

FOR LEASE

1,315 & 1,923 Sq.Ft. Front Commercial w/ Lighted Signage

903, 923 & 933 N. Central Ave., Upland, CA



PROPERTY HIGHLIGHTS:

- ± 24,541 SF Multi-Tenant Building
- ±1,130 - 1,308 sf Commercial Spaces Available
- Electrical/Gas Metered - Water/Sewer Furnished
- 12' Ceiling Height, some Automotive uses considered
- Power: 100 AMPS, 110/220v, 3 Phase
- Monument Sign/Street Frontage
- 9' Drop Ceiling
- Includes: Office, Large Showroom, Coffee Bar Area
- 10' x 12'H Loading doors on industrial units



For more information, contact:

Mark McErlean
markm@Delmar1.com
Ph. 909-945-4595 Cell: 909-214-9125
DRE# 00797726

Dave McErlean
davem@Delmar1.com
Ph. 909-660-3548 Cell: 949-370-5415
DRE# 01920898

CENTRAL PARK, UPLAND

24 UNIT INDUSTRIAL PARK



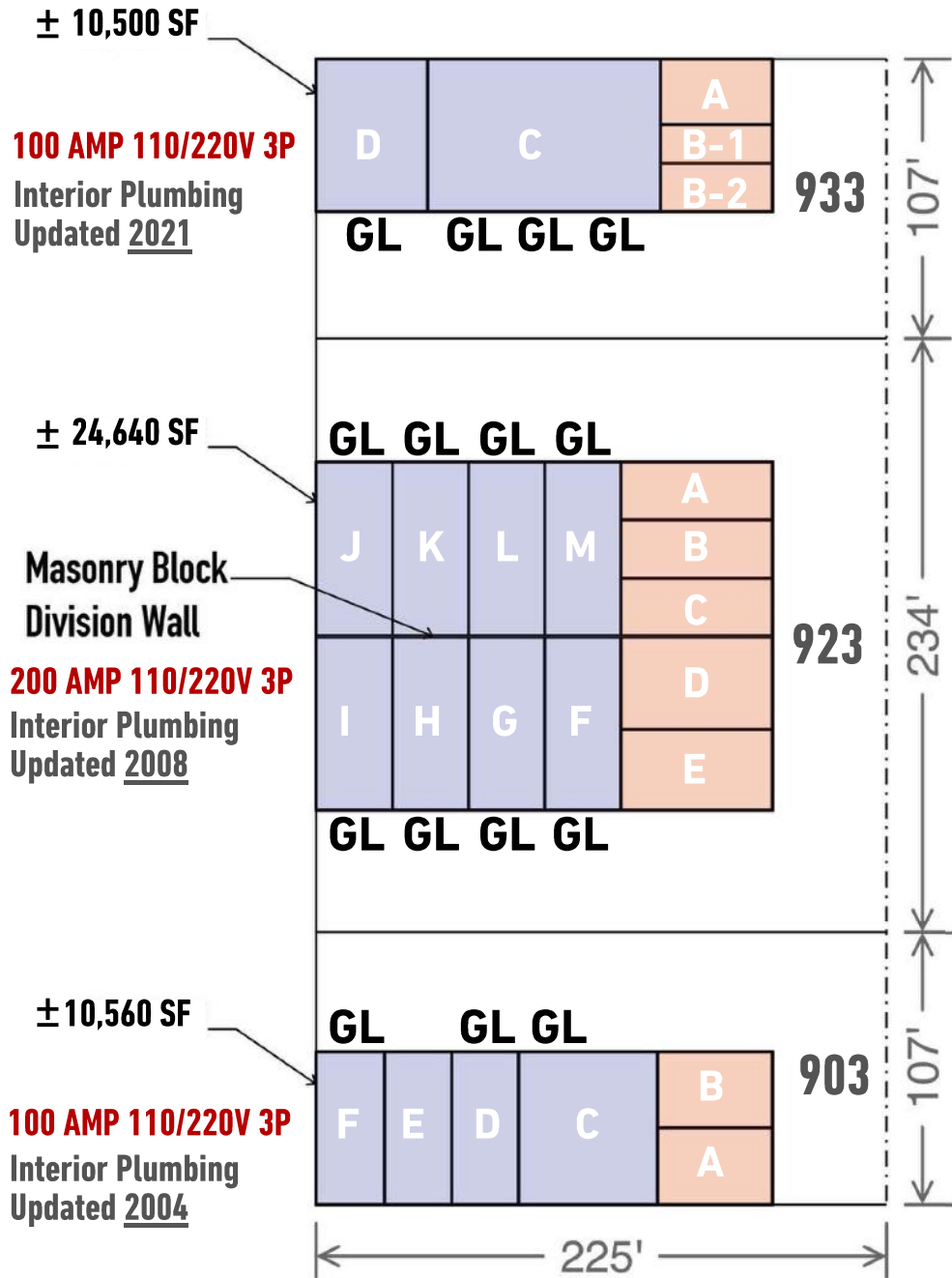
- - - Central Ave. - - -



FOOTHILL BLVD

CENTRAL AVE

SITE PLAN



N CENTRAL AVE

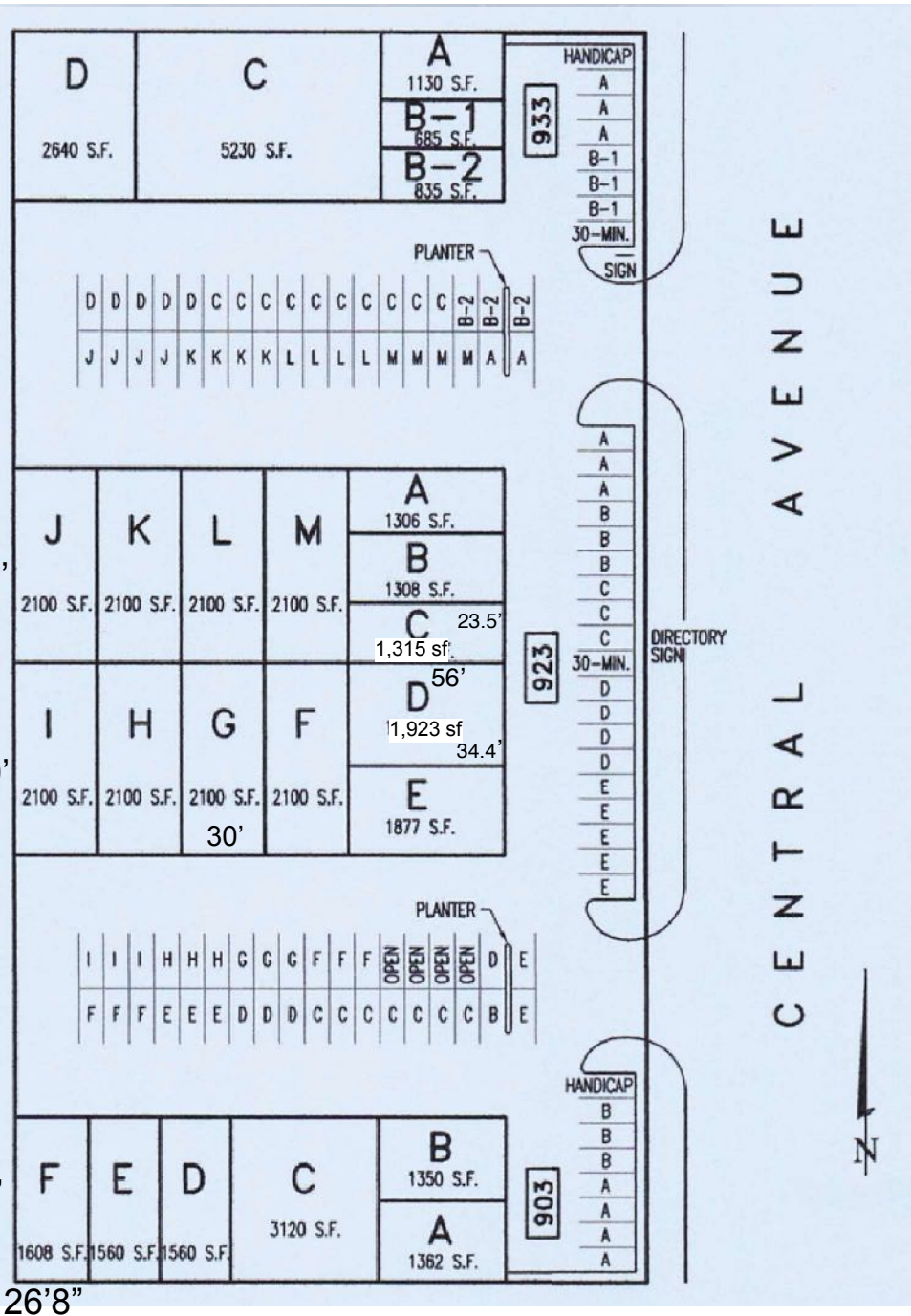


- LIGHT INDUSTRIAL
- MIXED USE RETAIL/OFFICE
- GL** GRADE LEVEL DOOR

- TOTAL BUILDING AREA: ±45,700 SF
- TOTAL # GL DOORS (12'x10'): 15
- MASONRY BLOCK CONSTRUCTION
- 448' CENTRAL AVE FRONTAGE

*Lot Dimension Source: Assessor's Parcel Map via CoreLogic

SITE PLAN



- **RENTABLE SF: ±45,621 SF**
- **±107 PARKING SPACES**
- **24 UNITS**
- **25 RESTROOMS**
- **21 HVAC UNITS**
- **27% RSF IS MIXED USE RETAIL/OFFICE**
- **3 WATER METERS - MAIN WATER LINE FOR 903 & 923 REPLACED IN 2023**
- **SEPARATELY METERED GAS & ELECTRIC**

923-G: Office is 12' x 18'; unit is 30'W x 70'L

903-F: Office is 11' x 20'; unit is 26' 8" W x 60'L

ZONING & LAND USE

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Mixed-Use Zones				Applicable Regulations
	C/R-MU	B/R-MU	C/O-MU	C/I-MU	
Adult Businesses	—	—	—	CUP	Ch. 17.20
Alcohol Sales, off-site	CUP	CUP	CUP	CUP	Ch. 17.21
Alcohol Sales, on-site as part of a restaurant	CUP	CUP	CUP	CUP	Ch. 17.21
Alcohol Sales, on-site as part of a bar or entertainment use (other than a restaurant)	CUP	CUP	CUP	CUP	Ch. 17.21
Animal Care, Sales, and Services					
<i>Non-boarding/Boarding Indoor</i>	P	P	P	P	
<i>Boarding Outdoor</i>	AUP	AUP	AUP	AUP	
<i>Animal Hospitals and Veterinary Services</i>	P	P	P	P	
Art Gallery (non assembly)	P	P	P	P	
Automobile/Vehicle Sales and Services					Ch. 17.22
<i>Automobile Repair</i>	AUP	AUP	AUP	AUP	Ch. 17.22
<i>Automobile Rental</i>	AUP	AUP	AUP	AUP	
<i>Automobile Service Station</i>	AUP	AUP	AUP	AUP	
<i>Automobile Storage/Towing and Impound</i>	—	AUP	—	—	
<i>Automobile/Vehicle Sales and Leasing, Used</i>	—	—	—	—	
<i>Automobile/Vehicle Sales and Leasing [3]</i>	AUP	AUP	AUP	AUP	
<i>Automobile/Vehicle Washing</i>	AUP	AUP	AUP	AUP	
<i>Auto Accessory/Equipment Installations</i>	AUP	AUP	AUP	AUP	
<i>Smog Check Testing</i>	AUP	AUP	AUP	AUP	
Banks and Financial Institutions					
<i>ATM</i>	P	P	P	P	
<i>ATM – drive through</i>	AUP	AUP	AUP	AUP	
<i>ATM – walk up</i>	P	P	P	P	
<i>Banks and Credit Unions</i>	P	P	P	P	
<i>Check Cashing Businesses</i>	P	P	P	P	
Bicycle Rental, Sales, and Repair	P	P	P	P	
Cottage Food Operations	P	P	—	—	Ch. 17.25
Dry Cleaners					
<i>Drop-Off Only</i>	P	P	P	P	
<i>Processing</i>	—	—	—	—	
Eating and Drinking Establishments					
<i>Bars/Nightclubs/Lounges</i>	CUP	CUP	CUP	CUP	
<i>Restaurants, Full-Service, Limited-Service, Take-Out</i>	P	P	P	P	
<i>Restaurants, with Drive-Through Facilities</i>	CUP	CUP	CUP	CUP	

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	C/R-MU	B/R-MU	C/O-MU	C/I-MU	
<i>Restaurants, with Live Entertainment/Dancing</i>	CUP	CUP	CUP	CUP	
<i>With Outdoor Dining and Seating</i>	AUP	AUP	AUP	AUP	Ch. 17.32
<i>Beer, Wine and Liquor for Sale</i>	CUP	CUP	CUP	CUP	
Fire Arms Clubs and Establishments	—	—	CUP	CUP	
Food and Beverage Sales					
<i>Bakery</i>	P	P	P	P	
<i>Catering Businesses</i>	P	P	P	P	
<i>General Market/Convenience Store/Specialty Store (less than 10,000 sq. ft.)</i>	P [4]	P [4]	P [4]	P [4]	
<i>Mobile Food Vendor</i>	AUP	AUP	AUP	AUP	Ch. 17.33
<i>Supermarket (10,000 sq. ft. or more)</i>	P	P	P	P	
Health/Fitness Facility					
<i>Dance Studios, Pilates Studio, Yoga Studio, Martial Arts Studio</i>	AUP	AUP	AUP	AUP	
<i>Gymnasiums, Health Clubs, and Similar Uses</i>	AUP	AUP	AUP	AUP	
Lodging					
<i>Bed and Breakfast</i>	CUP	CUP	—	—	Ch. 17.23
<i>Hotels and Motels</i>	CUP	CUP	CUP	CUP	
Marijuana-Related Use and Activity	—	—	—	—	
Massage Therapy	CUP	CUP	CUP	CUP	Ch. 17.29
Movie Theater	AUP	AUP	AUP	AUP	
Nursery (wholesale, retail)	—	—	P	P	
Outdoor Storage and Display [5]	P	P	P	P	Ch. 17.16
Pawning	AUP	AUP	AUP	—	
Personal Services (excluding massage)	P	P	P	P	
Psychics	—	—	—	—	
Public Storage	—	—	CUP	CUP	
Recreational Vehicle Storage and Parking	—	—	CUP	CUP	Ch. 17.34
Recycling Facilities					Ch. 17.35
<i>Reverse Vending Machines</i>	AUP	AUP	AUP	AUP	
<i>Small Collection Facilities</i>	AUP	AUP	AUP	AUP	
<i>Large Collection Facilities</i>	CUP	CUP	CUP	CUP	
<i>Processing Facility</i>	—	—	—	—	
<i>Unattended Collection Containers</i>	—	—	P	P	Ch. 17.35.1
Retail Stores, General Merchandise	P	P	P	P	
Secondhand Goods Store	P	P	P	P	

ZONING & LAND USE

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	C/R-MU	B/R-MU	C/O-MU	C/I-MU	
Smoke Shops [6]	CUP	CUP	CUP	CUP	Ch. 17.42.5
Smoke Lounge /E-Vape/Hookah Lounge [7]	CUP	CUP	CUP	CUP	
Swap Meets and Flea Markets	—	—	—	—	
Tattoo Parlors	CUP	CUP	—	CUP	
Temporary, Seasonal, and Special Events [8]	P	P	P	P	Ch. 17.41
Warehousing	P	—	P	P	
Office/Professional Uses					
Business Support Services	P	P	P	P	
Medical or Dental Laboratory	P	P	P	P	
Medical or Dental Office	P	P	P	P	
Office	P	P	P	P	
Urgent Care Facility	P	P	P	P	
Mixed-Use					
Mixed-Use	AUP	AUP	AUP	AUP	
Industrial/Agricultural/Natural Resource Uses					
Animal Grazing	—	—	—	—	
Beekeeping	—	—	—	—	
Crop Cultivation (greater than 1 acre)	—	—	—	—	
Industrial					
<i>Light Industrial</i>	—	P	—	P	
<i>Heavy Industrial</i>	—	—	—	—	
Surface Mining and Reclamation/Processing; Development of Natural Resources	—	—	—	—	Ch. 17.39
Telecommunication and Utilities Uses					
Utilities, Major	AUP	AUP	AUP	AUP	
Utilities, Minor	AUP	AUP	AUP	AUP	
Wireless Telecommunication Facilities	Refer to Ch. 17.40				
Other Uses					
Parking, Structured	CUP	CUP	CUP	CUP	
Parking, Surface	CUP	CUP	CUP	CUP	

NOTE:

- Property is zoned Commercial Industrial Mixed Use (C/I-MU) and subject to the Cable Airport Land Use Compatibility Plan. For more information see link below.
- **Land Uses** in the OM are **NOT** comprehensive
- For other uses, contact the Upland Planning Department or refer to the Upland Zoning Code

RESOURCE LINKS:

[CABLE AIRPORT LAND USE COMPATIBILITY PLAN](#)

[UPLAND ZONING CODE](#)