS

N Campus Ave. & E 20th St., Upland, CA 91784

## ESTIMATED POPULATION

1 mi | 10,676

2mi | 46,821

3 mi | 115,292

## AVERAGE HH INCOME

1 mi | \$147,214

2mi | \$132,758

3 mi | \$110,557

## DAYTIME POPULATION

1 mi | 9,730

2mi | 40,588

3 mi | 105,141

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