



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



FORMER PIZZA HUT

1261 W Foothill Blvd., Suite A, Upland, CA 91786



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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE
UPLAND, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

1261 W Foothill Blvd., Suite A, Upland, CA 91786



APPROX. 1,500 SF

RESTAURANT SPACE AVAILABLE





- ✓ Multiple tenants
- ✓ 30 on-site parking spaces
- ✓ End-cap Location

AREA AMENITIES

- ✓ Convenient access to public transportation via nearby bus lines
- ✓ Prominent signage opportunities for high visibility
- ✓ Easy access to local residential neighborhoods
- ✓ High commuter traffic
- ✓ Ideal for QSR, café, showroom, service retail, or boutique fitness

RENTAL RATE

\$2.10 PSF + \$1.52 NNN

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|---------------------------------|-----------|-----------|
|  Population | 19,322 | 158,413 | 385,391 |
|  Avg. HH Income | \$93,277 | \$107,519 | \$104,475 |
|  Daytime Pop | 18,215 | 147,107 | 354,872 |
|  Traffic Count | ± 25,202 CPD ON W FOOTHILL BLVD | | |

RESTAURANT SPACE
UPLAND, CA

INTERIOR PHOTOS

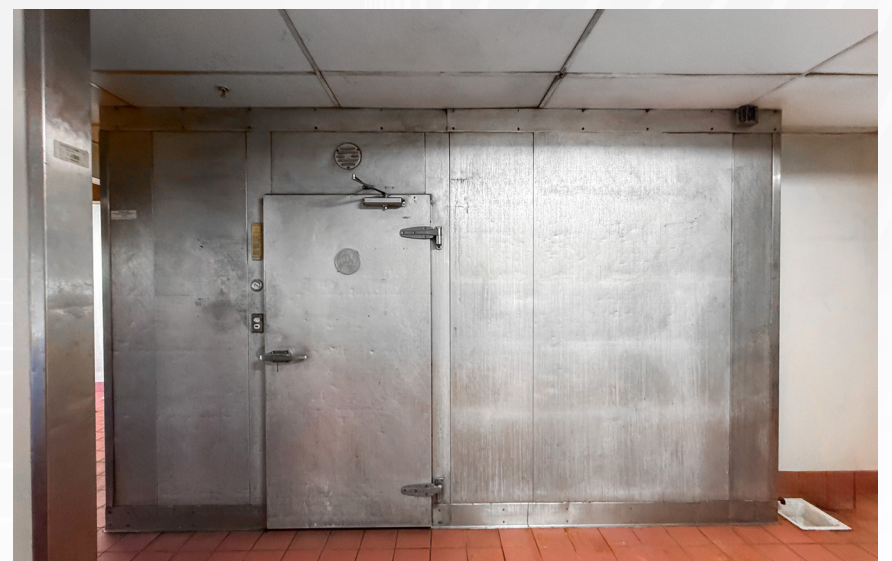
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AERIAL MAP



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