



1869 W FOOTHILL BLVD  
UPLAND, CA 91786



## OFFERING SUMMARY

<b>Lot Size (acres)</b>	0.69
<b>Parcel ID</b>	1006-573-13-0000
<b>Zoning Type</b>	Commercial
<b>County</b>	San Bernardino
<b>Frontage</b>	200.00 Ft
<b>Coordinates</b>	34.107198,-117.686842

## PROPERTY OVERVIEW

Prime Land Lease Opportunity at 1869 Foothill Blvd, Upland, CA. This expansive 30,034-square-foot lot offers incredible potential for development in a high-traffic area, ideal for businesses seeking maximum visibility and convenience.

## PROPERTY HIGHLIGHTS

- Located directly adjacent to a bustling In-N-Out, this prime location ensures a steady flow of vehicle traffic throughout the day and evening. Whether you're looking to establish a fast-casual restaurant, retail space, or another business, this lot provides the flexibility to construct a building that meets your needs. There are options to develop up to either a 2,557-square-foot building with a drive-through or a 4,728-square-foot building with a drive-through, depending on your specific requirements.



The Wright Associated Companies  
966 N Amelia Ave  
San Dimas, CA 91773  
Office: 626-610-1309  
[www.wrightassociated.com](http://www.wrightassociated.com)

Tommy Gibson  
Broker  
Mobile: 626-242-4655  
[tommy@wrightassociated.com](mailto:tommy@wrightassociated.com)  
License #: 01514399



# OTHERS PROPERTY FOR LEASE

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,922	139,666	367,585
2010 Population	11,212	144,315	382,088
2024 Population	13,211	153,520	391,845
2029 Population	13,228	154,740	393,015
2024-2029 Growth Rate	0.03 %	0.16 %	0.06 %
2024 Daytime Population	18,041	154,429	356,863

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	388	3,174	8,264
\$15000-24999	222	2,450	7,127
\$25000-34999	419	2,788	7,558
\$35000-49999	455	3,572	10,041
\$50000-74999	833	7,264	18,508
\$75000-99999	944	7,280	18,020
\$100000-149999	853	9,655	24,317
\$150000-199999	448	6,654	14,954
\$200000 or greater	395	7,766	16,415
Median HH Income	\$ 78,142	\$ 94,733	\$ 88,681
Average HH Income	\$ 98,483	\$ 127,006	\$ 117,977

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,052	45,265	112,040
2010 Total Households	4,249	46,332	115,301
2024 Total Households	4,957	50,603	125,204
2029 Total Households	5,026	51,951	128,080
2024 Average Household Size	2.63	2.89	3.04
2024 Owner Occupied Housing	1,769	29,161	70,220
2029 Owner Occupied Housing	1,854	30,375	73,005
2024 Renter Occupied Housing	3,188	21,442	54,984
2029 Renter Occupied Housing	3,172	21,576	55,075
2024 Vacant Housing	215	1,775	4,166
2024 Total Housing	5,172	52,378	129,370



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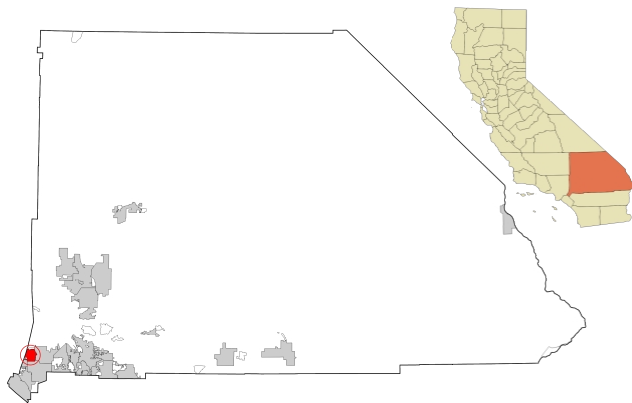


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### ABOUT UPLAND

Upland is a city in San Bernardino County, California, United States on the border with neighboring Los Angeles County. The municipality is located at an elevation of 1,242 feet (379 m). As of the 2020 census, the city had a population of 79,040, up from 73,732 at the 2010 census.



#### CITY OF UPLAND

Incorporated 5/14/1906

#### AREA

City 15.6 sq mi

Land 15.6 sq mi

Elevation 1237 ft

#### POPULATION

Population 79,040

Density auto sq mi



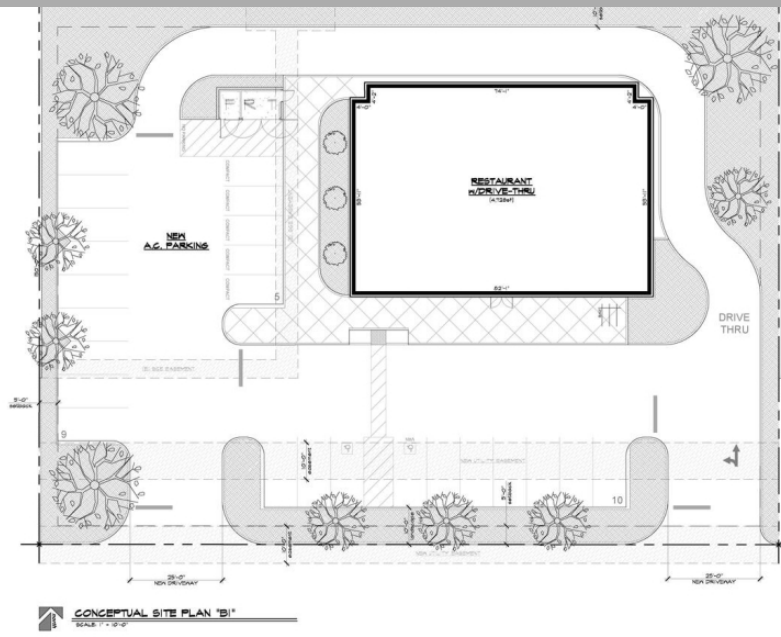
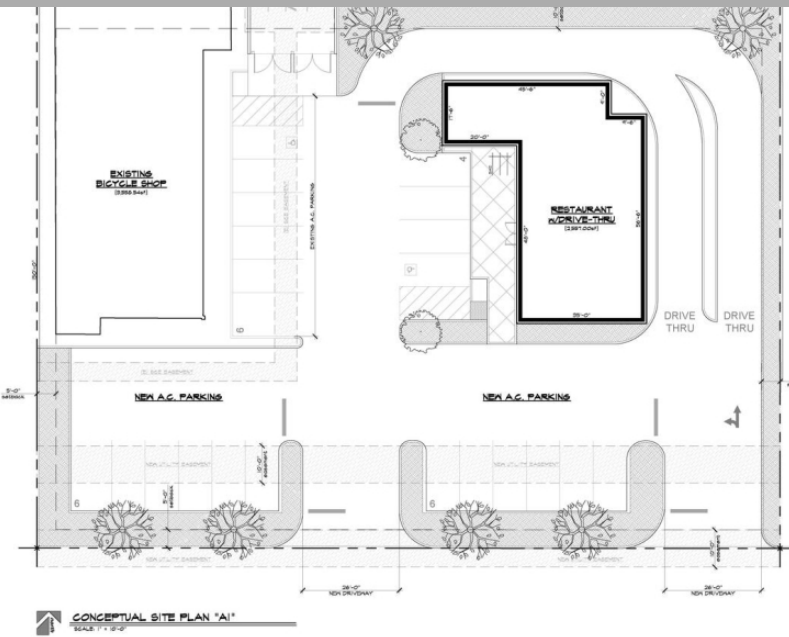
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