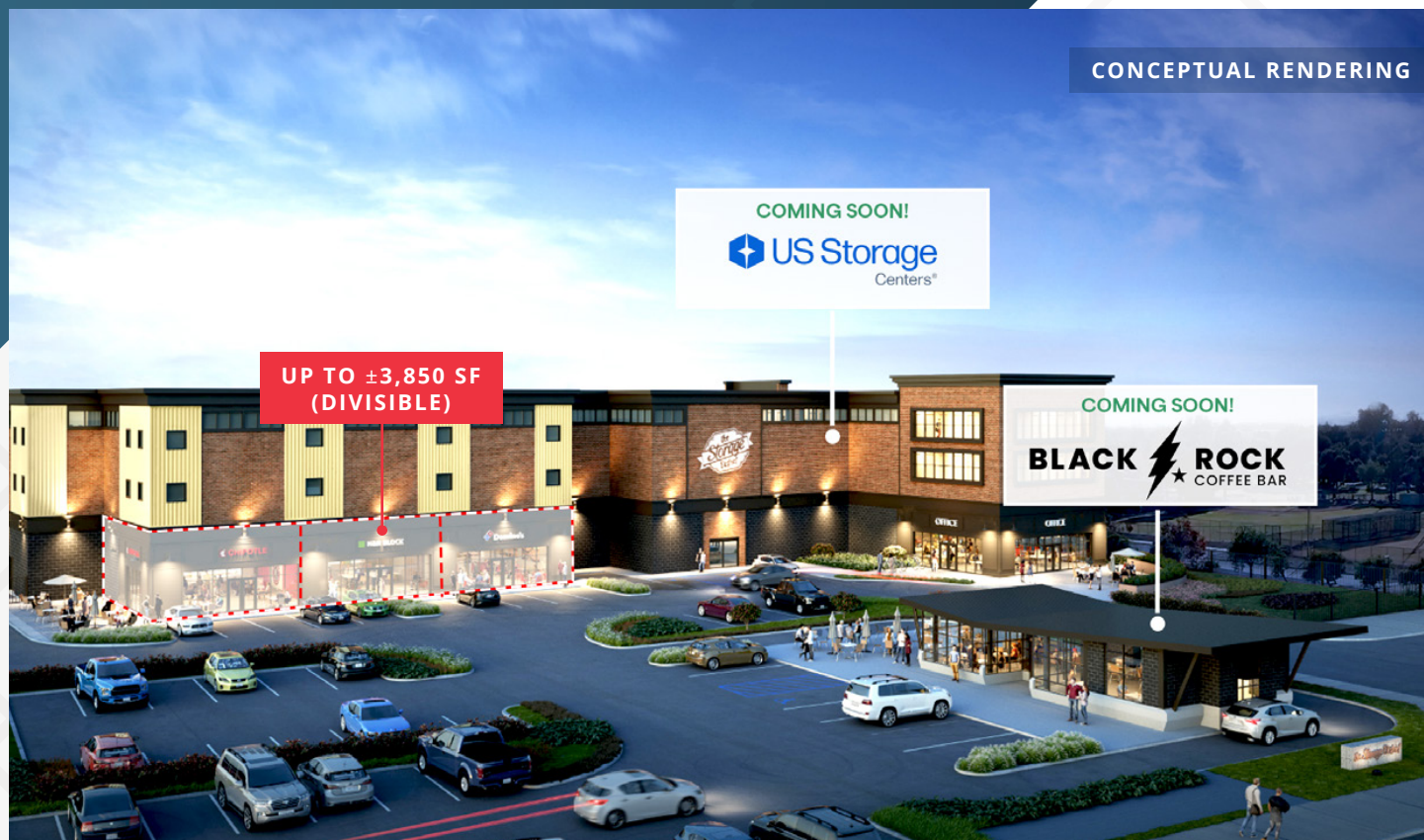


FOR LEASE

# ±3,850 SF New Retail Space

1382 E. Foothill Blvd | Upland, CA 91786



## Up to ±3,850 SF New Retail Available

±1,350 SF

Tenant 1

±1,150 SF

Tenant 2

±1,350 SF

Tenant 3

## CONTACT

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680 Newport Center Dr., Ste. 300, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

## DESCRIPTION

- Brand new construction with new high image facades
- Flexibility in size with ability to combine available units
- Ample shared parking of 40+ spaces
- Retail opportunity located along heavily trafficked E Foothill Blvd / Route 66
- Strategically positioned at signalized intersection with high visibility signage opportunity
- Affluent customer base with average incomes in excess of \$100,000 within a one, three, and five mile radius

## EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,968	184,992	371,269
Avg Household Income	\$110,274	\$118,181	\$122,876
Daytime Population	8,899	72,411	213,096
Source: Esri 2025			

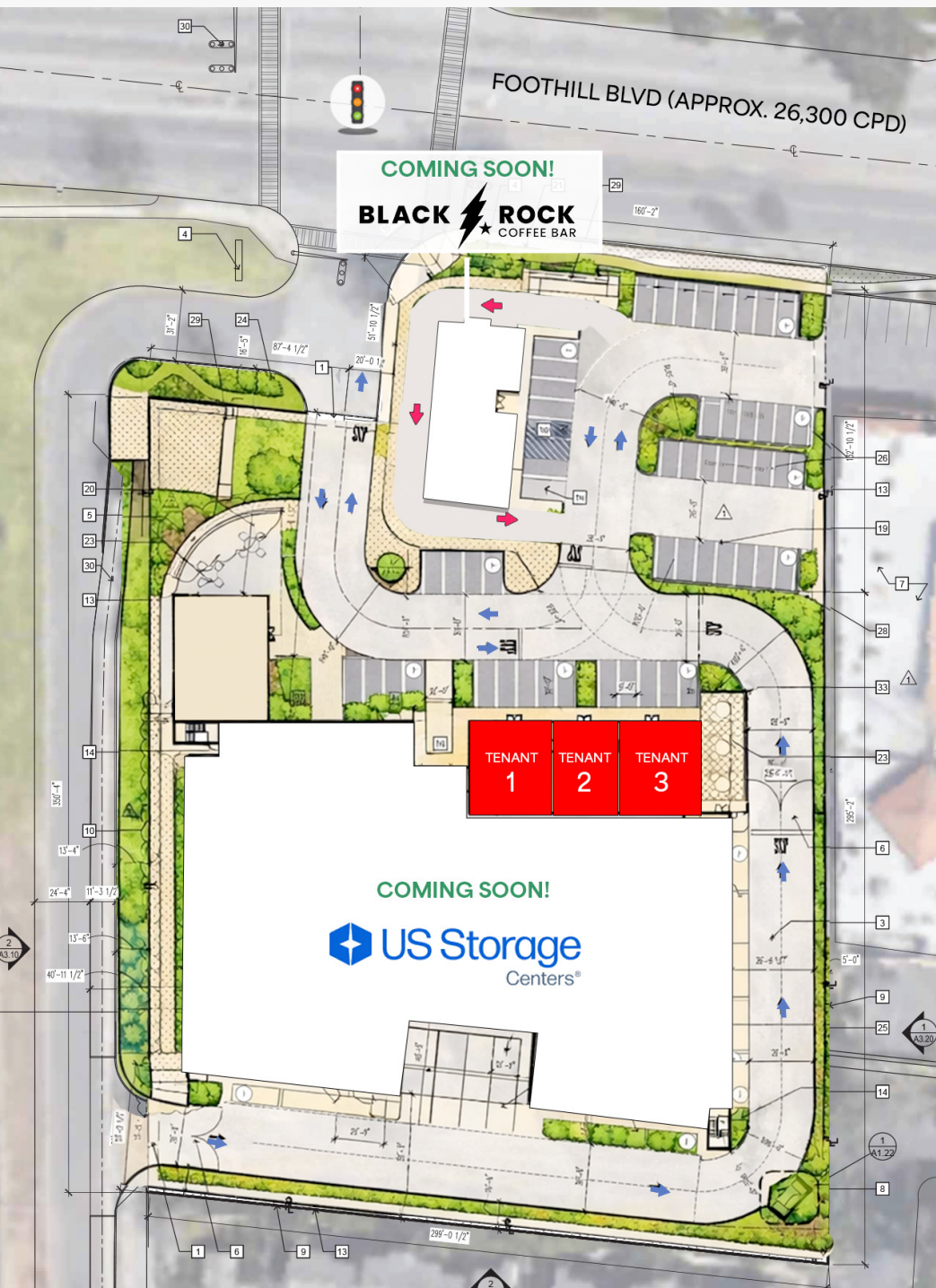
## TRAFFIC COUNTS

E. Foothill Boulevard	approx. 26,300 cpd
Grove Avenue	approx. 13,500 cpd
N. Campus Ave	approx. 12,500 cpd
Source: Costar	

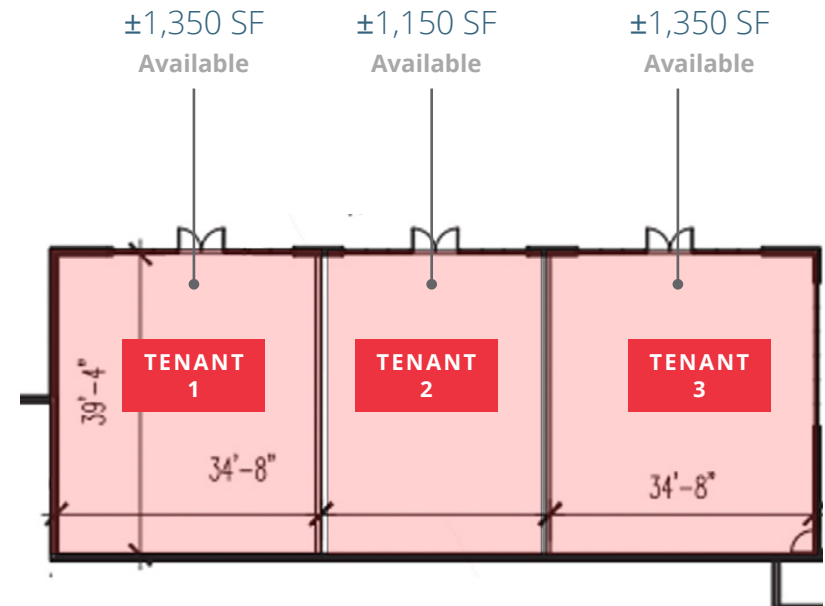
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# ±3,850 SF New Retail Space

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## Up to ±3,850 SF Ground Retail (Divisible)



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