



# UPLAND FREEWAY CENTER

1348-1438 WEST 7TH STREET, UPLAND, CA 91786

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

 **The Abbey Company**  
REAL PROPERTY SOLUTIONS

## PROPERTY HIGHLIGHTS

Strategically located with 842 feet of frontage along the I-10 Freeway, Upland Freeway Center is a large, well-established and well-maintained center with a strong mix of local, regional and national tenants.

- Major tenants include: Boot Barn, 5.11 Tactical, Kelly Spicers, Goodwill, and the United States Military
- Located on the I-10 Freeway with an Average Daily Traffic Count of 264,000
- New 45ft. Freeway pylon signage and building signage with superb visibility along the I-10 Freeway
- Finished suites available for immediate occupancy
- A wide array of space accommodations
- Convenient access to the greater Los Angeles, Orange County and Inland Empire Regions
- Monument signage available on 7th Street
- Abundant parking to accommodate a variety of retail, medical and office uses
- Strong mix of local, regional and national tenants
- Professional and responsive local leasing and property management teams
- High foot traffic property with neighboring residential neighborhoods
- Tenant improvements available





## LOCATION SUMMARY

Directly off the Mountain Avenue Exit on the San Bernardino I-10 Freeway Upland Freeway Center is strategically located to serve the significant residential and commercial density in the trade area. Upland Freeway Center enjoys excellent commercial frontage along the I-10 Freeway with over 842 feet exposed to 264,000 cars per day. This exposure is optimized by substantial pole and monument signage along this frontage. Low Occupancy costs and accessibility, coupled with population growth, job creation, and GDP growth make Upland, and more importantly, Upland Freeway Center, a desirable business location.

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## PROPERTY INFORMATION

**ADDRESS**

1348-1438 West Seventh Street  
Upland, CA 91786

**TOTAL SF**

116,061 SF

**YEAR BUILT**

1987

**SPRINKLER**

Yes

**CONSTRUCTION**

Concrete block, wood frame  
and stucco

**LAND AREA**

7.63 Acres

**PARKING**

4.01/1,000 SF

**BUILDINGS**

3

**PROPERTY TYPE**

Multi-Tenant Retail Buildings

**ZONING**

CH (Commercial Highway)

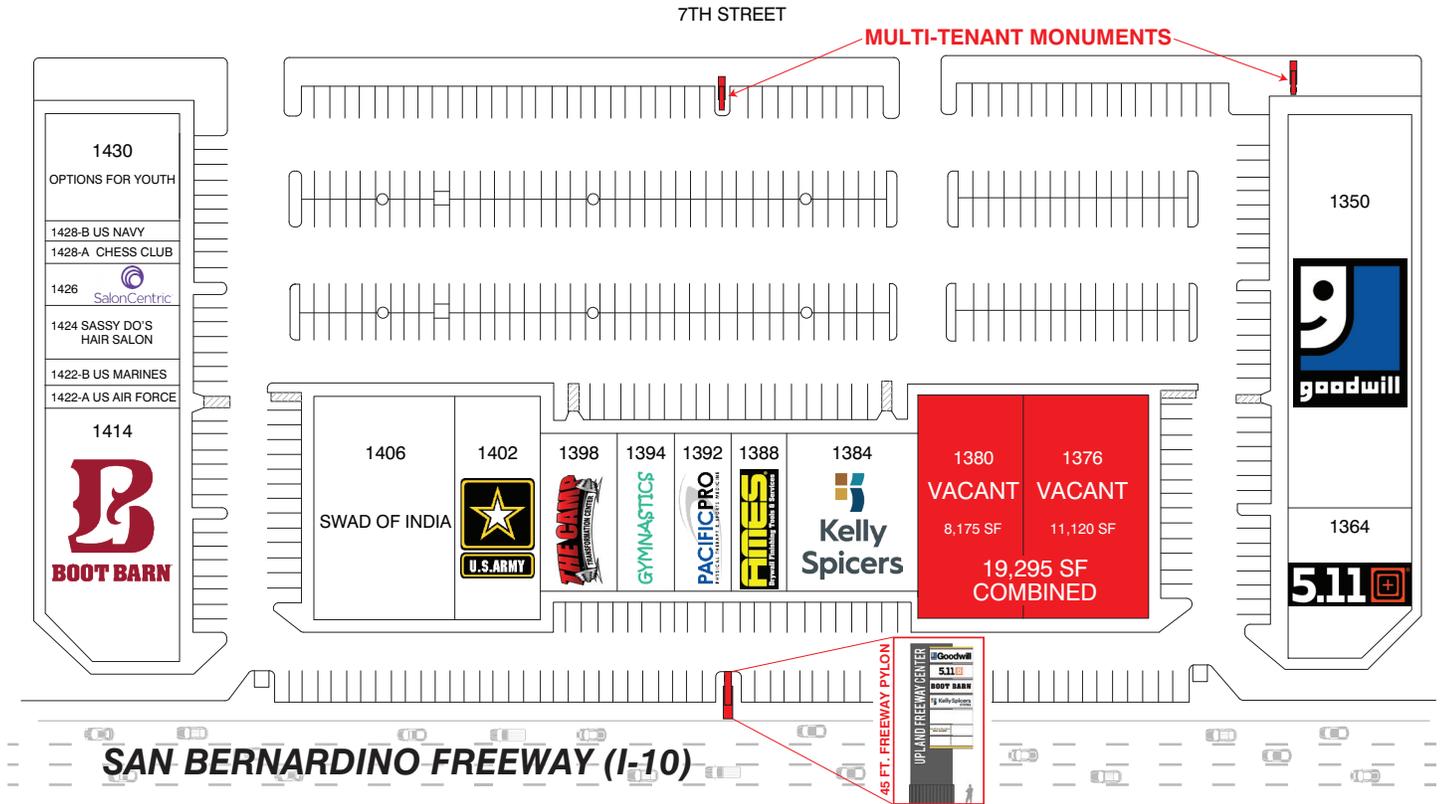
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## AREA OVERVIEW

Upland is an upper middle-class city in Riverside County, that has an impressive average household income of approximately \$78,131. Located within minutes from the 10, 15, 60, 71 and 210 Freeways, Upland is a convenient distance from a number of Southern California communities, including Los Angeles County and Orange County. The City of Upland sits at the foot of the highest part of the San Gabriel Mountains, part of the Inland Empire - a metropolitan area situated directly east of greater Los Angeles. This region offers strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people.

# SITE PLAN



## CORPORATE OFFICE

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