



1595  
W. FOOTHILL BLVD.  
UPLAND, CA

CONFIDENTIAL OFFERING MEMORANDUM

Lease Opportunity in Upland, CA



# EXECUTIVE SUMMARY

The property at 1595 W. Foothill Blvd., Upland, CA, represents a prime land development opportunity in the thriving city of Upland. Currently used for retail and storage, this property spans 17,375 square feet of land and is zoned for commercial and residential mixed-use (C/R-MU). It is strategically located on a major thoroughfare, providing excellent visibility and accessibility.

Upland is experiencing significant growth, with increasing demand for both commercial and residential spaces. This enhances the investment potential of the property, making it an attractive option for developers and investors. The existing structures can be leveraged or reimagined to meet the evolving needs of the market, offering a versatile foundation for future development.

With its strategic location, flexible zoning, and substantial land size, this property presents a unique opportunity for redevelopment into a high-value commercial or mixed-use project.

Asking Rent: \$1.60 psf base rent



EXISTING  
BUILDING USE  
**RETAIL/STORAGE**



GLA  
**6,562 SF**



LAND SIZE  
**17,375 SF**



YEAR BUILT  
**1998**



APN  
**1006-532-01**



ZONING  
**C/R-MU**

## Current Use

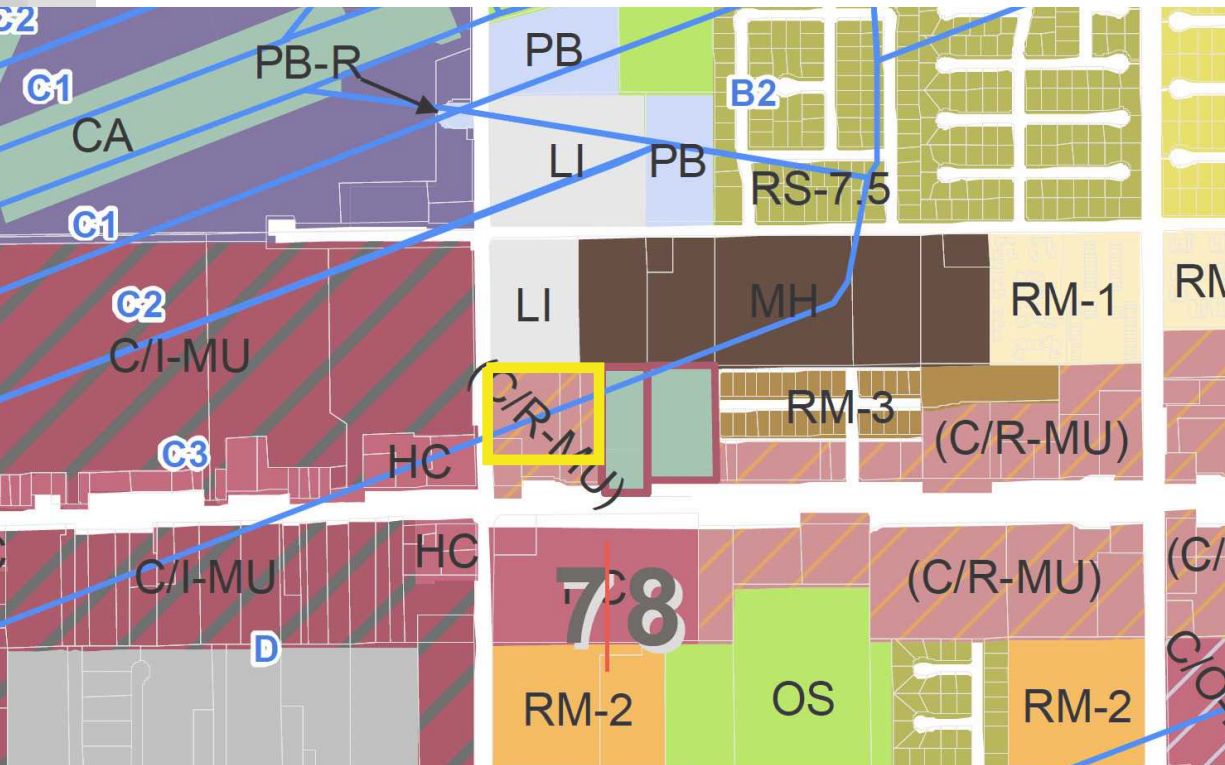


# DEVELOPMENT OPPORTUNITY

The property at 1595 W. Foothill Blvd., Upland, CA, offers a significant development opportunity with a total land size of 17,375 square feet.

This prime location, combined with its substantial land size and flexible zoning for commercial and residential mixed-use, makes it an attractive option for developers looking to capitalize on Upland’s growing demand for commercial and residential spaces.

When considering this property for development, it’s important to note that the purchase will not include a portion of land highlighted in orange in the photo on the right side. This section, facing W. Foothill Blvd, is owned by the city and is expected to be used as a landscape area.



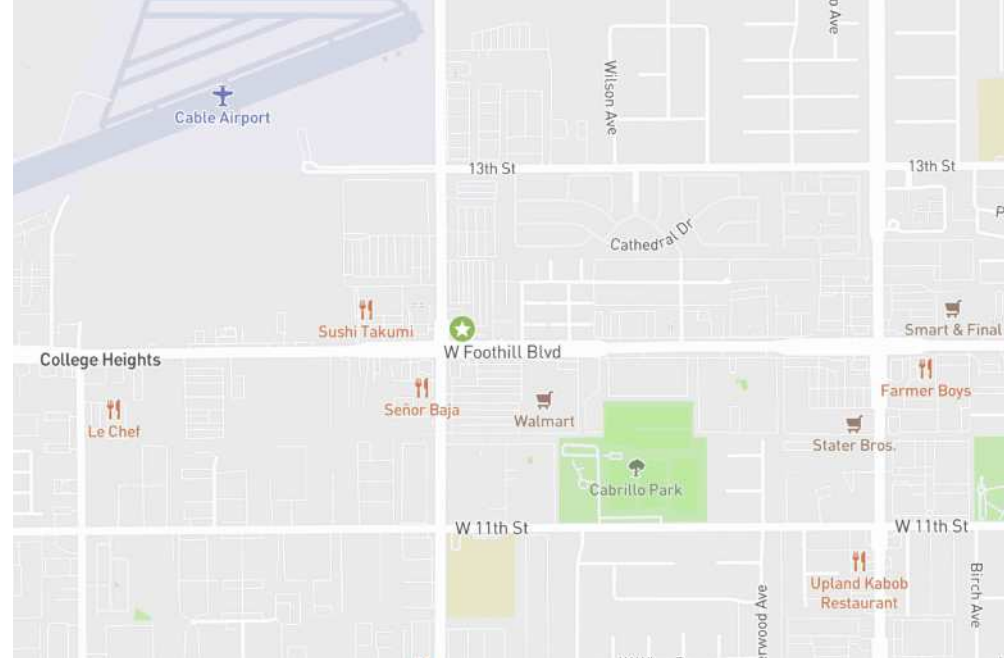
 Commercial/Residential Mixed-Use (C/R-MU)

## Commercial/Residential Mixed-Use (C/R-MU) Zoning

The subject property is zoned as C/R-MU (Commercial/Residential Mixed-Use). This zoning allows for a blend of commercial and residential uses within the same development, such as retail stores, offices, restaurants, and residential units.

C/R-MU zoning promotes a balanced community by encouraging mixed-use developments that enhance economic vitality and livability. It supports the creation of walkable neighborhoods where residents can live, work, and shop in close proximity, reducing commuting and fostering a sense of community.

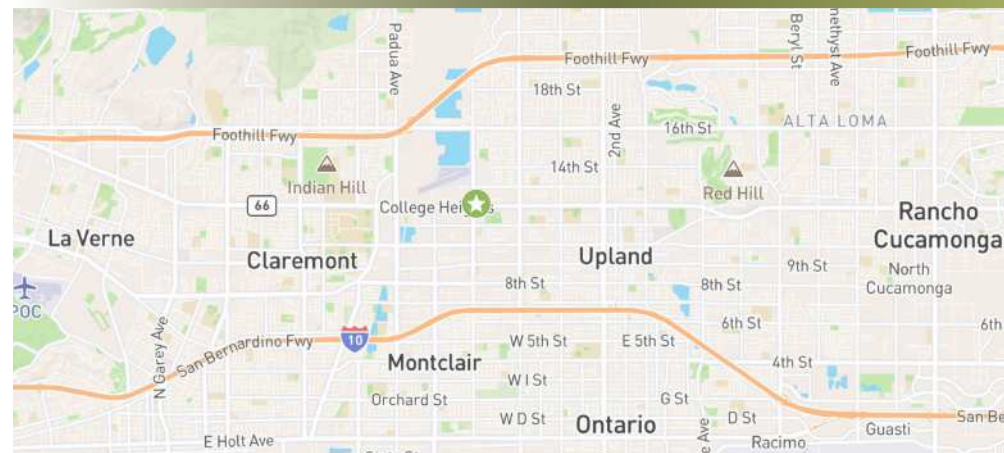
This zoning provides developers with the flexibility to create innovative projects that meet the growing demand for both commercial and residential spaces in Upland.



## INVESTMENT HIGHLIGHTS

- ▶ Prime Location in Upland, CA with Excellent Visibility and Accessibility
- ▶ Substantial Land Size of 17,375 Square Feet
- ▶ Signalized Corner Visibility
- ▶ Proximity to Various Retail Options and Amenities
- ▶ Impressive Traffic Counts:  
19,885 between N. Benson Ave. and W. Foothill Blvd.
- ▶ Attractive Option for Developers and Investors Looking to Capitalize on the Growing Market
- ▶ Flexible Zoning for Commercial and Residential Mixed-Use

*17,375 square feet  
of land in Upland, CA*





LOWE'S

DEL TACO

76

N. BENSON AVE.



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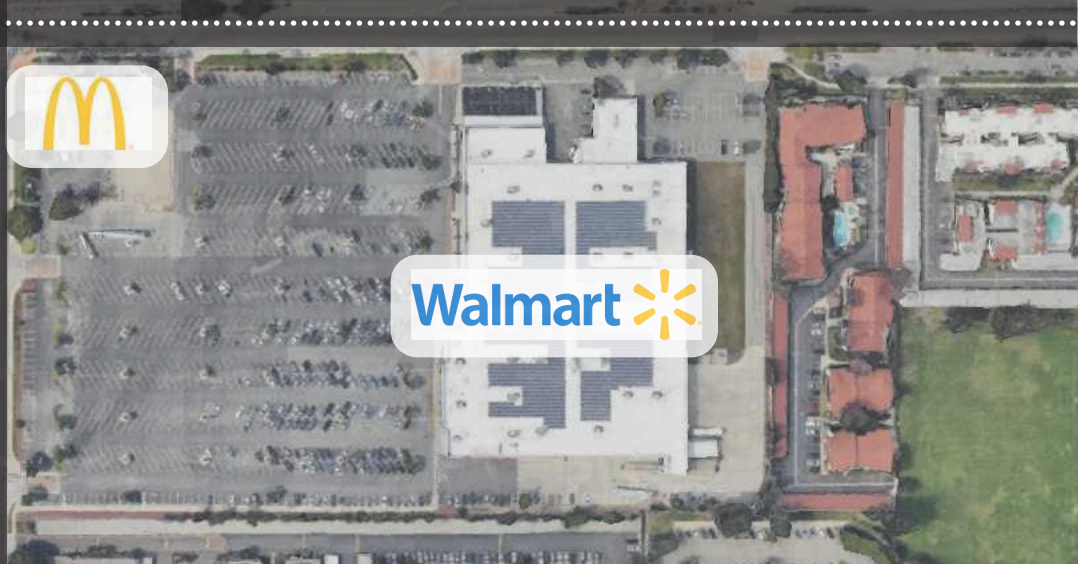
goodwill

jiffy lube

Carl's Jr.

POPEYES

W. FOOTHILL BLVD.



Walmart

# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
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POPULATION			
2023 Population	15,119	65,994	155,800
2028 Population - Projection	15,505	67,416	158,858
2023-2028 Annual Population	0.51%	0.43%	0.39%

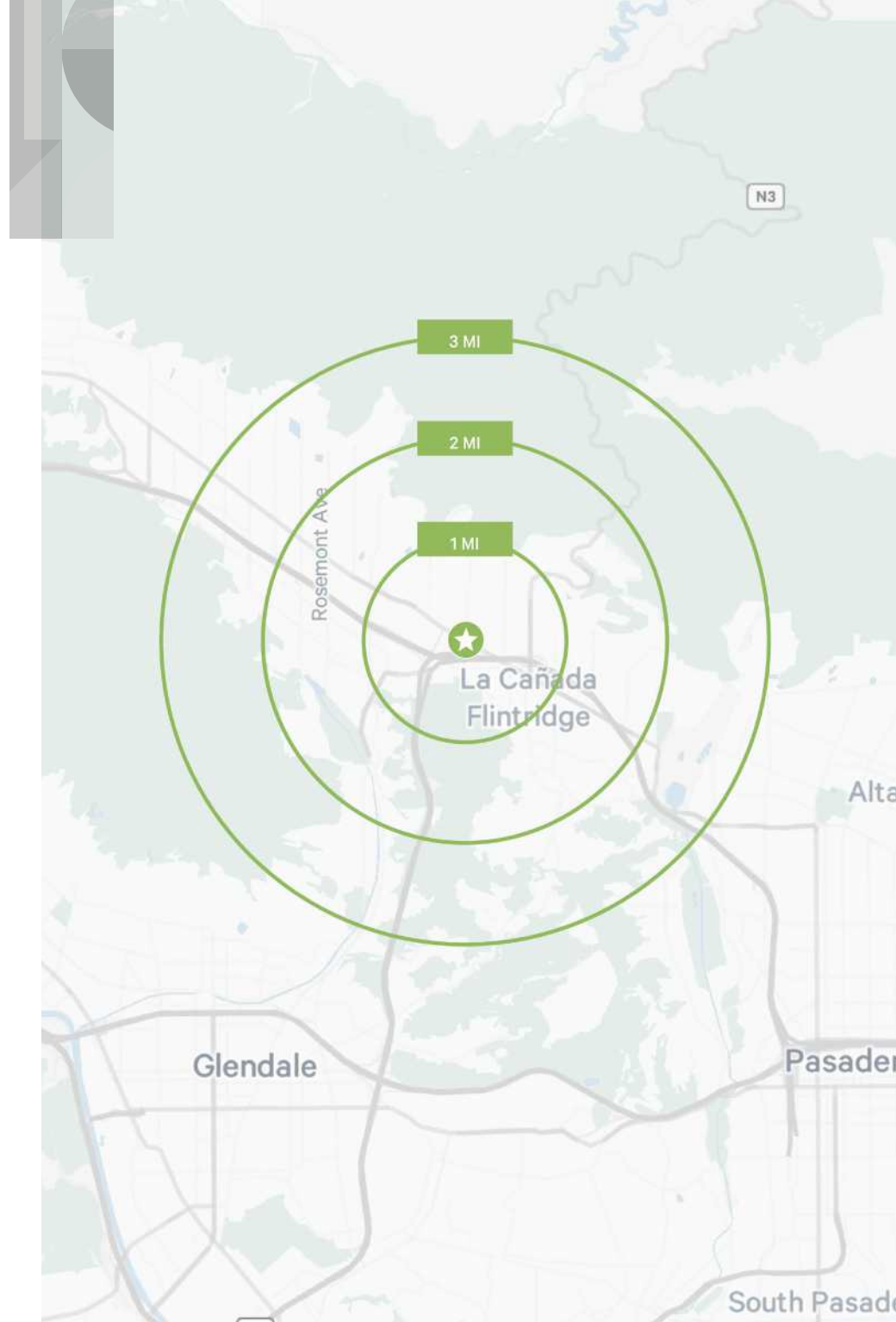
HOUSEHOLDS			
2023 Households	5,527	21,676	51,501
2028 Households	\$103,627	\$129,427	\$136,659
2023-2028 Annual Household	0.64%	0.61%	0.56%
2023 Average Household Size	2.71	2.81	2.88

HOUSEHOLD INCOME			
Average Household Income	\$92,132	\$114,144	\$1,200,433
Median Household Income	\$72,837	\$84,786	\$88,039

HOUSING UNITS			
2023 Housing Units	5,721	22,318	53,176
Owner-Occupied Housing	36.1%	49.3%	55.1%
Renter-Occupied Housing	60.5%	47.8%	41.7%

EDUCATION			
HS and Associate Degrees	10,172	42,133	103,570
Bachelor's Degree or Higher	36.3%	36.9%	35.1%

PLACE OF WORK			
Businesses	1,653	4,310	7,121
Employees	11,180	34,204	60,970



# TRAFFIC COUNT

TRAFFIC				
COLLECTION ST	CROSS ST	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N. Benson Ave.	W. Foothill Blvd. S	19,885	2022	0.10 mi
N. Benson Ave.	W. 11th St. S	17,477	2022	0.21 mi
W. 11th St.	N. Benson Ave. W	6,430	2022	0.28 mi
W. 13th St.	Palm Dr. E	4,111	2022	0.33 mi
W. Foothill Blvd.	Central Ave. W	26,696	2022	0.35 mi
W. 11th St.	Brentwood Ave. W	6,122	2022	0.38 mi
W. Foothill Blvd.	N. Wilson Ave. W	24,328	2022	0.38 mi
N. Benson Ave.	Howard Access Rd. N	15,907	2022	0.48 mi
N. Benson Ave.	W. Arrow Rte. S	18,979	2022	0.48 mi
E. Woodlawn St.	Loma Pl. E	682	2022	0.53 mi



# CONSUMER SPENDING DETAILS

RADIUS	2 MILE			5 MILE			10 MILE		
EXPAND ALL	TOTAL SPENDING	AVG. HOUSEHOLD	PER CAPITA	TOTAL SPENDING	AVG. HOUSEHOLD	PER CAPITA	TOTAL SPENDING	AVG. HOUSEHOLD	PER CAPITA
Apparel	\$38,809,882	\$1,872	\$616	\$235,044,335	\$1,993	\$604	\$568,988,001	\$2,061	\$621
Entertainment, Hobbies	\$103,219,235	\$4,978	\$1,638	\$608,924,767	\$5,162	\$1,565	\$1,514,128,132	\$5,484	\$1,651
Food & Alcohol	\$200,219,846	\$9,656	\$3,178	\$1,178,900,111	\$9,994	\$3,030	\$2,860,389,741	\$10,360	\$3,120
Household	\$122,318,894	\$5,899	\$1,942	\$707,837,084	\$5,950	\$1,804	\$1,795,148,937	\$6,502	\$1,958
Transportation & Maintenance	\$194,771,438	\$9,393	\$3,092	\$1,172,747,426	\$9,942	\$3,014	\$2,933,824,425	\$10,626	\$3,200
Healthcare	\$32,812,909	\$1,582	\$521	\$192,669,522	\$1,633	\$495	\$473,467,736	\$1,715	\$516
Education & Daycare	\$50,923,639	\$2,456	\$808	\$292,118,488	\$2,476	\$751	\$757,052,187	\$2,742	\$826
<b>Total Specified Consumer Spending</b>	<b>\$743,075,843</b>	<b>\$35,835</b>	<b>\$11,794</b>	<b>\$4,382,241,733</b>	<b>\$37,149</b>	<b>\$11,262</b>	<b>\$10,902,999,159</b>	<b>\$39,491</b>	<b>\$11,892</b>



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U P L A N D , C A

ERIC RAMIREZ  
President  
909-223-9540  
EricR@MilleniaCommercial.com  
License ID# 01440538  
Corp. ID# 01189000

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