

One Million SF Regional Power Center for Lease

COLONIES CROSSROADS

I-210 & CAMPUS AVE, UPLAND, CA

AVAILABLE UNITS

33,000 SF ANCHOR SPACE | 14,000 SF | 1,300 SF | 5,199 SF PAD



NEWMARK | PACIFIC

CBRE

ABOUT COLONIES CROSSROADS

Consisting of over 1 million square feet, Colonies Crossroads is the most dominant shopping center in the trade area. The center serves an affluent community with strong demographics – Over 113,000 Residents and Average Household Incomes of \$120,000 Within a 3-Mile Radius. Situated directly off I-210 Freeway at Campus Ave., the Colonies Crossroads draws regional traffic.



AVAILABLE
1,300 SF

19TH ST. - 15,000 CARS PER DAY

POTENTIALLY
AVAILABLE
5,199 SF



174,000 CARS PER DAY

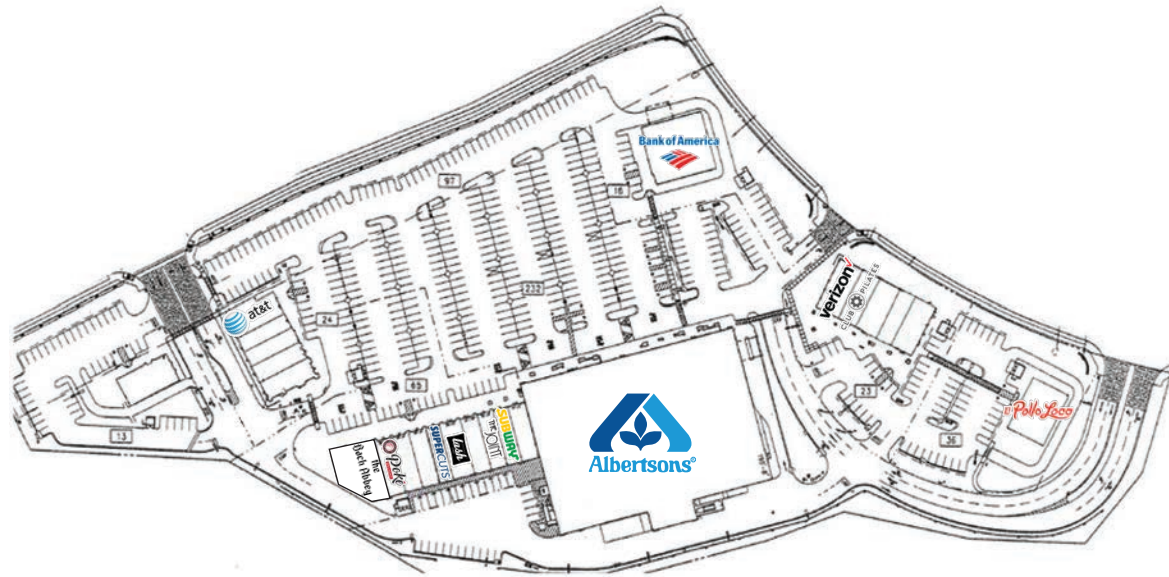
POTENTIALLY
AVAILABLE
04/2026
14,000 SF

AVAILABLE
33,000 SF

FUTURE
DEVELOPMENT

Colonies Crossroads

ALBERTSONS CENTER



ALBERTSONS CENTER

- | | |
|---------|------------------------|
| 1900A | AT&T |
| 1900C | MASSAGE ENVY |
| 1900E | EUROPEAN WAX CENTER |
| 1092A&B | THE BACK ABBEY |
| 1902C | POKE DELIGHT |
| 1902D | SOURDOUGH & CO. |
| 1902E | NAVY CENTER |
| 1902F | SUPER CUTS |
| 1902G | AMAZING LASHES |
| 1902H | DRY CLEANER |
| 1902I | THE JOINT CHIROPRACTIC |
| 1902J | WINGSTOP |
| 1902K | HAPPY NAILS |
| 1910 | ALBERTSONS |
| 1916 | BANK OF AMERICA |
| 1118A | VERIZON |
| 1118C | CLUB PILATES |
| 1118E | BREW BEE'S COFFEE |
| 1118F | SAN BIAGIO'S PIZZA |
| 1126 | EL POLLO LOCO |

Colonies Crossroads

TARGET CENTER



14,000 SF
UNIT 1937
POTENTIALLY AVAILABLE
04/2026

33,000 SF
UNIT 1865



TARGET CENTER

1865 AVAILABLE - 33,000 SF

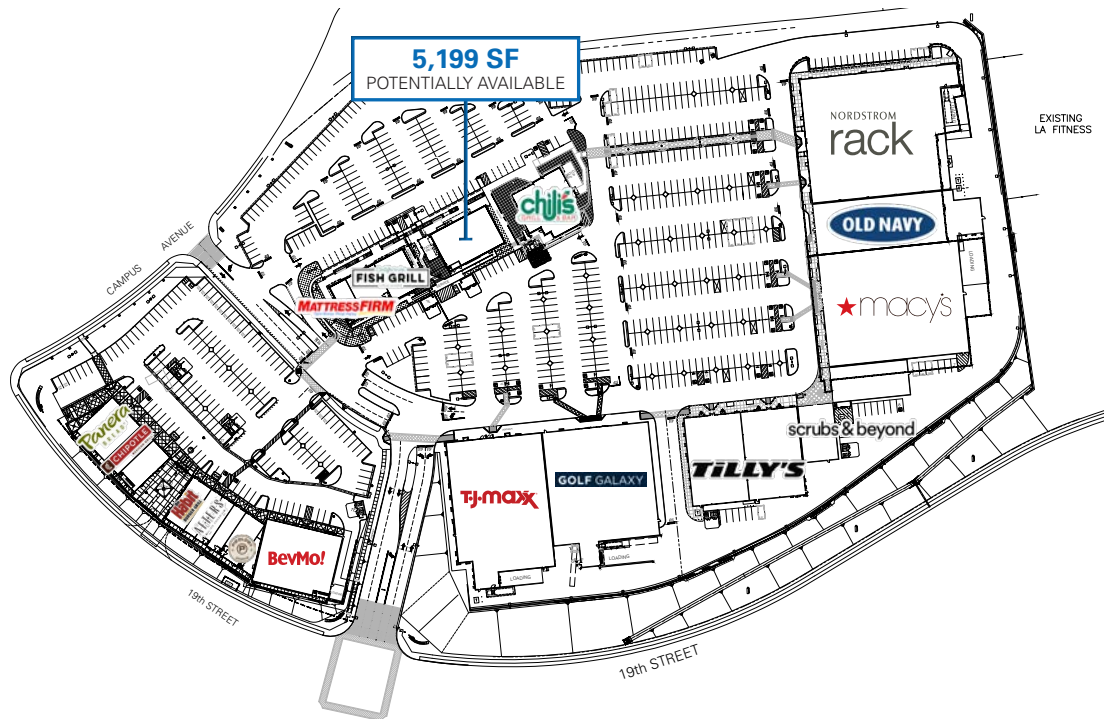
- 1875A SEE'S CANDIES
- 1875B SHEER BEAUTY
- 1875C CROSSROADS DENTAL
- 1883A CPR CELL PHONE REPAIR
- 1883B LUCKY FEET
- 1883C THE HEIGHTS
- 1889 ROCKSTAR COMPUTERS
- 1895A BATH & BODYWORKS
- 1895C SCHOOLS FIRST CU
- 1905A CHASE BANK
- 1905C KUMA SUSHI
- 1905E T-MOBILE
- 1915 CARLS JUNIOR
- 1919 WELLS FARGO
- 1923 KOHL'S
- 1927 ULTA
- 1931 TARGET
- 1935 PETSMART

1937 POTENTIALLY AVAILABLE 04/2026 - 14,000 SF

- 1939 DICK'S SPORTING GOODS
- 1943A RED PERSIMMON NAILS
- 1943B SPORT CLIPS
- 1943 PICANTE PERUVIAN
- 1943D STARBUCKS
- 1945A JERSEY MIKE'S
- 1945B JUANCHO'S MEXICAN FOOD
- 1945C COMING SOON
- 1945D YOGIYO FROYO
- 1945E ONO BBQ
- 1945F VERIZON
- 1949 CHIC-FILA

Colonies Crossroads

NORDSTROM RACK CENTER



NORDSTROM RACK CENTER

NORDSTROM RACK

OLD NAVY

MACY'S

SEPHORA

SCRUBS & BEYOND

FIVE BELOW

TILLY'S

GOLF GALAXY

TJ MAXX

BEVMO

MATTRESS FIRM

PIEOLOGY PIZZERIA

AFTERS ICE CREAM

LEAN FEAST

NEKTER JUICE BAR

HABIT BURGER

CHIPOTLE

PICK UP STIX

PANERA BREAD

CALIFORNIA FISH GRILL

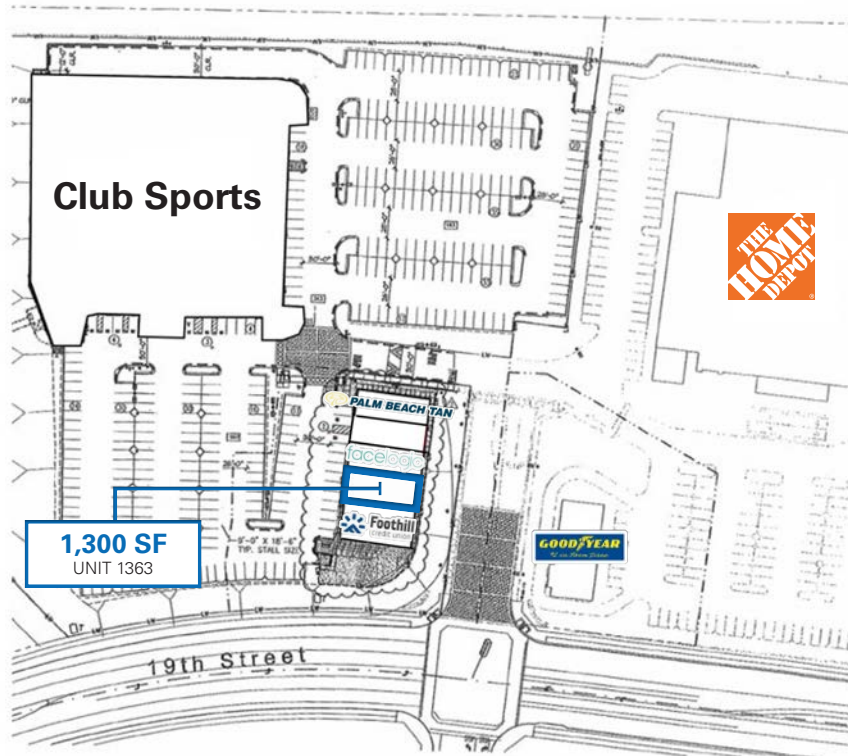
OGGI'S BREWHOUSE - POTENTIALLY AVAILABLE

CHILI'S



Colonies Crossroads

LA FITNESS CENTER



LA FITNESS CENTER

CLUB SPORTS

AVAILABLE - 1,300 SF



DEMOGRAPHICS



POPULATION

1 MILE

10,035

3 MILES

117,144

5 MILES

302,592



HOUSEHOLDS

1 MILE

3,501

3 MILES

41,625

5 MILES

99,910



FAMILIES

1 MILE

2,857

3 MILES

30,897

5 MILES

74,629



MEDIAN AGE

1 MILE

43.8

3 MILES

40.6

5 MILES

36.1



HH INCOME

1 MILE

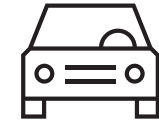
\$173,925

3 MILES

\$128,203

5 MILES

\$120,988



TRAFFIC COUNTS

I-210 FWY. | 189,000 CPD
E. 19TH ST. | 15,000 CPD
CAMPUS AVE. | 21,900 CPD

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NEWMARK | PACIFIC

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