

Free Standing Retail / Office for Sale

High Traffic w/ Ample Parking

Owner-User or Investment



715 N Mountain Ave
Upland, CA 91786

MGR
Real Estate

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MGR Real Estate Inc. 3800 E. Concourse St, Ontario, CA 91764 | Office: 909-981-4466 / Fax: 909-981-6267

Commercial Brokerage • Residential Real Estate • Property Management
Ontario-909-981-4466 Newport Beach Victorville-760-955-7888
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Property Type:	Owner-User or Investment
Price:	\$3,500,000
Occupancy (Current):	92 %
Building Size Total	Approx. 12,556 Building Sqft.
1 st Floor:	7,500 SF +/- Total 5,000 SF of Showroom/Retail 2,500 SF Industrial
2 nd Floor:	5,000 SF (4) Four separate Office Units
Total Land SQFT:	Approx. 31,799 Square Feet
Year Built:	1980
APN: 21 parcels	1007-211-38
Zoning and Use:	C/O - MU Commercial Office & Mixed Use
Parking:	Paved and stripped with (2) Entrances and an ally access
Location:	Heavy Traffic on Mountain Ave between 10 and 120 Freeways

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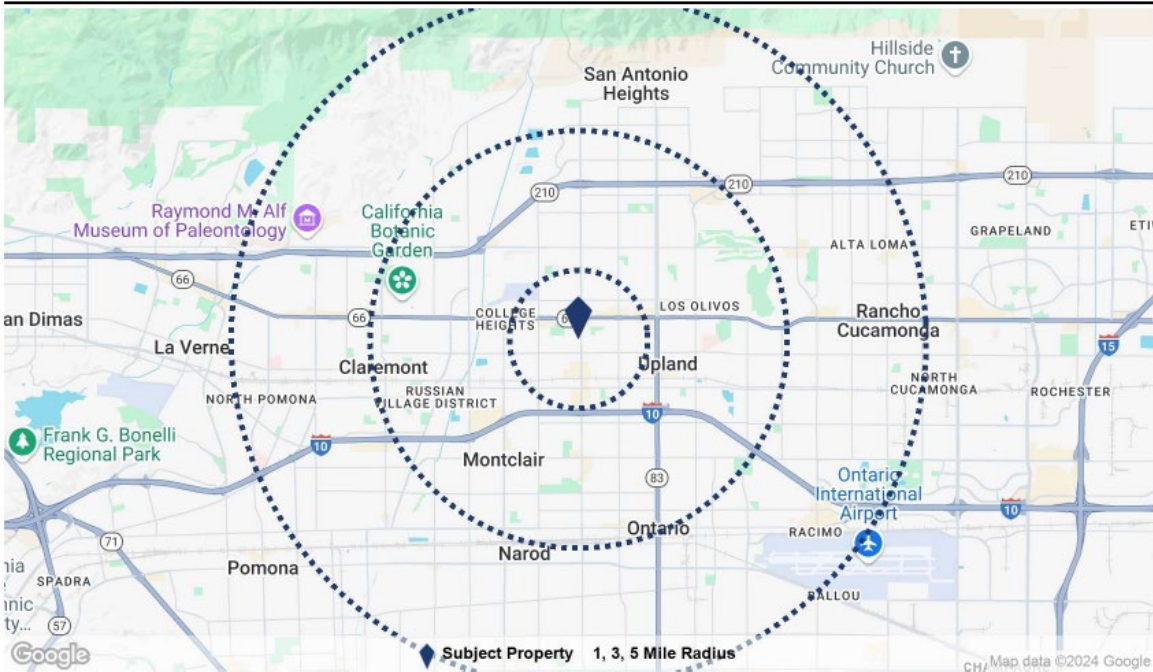
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DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	23,607	167,172	397,239
2029 Population	23,956	169,146	399,088
Pop Growth 2024-2029	1.5%	1.2%	0.5%
2024 Average Age	36	38	38
Households			
2024 Households	8,570	53,471	124,531
2029 Households	8,700	54,154	125,129
Household Growth 2024-2029	1.5%	1.3%	0.5%
Median Household Income	\$71,590	\$82,660	\$83,328
Average Household Size	2.7	3.0	3.0
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$589,640	\$618,589	\$614,224
Median Year Built	1973	1972	1973

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