

FOR LEASE

Upland Village Center

121 E. Foothill Boulevard | Upland, CA 91786



Opportunities

±11,454 SF

Proposed Jr. Anchor Available

±2,049 SF

Pad Drive-Thru Available

DESCRIPTION

- Newly redeveloped shopping center in the heart of Upland
- Great national co-tenancy mix: Burlington, Ross, Amazon Fresh, Raising Cane's and more
- Excellent market exposure front Euclid Ave and Foothill Blvd intersection (over 41,000 CPD)
- Superb demographics with a dense population mix and high disposable incomes in the immediate area
- Prominent market positioning serving the local community along with the commuting workforce

CONTACT

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

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,229	171,228	379,939
Avg Household Income	\$109,448	\$121,795	\$110,122
Daytime Population	11,098	56,863	156,356

Source: Esri

TRAFFIC COUNTS

Foothill Boulevard	approx. 22,100 cpd
Euclid Avenue	approx. 19,500 cpd

Source: Costar

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Available

PLEASE DO NOT DISTURB EXISTING TENANTS

1 Space 1B: ±11,454 SF Jr. Anchor

2 Pad 2: ±2,049 SF

Upland Village Center Tenant Directory

Total GLA: 146,610 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)
MAJOR			SHOP 1		
1A	Burlington	39,469	1	Aspire Salon	5,031
1B	Available — PROPOSED JR. ANCHOR	11,454	SHOP 3		
2	Ross	23,585	1	Mooyah Burger	1,825
3	Shoe Palace	8,000	2/3	SweatLogic	1,887
4B	Dollar Tree	11,500	4	Fabulous Nails	1,102
5	Amazon Fresh	35,015	5	La Michoacana	1,535
PAD 1			6	Mountain Mikes Pizza	±2,598
	Raising Cane's	3,500	PAD 2		
PAD 2			Available — PAD DRIVE-THRU		
			±2,049		

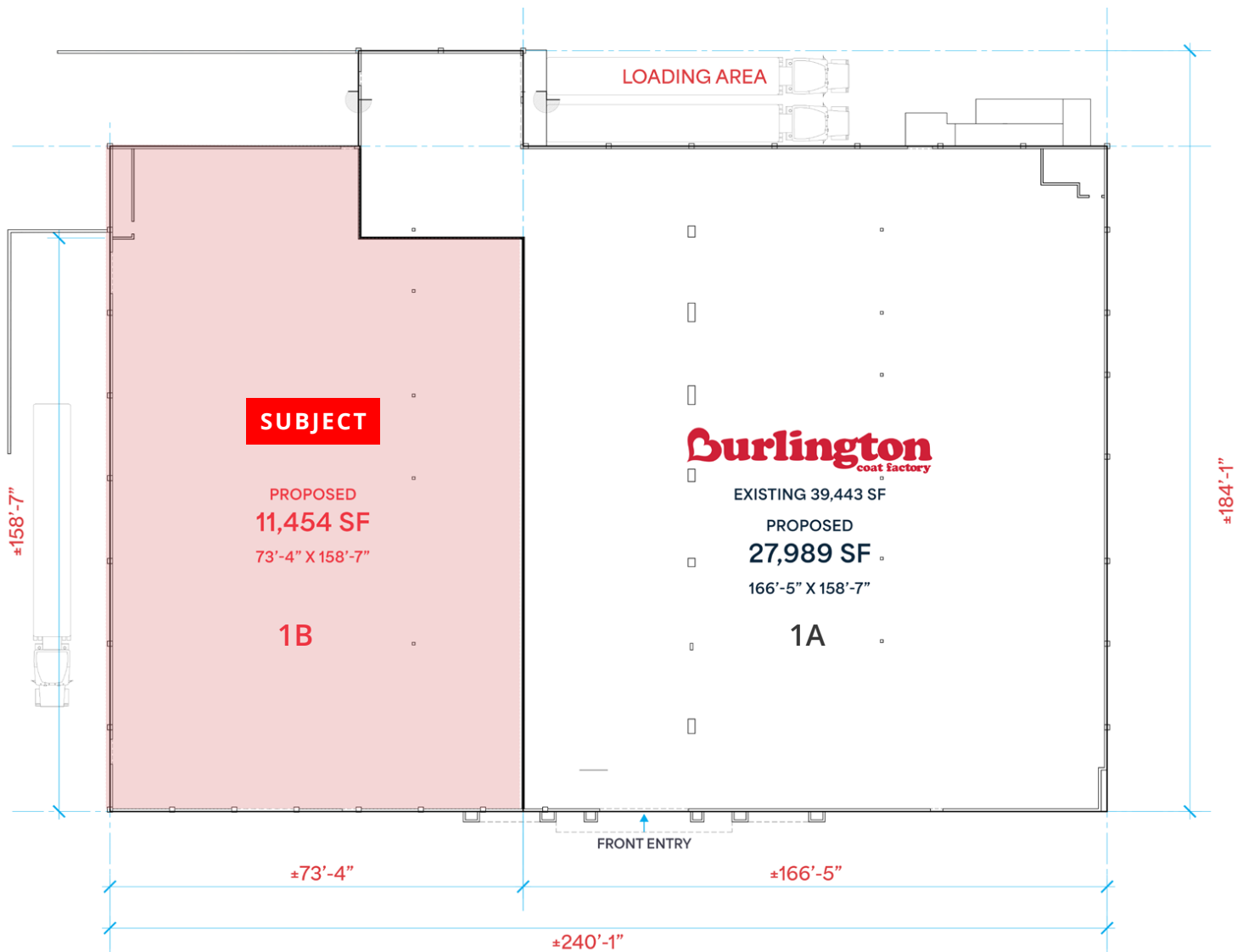
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PROPOSED JR. ANCHOR OPPORTUNITY

1 Space 1B: $\pm 11,454$ SF



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