



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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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		

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# INTERIOR PHOTOS

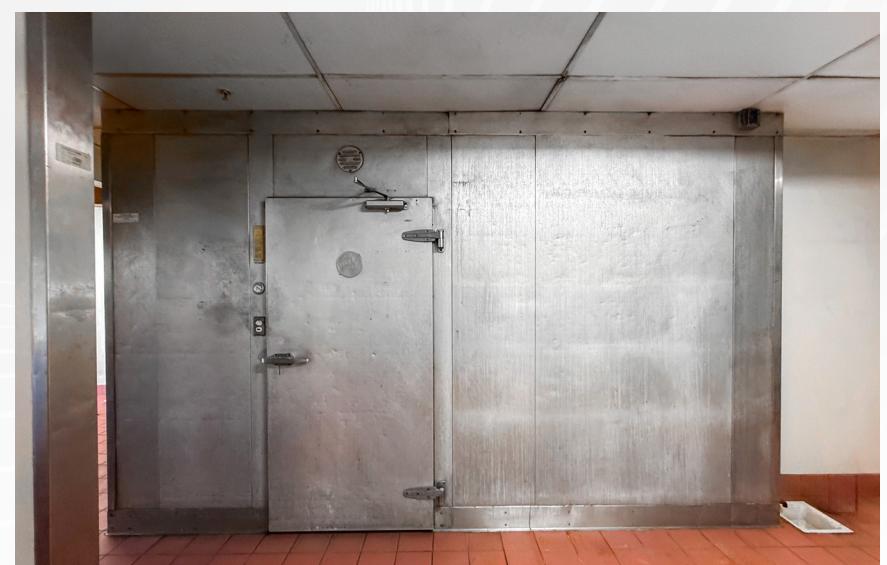
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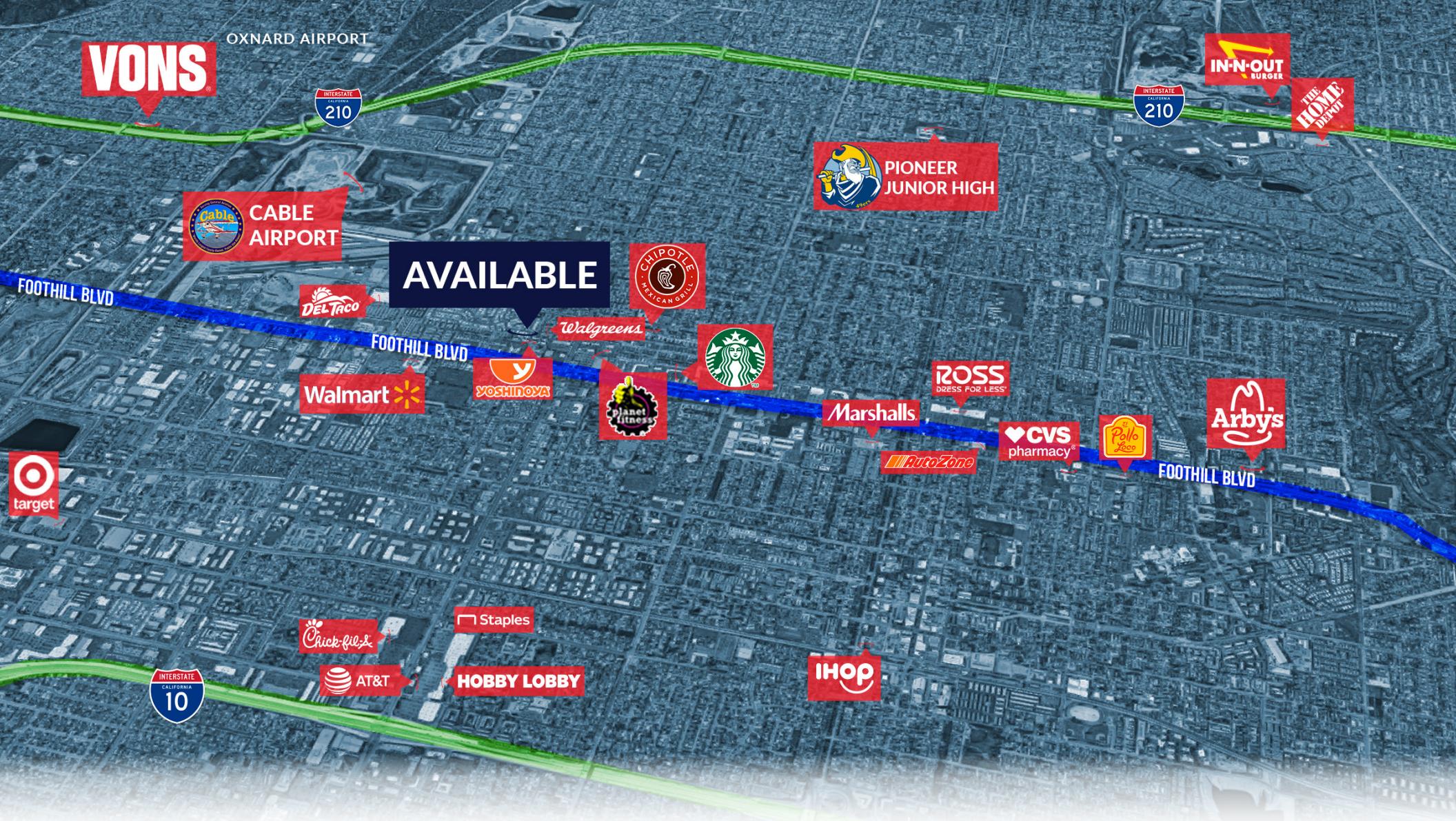


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# INTERIOR PHOTOS

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AN AERIAL MAP



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