

Orchard Plaza

8998-9080 Foothill Blvd. | Rancho Cucamonga, CA 91730

●●● Charles Company



PROPERTY FEATURES

- Available Space - 1,650 SF, 1,850 SF, 3,300 SF, & 3,470 SF
- Join Vallarta, Chuze Fitness, Wendy's, H&R Block, and more
- Less than 5 miles Northwest of the LA/Ontario International Airport
- Over 63,000 vehicles per day

● Total Retail: +/-146,991 SF

	1 Mile
Population:	19,831
Households:	7,069
Avg. HH. Income:	\$101,984

LEASING INFO:

310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069



Foothill & Vineyard

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SITE PLAN

VINEYARD AVE. +/-31,000 VPD



UNIT	TENANTS	SQ. FT.
8998-102	Piara Pizza	1,410 SF
8998-103	Senor Baja	2,144 SF
8998-104	El Rodeo Cafe	1,779 SF
9000-102	Thai T	2,400 SF
9000-104	Orchid Beauty Day	1,500 SF
9000-106	LumiGlow Teeth Whitening	900 SF
9000-108	Orchard Cleaners	1,400 SF
9000-110	Princess Nails	1,050 SF
9000-112	Metro PCS	1,400 SF
9000-114	Family Dentist	1,400 SF
9000-116	Avis Rent a Car	1,750 SF
NAP	Dollar Tree (NAP)	N/A
9030-102-A	China Fresh	1,860 SF
9030-102-B	AVAILABLE	1,650 SF
9030-102-C	AVAILABLE	1,850 SF
9030-106	AVAILABLE	3,470 SF
9040	Vallarta Supermarkets	60,419 SF
9080-103	Chuze Gym	43,665 SF
9116-102	AVAILABLE	3,300 SF
9116-108	Pure Alkaline Water	825 SF
9116-110	Body Goods	825 SF
9116-112	Clips on 66 Barbershop	1,800 SF
9116-114	H&R Block	2,520 SF
9116-118	The Color Loft	1,080 SF
NAP	InCycle (NAP)	N/A
9050	Wendy's	3,261 SF
Total Leasable Square Footage		143,658 SF

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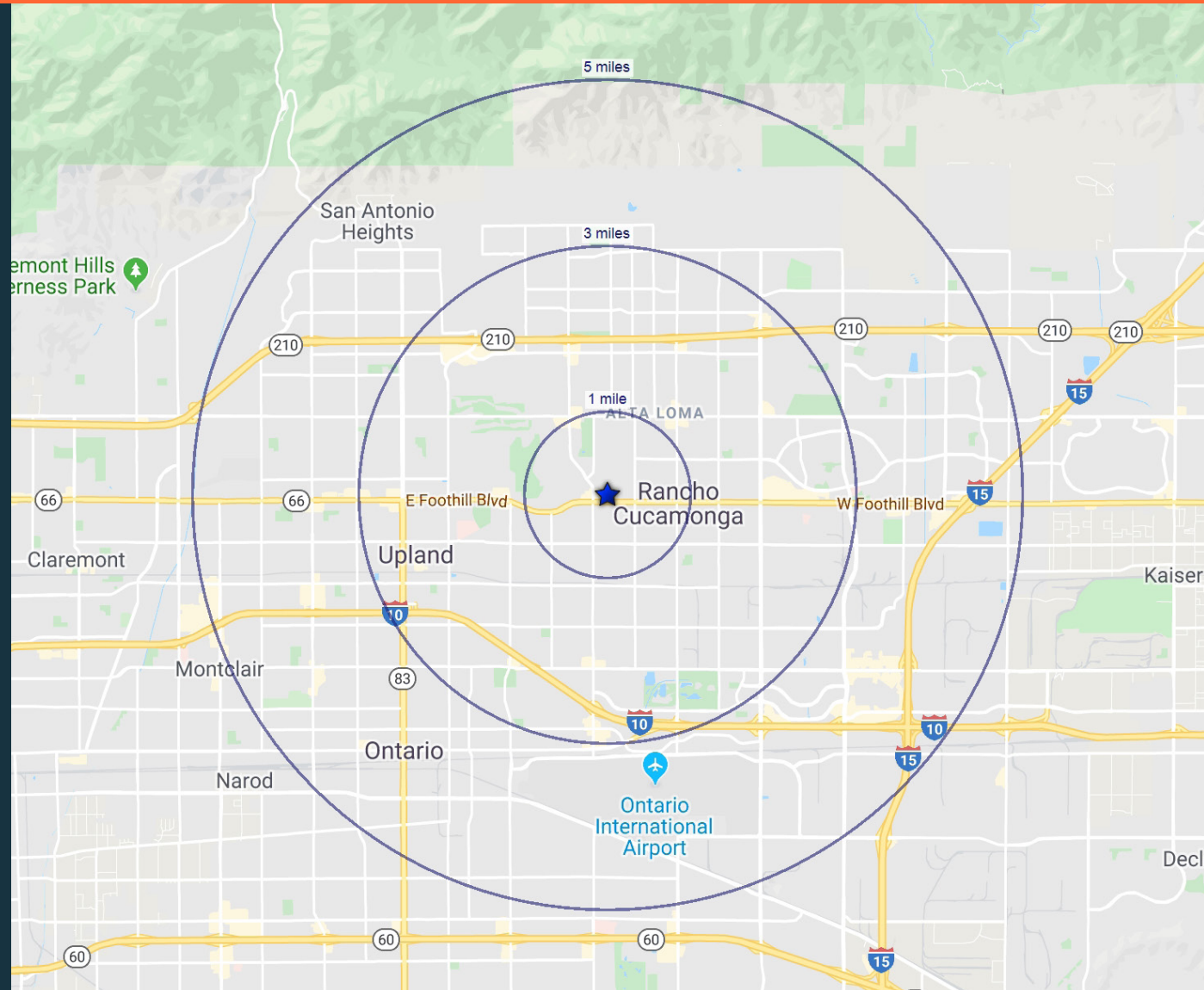
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	171,794	333,997
Households:	57,725	109,717
Avg. HH. Income:	\$102,040	\$109,124

TRAFFIC COUNT

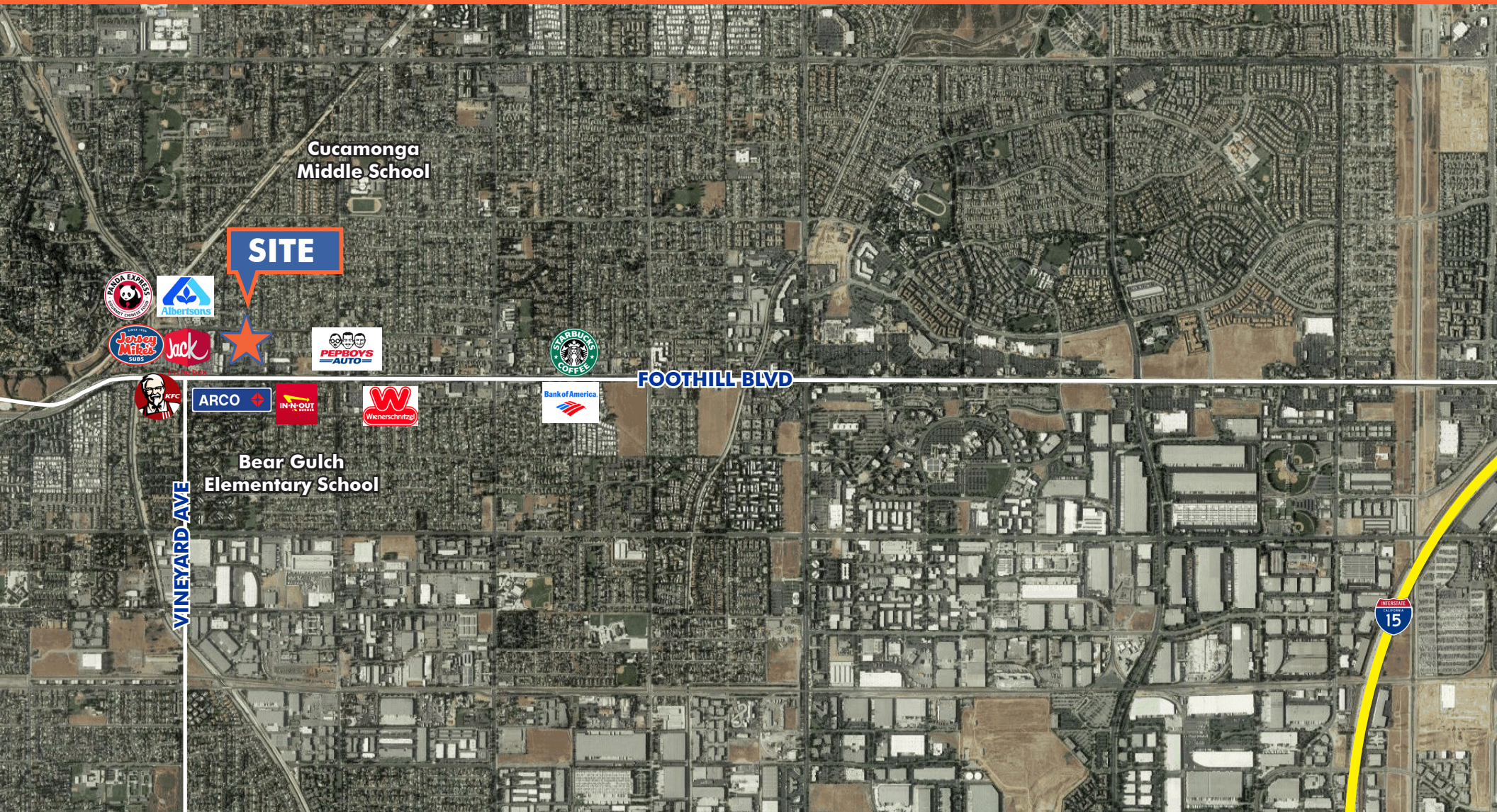
Foothill Blvd:	+/-32,000 VPD
Vineyard Ave:	+/-31,000 VPD



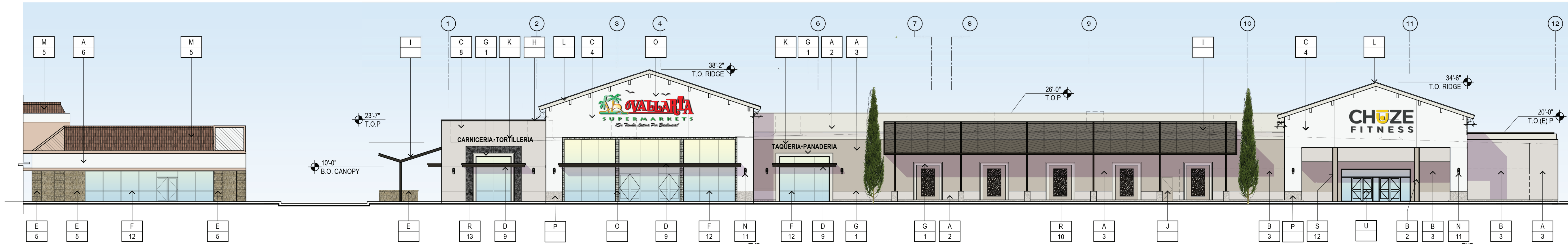
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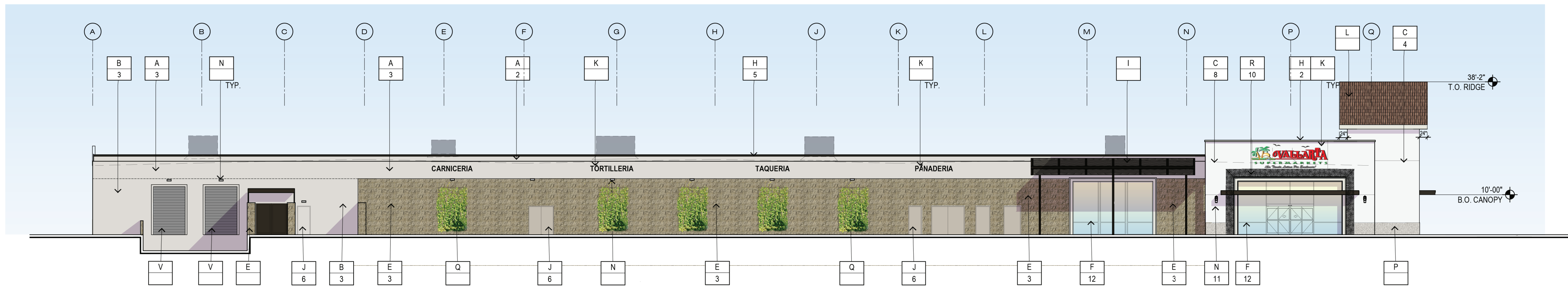
LOCATION MAP



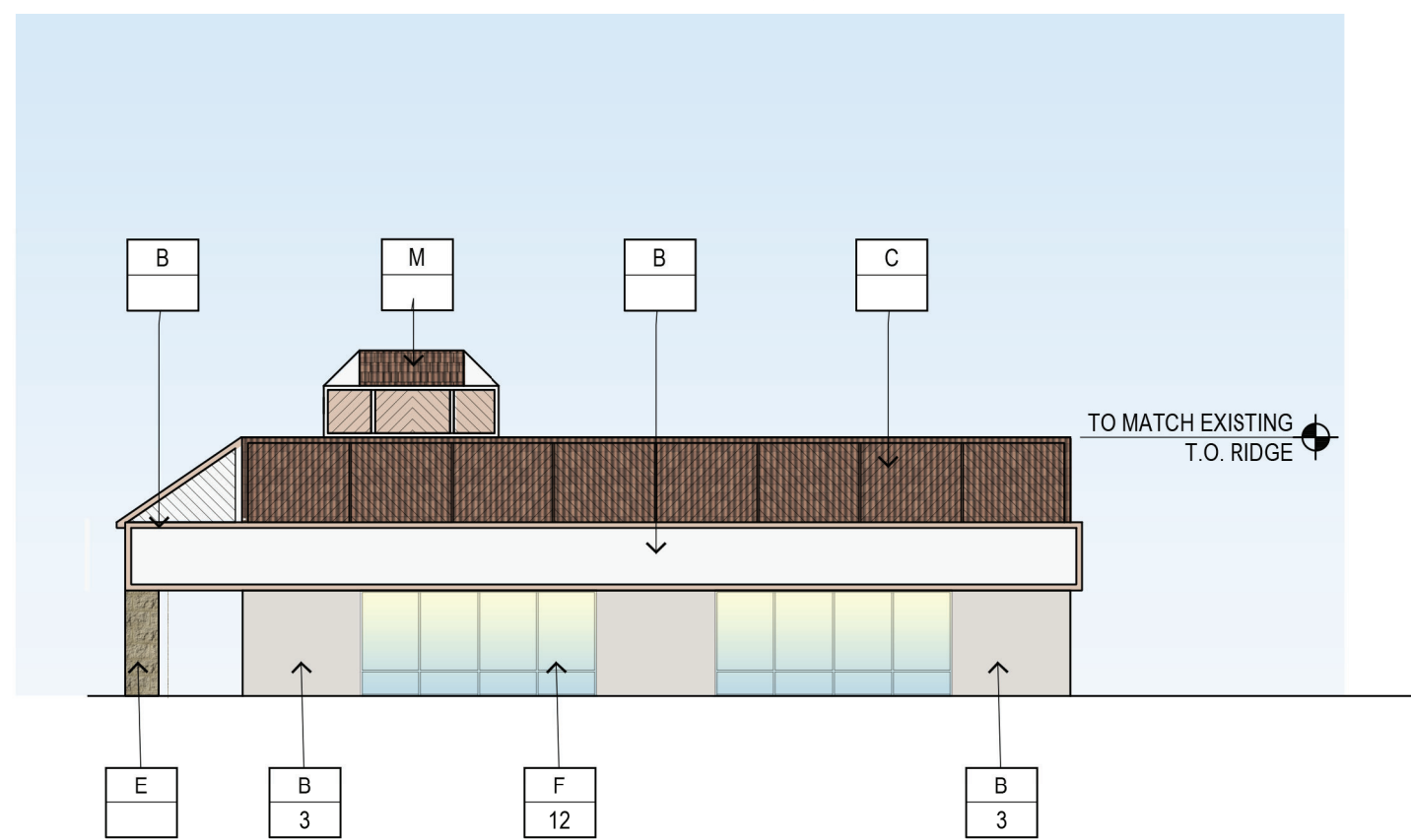




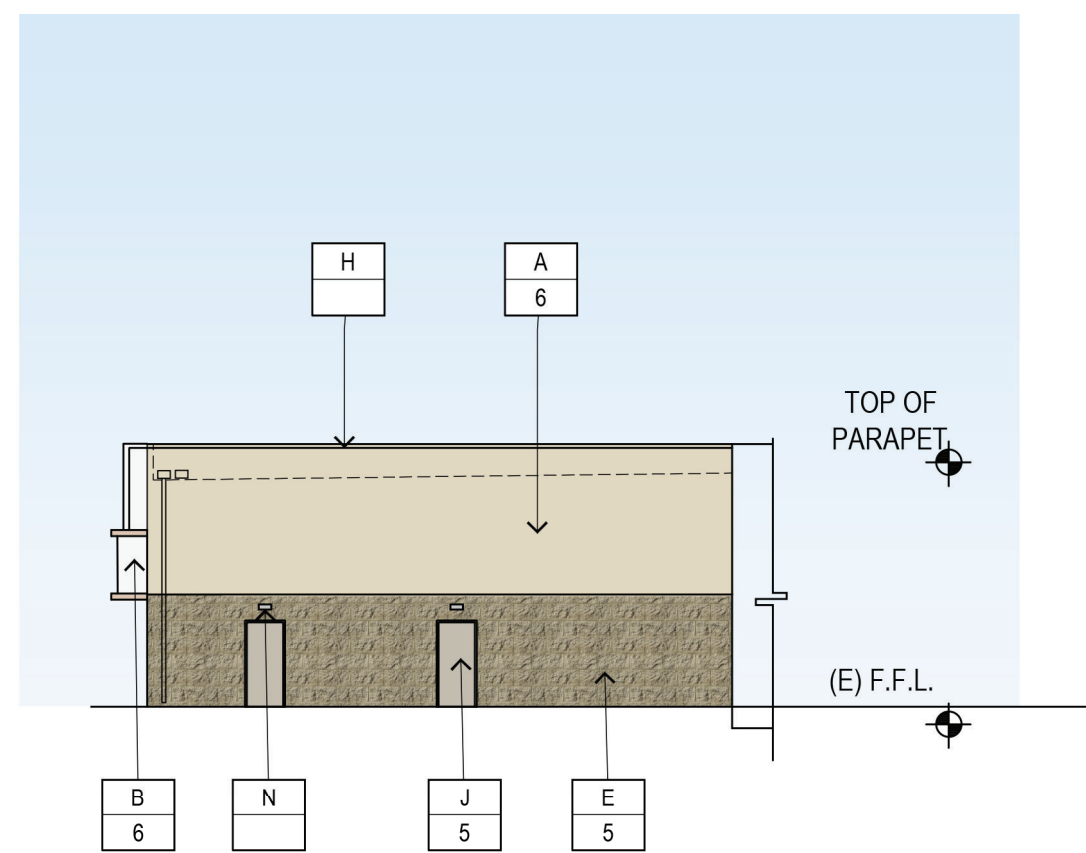
1 MAIN ELEVATION (SOUTH)
1/16" = 1'-0"



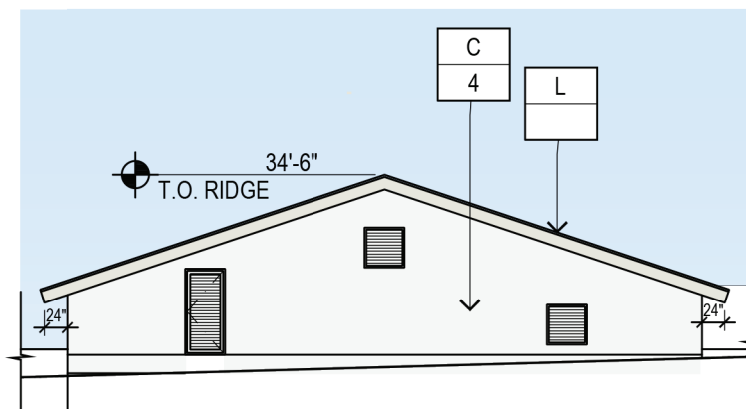
2 SIDE ELEVATION (WEST)
1/16" = 1'-0"



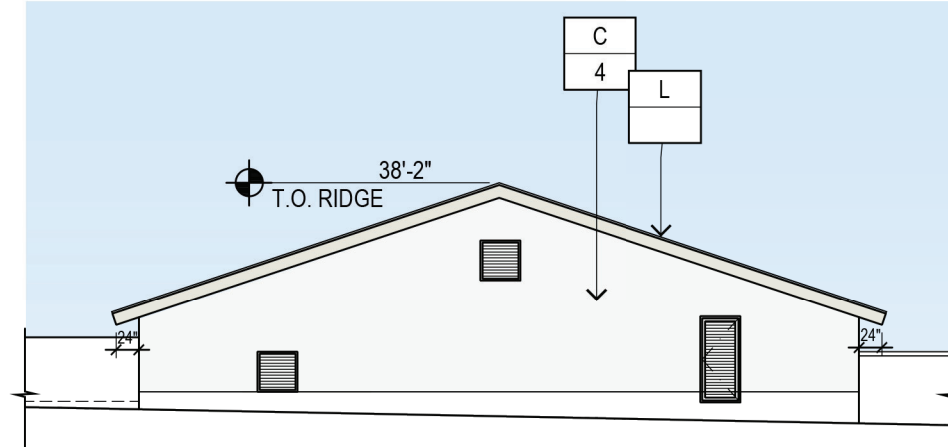
6 SIDE ELEVATION
1/16" = 1'-0"



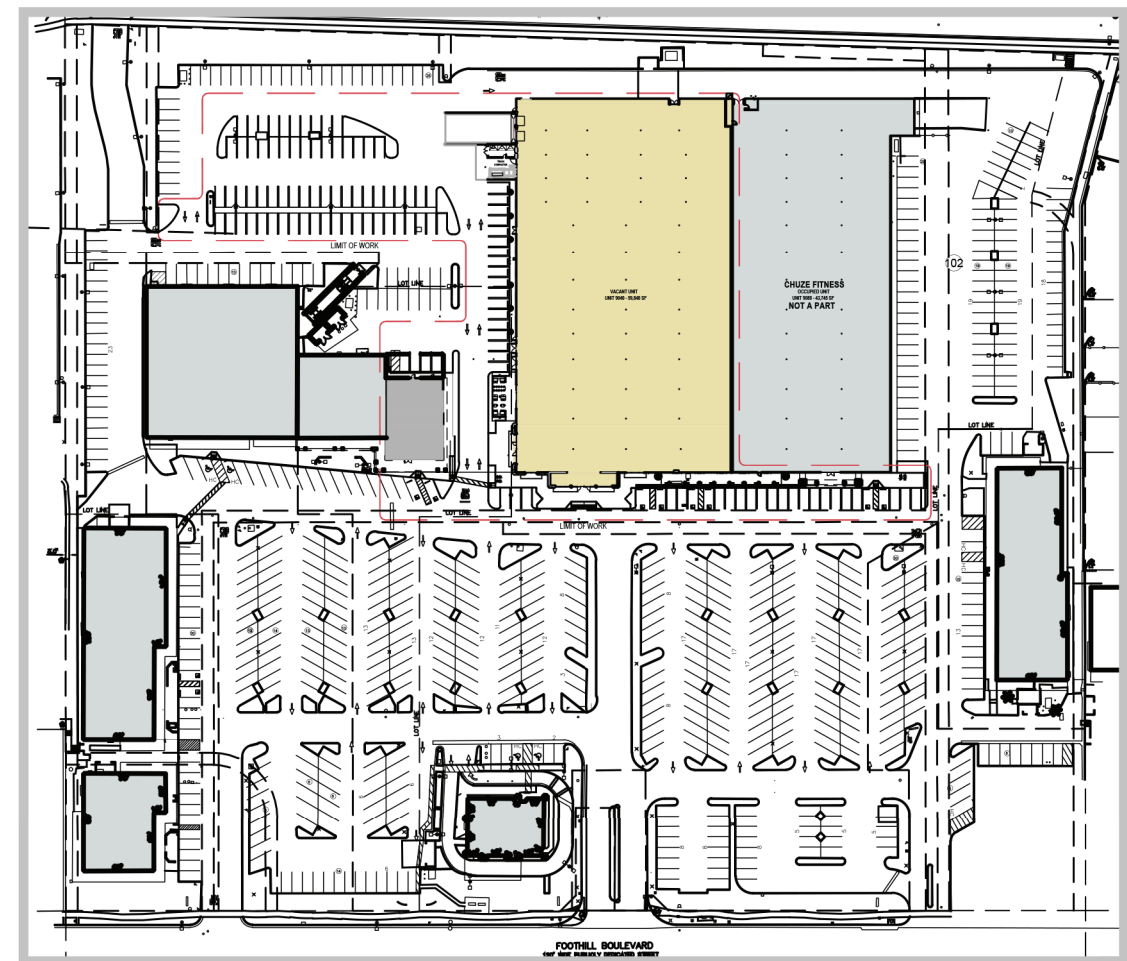
7 NORTH ELEVATION
1/16" = 1'-0"



5 CHUZE TOWER NORTH ELEVATION
1/16" = 1'-0"



4 VALLARTA TOWER NORTH ELEVATION
1/16" = 1'-0"



MATERIALS

A	EXISTING EXTERIOR CEMENT PLASTER (PATCH AND REPAIR AS NEEDED)
B	NEW EXTERIOR CEMENT PLASTER TEXTURE TO MATCH EXISTING
C	SMOOTH EXTERIOR CEMENT PLASTER SYSTEM: COLORTX PM SMOOTH COAT OI CRACK ISOLATION SYSTEM OI OMEGA DIAMOND WALL ONE COAT SYSTEM OI MEGA METAL LATH OI 2 LAYERS OF BUILDING PAPER
D	METAL CANOPY
E	EXISTING CMU WALL
F	ANODIZED ALUMINUM STOREFRONT SYSTEM
G	EPS MOLDING
H	PARAPET COPING
I	SHADE STRUCTURE
J	HOLLOW METAL DOOR
K	BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY UNDER SEPARATE PERMIT
L	ASPHALT SHINGLE ROOF
M	EXISTING ROOF TILE TO REMAIN, PROTECT IN PLACE
N	EXTERIOR LIGHT FIXTURE / SCONCE
O	DECORATIVE CERAMIC TILE
P	PRECAST CONCRETE WALL BASE
Q	GREEN SCREEN WALL
R	PERFORATED DECORATIVE PANEL
S	METAL TRIM
T	CMU WALL TO BE MATCHED
U	EXISTING STOREFRONT TO REMAIN
V	8' X 12' ROLL-UP DOOR WITH VISION WINDOW HEAVY DUTY DOCK SEAL ALL AROUND, SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL

FINISHES

1	SHERWIN-WILLIAMS PAINT # SW 47005 - PURE WHITE
2	SHERWIN-WILLIAMS PAINT # SW 47008 - ALABASTER
3	SHERWIN-WILLIAMS PAINT # SW 47641 - COLONNADE GRAY
4	MILKY QUARTZ
5	EXISTING FINISH TO REMAIN
6	PAINT TO MATCH ADJACENT SURFACE
7	TOURNESOL GREEN WALL SYSTEM OR EQUAL
8	CLOUD COVER
9	PAINT TO MATCH SHERWIN WILLIAMS CHESTNUT BRONZE
10	PARASOLEIL PERFORATED PANEL, LEMON DROP PATTERN (UMB) CONTACT HEIDI CREEKMUR - HDESIGNSOURCE@GMAIL.COM - 858-945-7915
11	MODERN FORMS, BULTHUS 21" ORB - CONTACT PLP SOCIAL LINDSAY COLE - O: 213 477 1600 - LCOLE@PLPSOCAL.COM
12	ARCADIA STANDARD DARK BRONZE #88

0 8' 16' 32' 1" SCALE: 1/16"=1'-0" @ 24"X36"

