



# For Lease

## Upland Village Center

235 Foothill Blvd, Upland, CA 91786



### Anchor Opportunity in Upland's Dominant Retail Corridor

CO-ANCHOR AVAILABLE

± 35,000 SF

#### 2025 Est Demographics

	1 MILE
Population	18,604
Avg Household Income	\$110,325
Daytime Population	14,345
	3 MILE
Population	167,702
Avg Household Income	\$122,288
Daytime Population	76,782
	5 MILE
Population	384,970
Avg Household Income	\$122,111
Daytime Population	179,032

Year: 2025 | Source: Ersi

#### About the Property

- Established value-oriented retail destination generating ±2.4 million annual visits (placer.ai)
- Co-anchored by Burlington (±39K SF) and Ross
- Located at signalized intersection of Foothill Blvd & Euclid Ave (±41,000 CPD combined)
- Large-format space ideal for fitness, discount retail, entertainment, or medical
- Positioned within dense infill trade area with 171K+ population (3-mile)
- Surrounded by dense residential base with high household incomes (~\$121K within 3 miles)

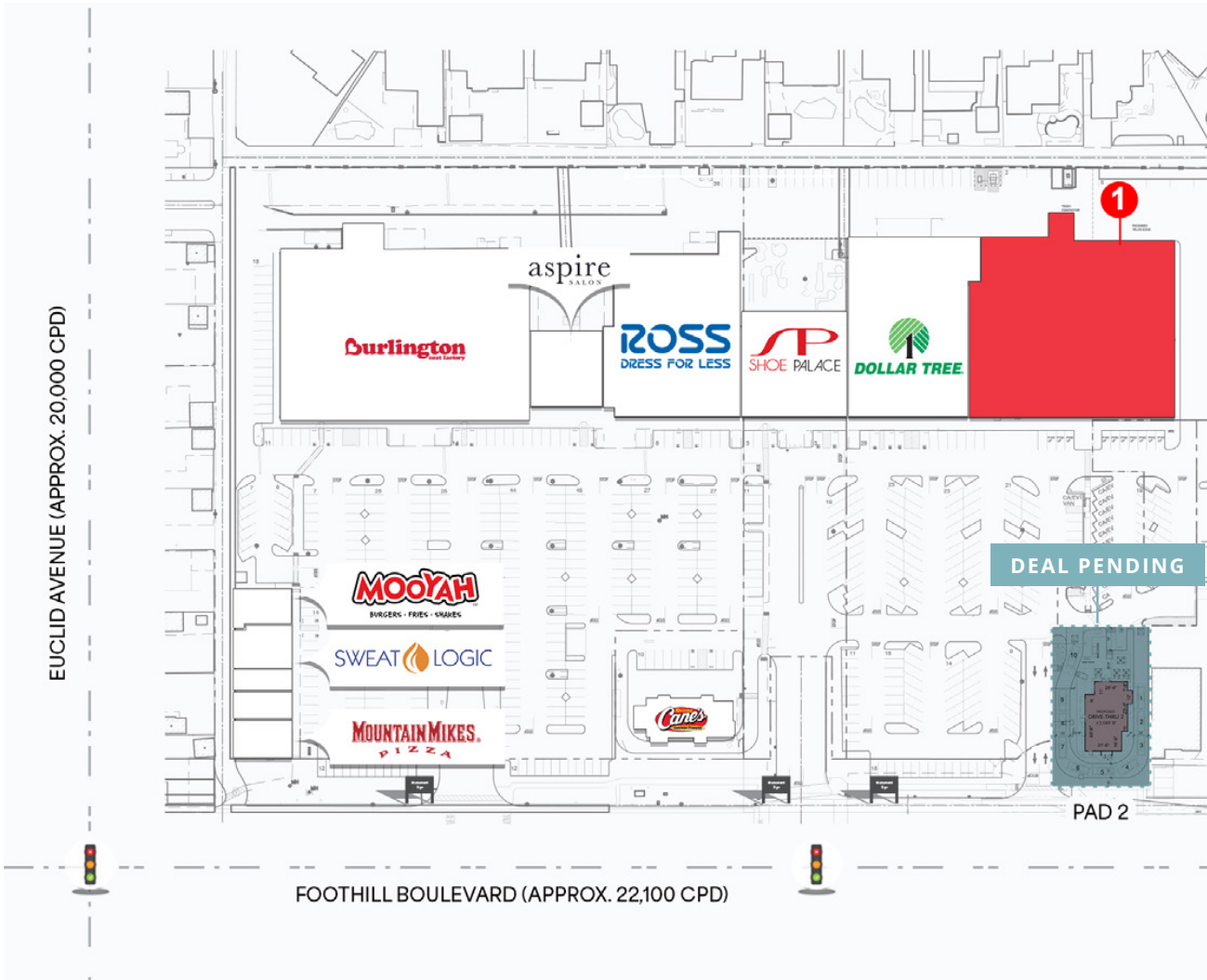
#### Traffic Counts

Foothill Blvd	±22,100 CPD
Euclid Ave	±20,000 CPD
Year: 2025   Source: Costar	

#### Contact

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## TENANT DIRECTORY

### Upland Village Center

Total GLA: 146,610 SF

NO.	TENANT	SF
1	Burlington	39,469
2	Ross	23,585
3	Shoe Palace	8,000
4B	Dollar Tree	11,500
<b>1</b> 5	<b>Available</b>	<b>35,015</b>
<b>PAD 1</b>		
	Raising Cane's	3,500
<b>PAD 2</b>		
	<b>DEAL PENDING</b>	<b>±2,049</b>
<b>SHOP 1</b>		
1	Aspire Salon	5,031
<b>SHOP 3</b>		
1	Mooyah Burger	1,825
2/3	SweatLogic	1,887
4	Fabulous Nails	1,102
5	La Michoacana	1,535
6	Mountain Mikes Pizza	±2,598

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