



FOR SALE

296 5TH AVE, UPLAND CA 91786

REDEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- \$1,350,000.00
- 6,951 square feet
- Within the downtown specific plan
- Multi - Family /Senior housing district
- Multi – Family – Senior housing opportunity
- Gym/fitness Centers



DOWNTOWN SPECIFIC PLAN

- [Click here to download](#)

DENNIS MORGAN
951.686.1462 ext 312
DRE # 01173749
denis@ipacommercial.com

MATT MORGAN
951.686.1462 ext 325
DRE # 02126060
matt@ipacommercial.com

IPA COMMERCIAL REAL ESTATE
951.686.1462 | www.ipacommercial.com
DRE# 01151822
3538 Central Avenue, #200, Riverside, CA 92506

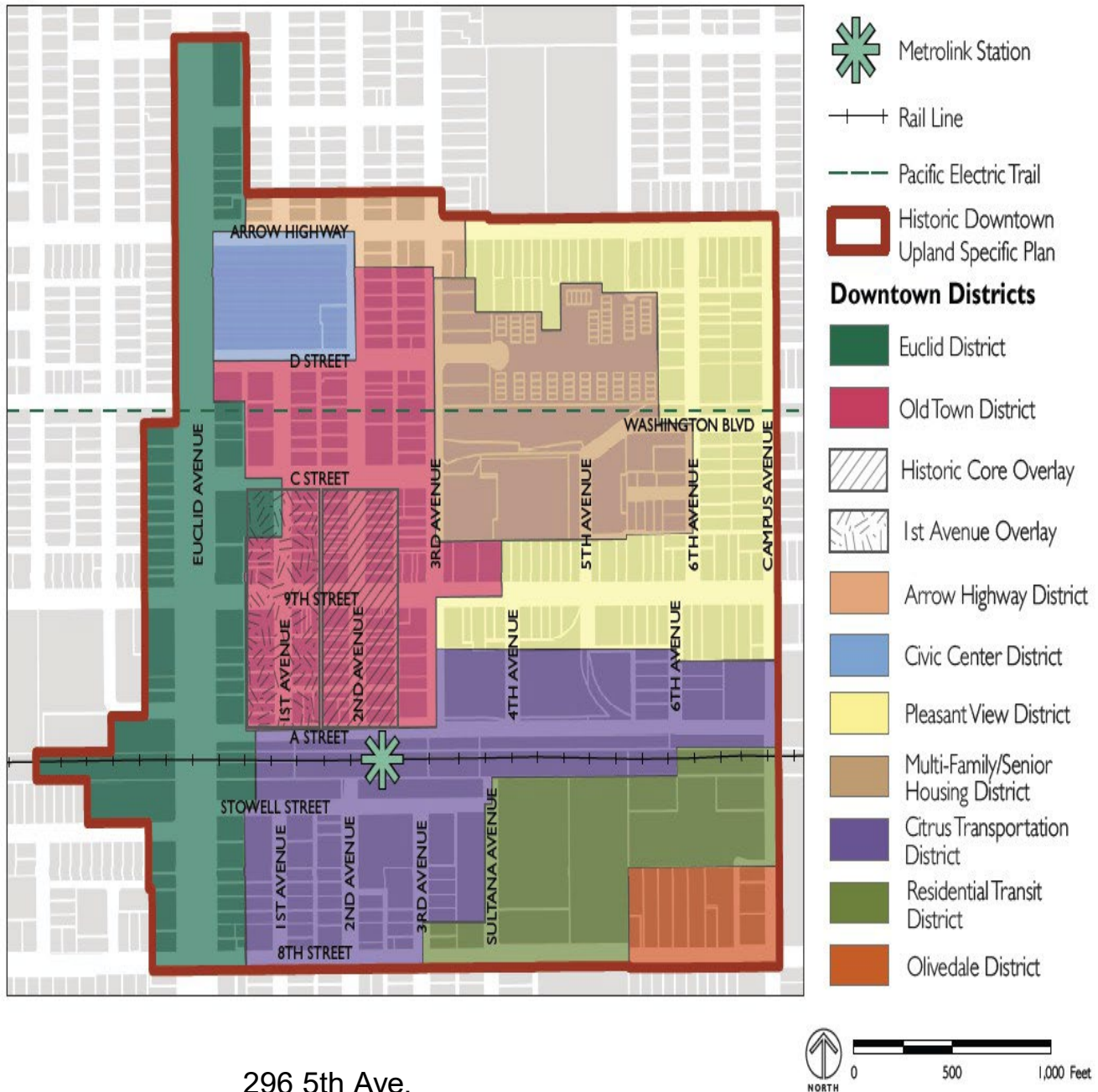


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DOWNTOWN DISTRICTS



296 5th Ave.

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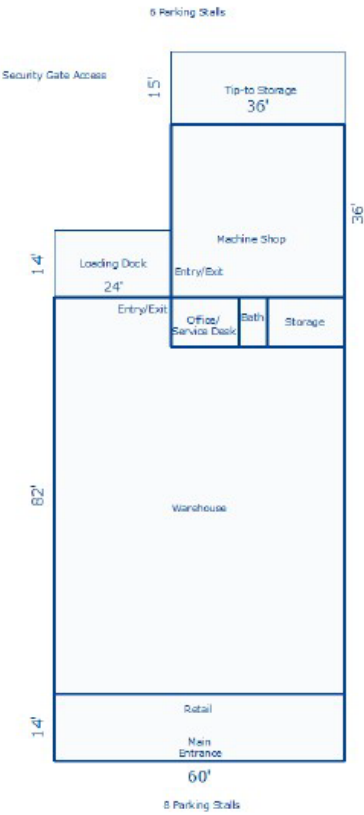
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BUILDING PLAN

296 N. 5th Sketch



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Warehouse	4560.00	
	Retail	840.00	
	Machine Shop	1296.00	
	Office	140.00	
	Bath	60.00	
	Storage	160.00	7056.00
	Storage/Tip To	540.00	876.00
OTH			
Net BUILDING Area		(rounded)	7056

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
Warehouse		
72.0 x 60.0		4320.00
10.0 x 24.0		240.00
Retail		
14.0 x 60.0		840.00
Machine Shop		
36.0 x 36.0		1296.00
Office		
14.0 x 10.0		140.00
Bath		
10.0 x 6.0		60.00
Storage		
16.0 x 10.0		160.00
7 Items	(rounded)	7056

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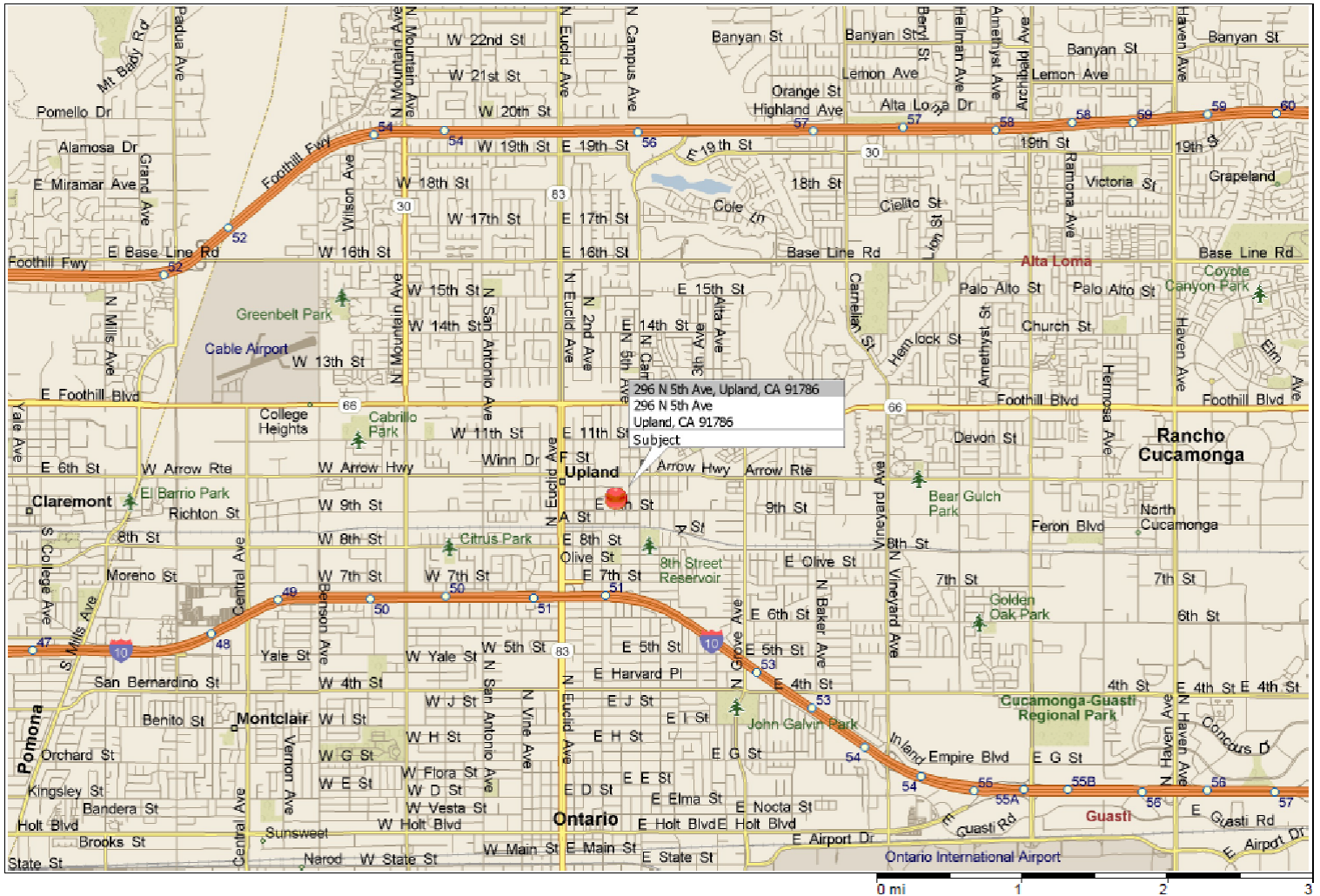


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6,951 SF COMMERCIAL SPACE

296 5TH AVENUE
UPLAND, CA 91786

LOCATION MAP



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