

RANCHO PLAZA

±700 SF - ±1,328 SF RETAIL SPACE FOR LEASE

9606-9622 Foothill Blvd., Rancho Cucamonga, CA 91730

±836 SF
FOR LEASE

±700 SF
FOR LEASE

THE POZOLE PLACE
96222

THE POZOLE PLACE

OPEN
THE POZOLE PLACE
OPEN DAILY
909.544.0096

OPEN
BREAKFAST
LUNCH
DINNER

PRIME VISIBILITY TO ±28,927 CARS PER DAY
ALONG HIGHLY TRAFFICKED FOOTHILL BLVD

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PROGRESSIVE
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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW

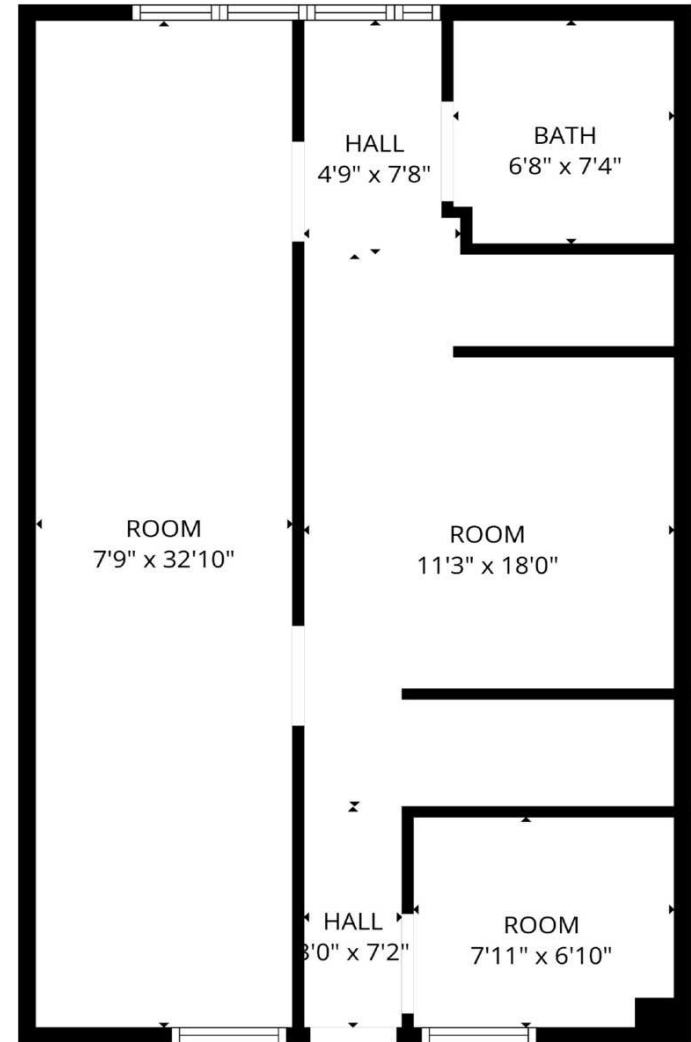


PROPERTY HIGHLIGHTS

- Located on highly visible Foothill Boulevard, one of Rancho Cucamonga’s main retail corridors with excellent exposure to $\pm 28,927$ cars per day.
- Within a 3-mile radius, the trade area includes approximately 172,000+ residents and tends toward stable household growth – ideal for service and lifestyle retail concepts.
- New construction (2021) with a fresh, attractive façade, Class A site amenities.
- Excellent proximity to the 10 and 210 Freeways, providing seamless regional connectivity across the Inland Empire and Southern California markets.
- Functional and flexible floorplans suitable for multiple retail, office, or service uses.

SUITE 9612-115 - ±700 SF AVAILABLE

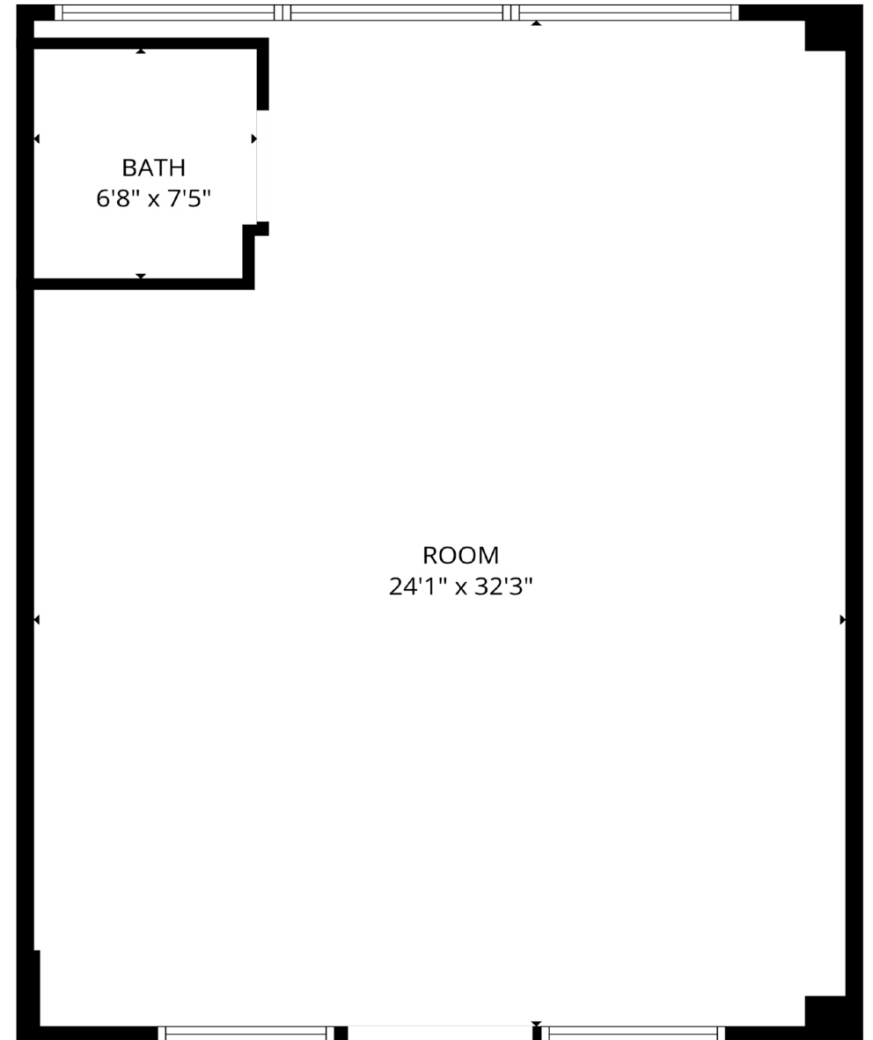
FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 9622-115 - ±836 SF AVAILABLE

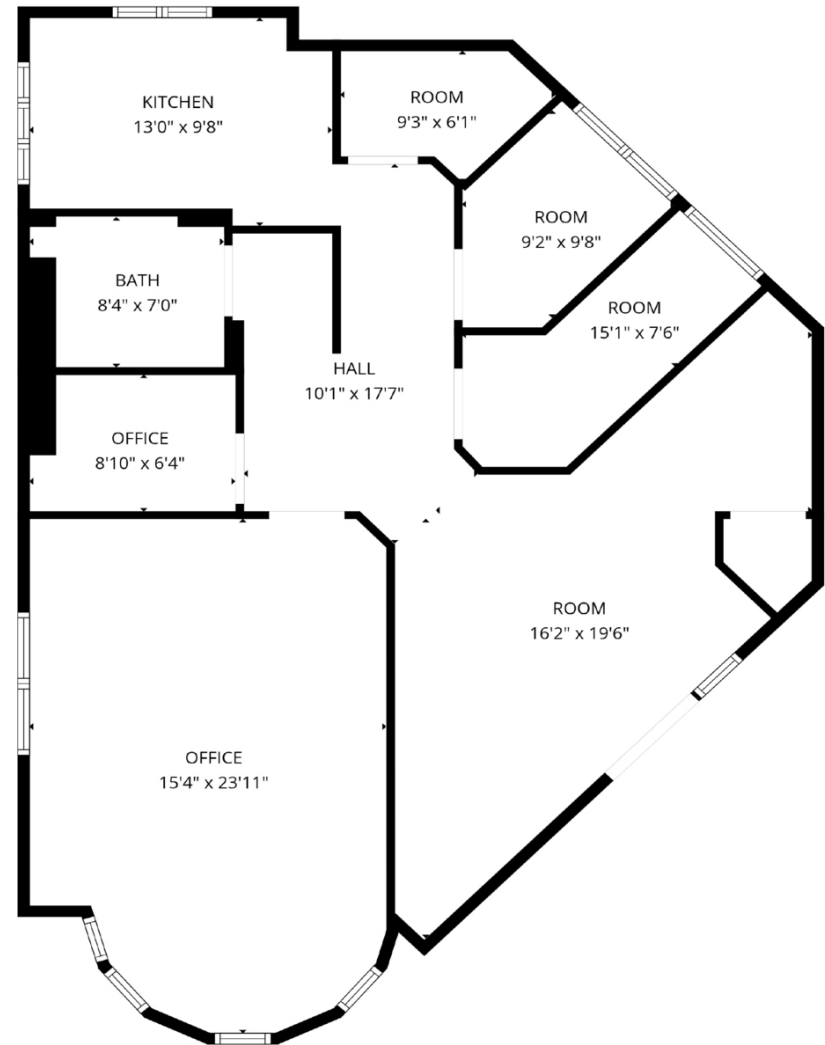
FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

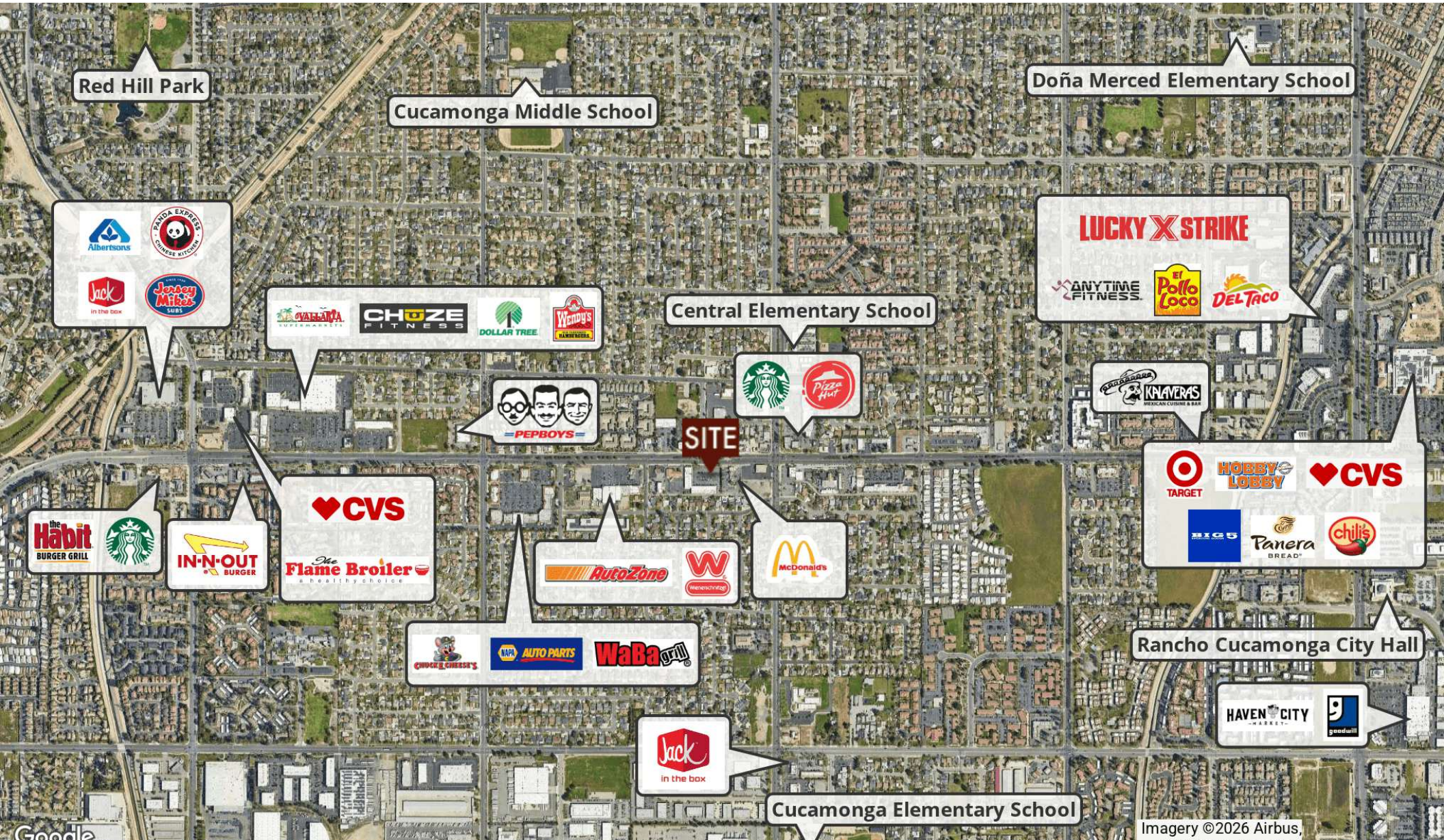
SUITE 9606 - ±1,328 SF AVAILABLE

FLOOR PLAN



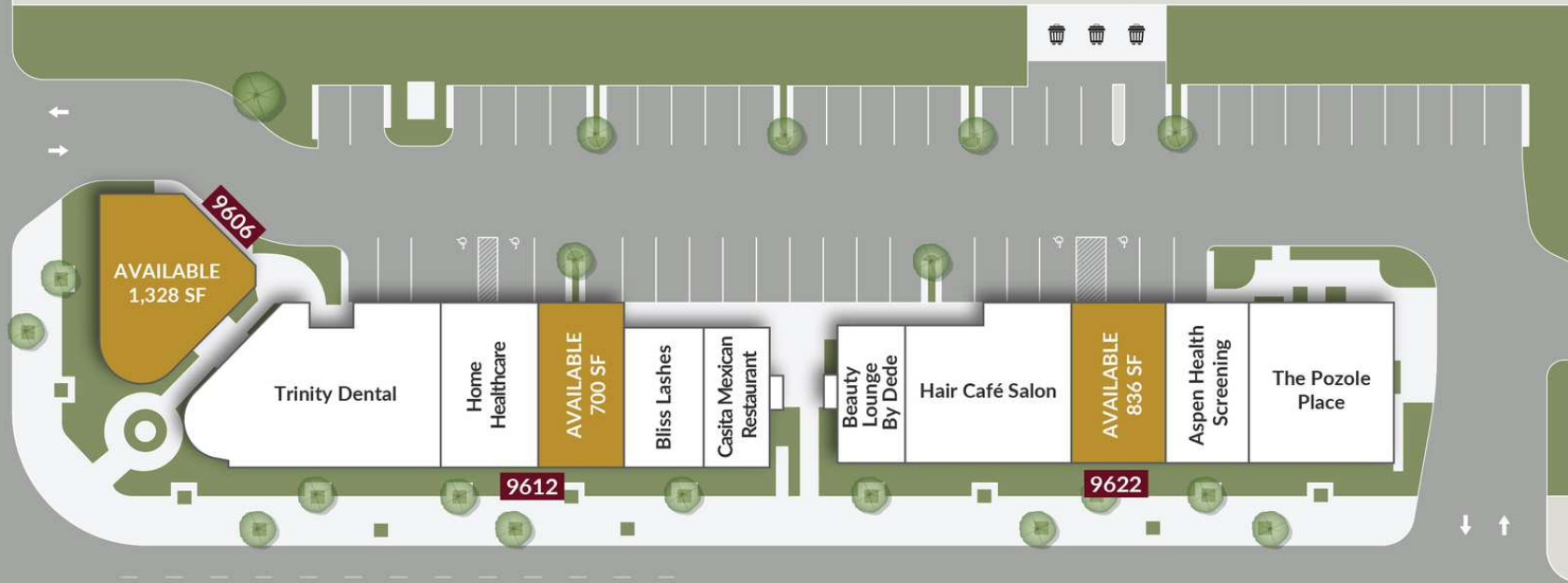
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RETAILER MAP



SITE PLAN

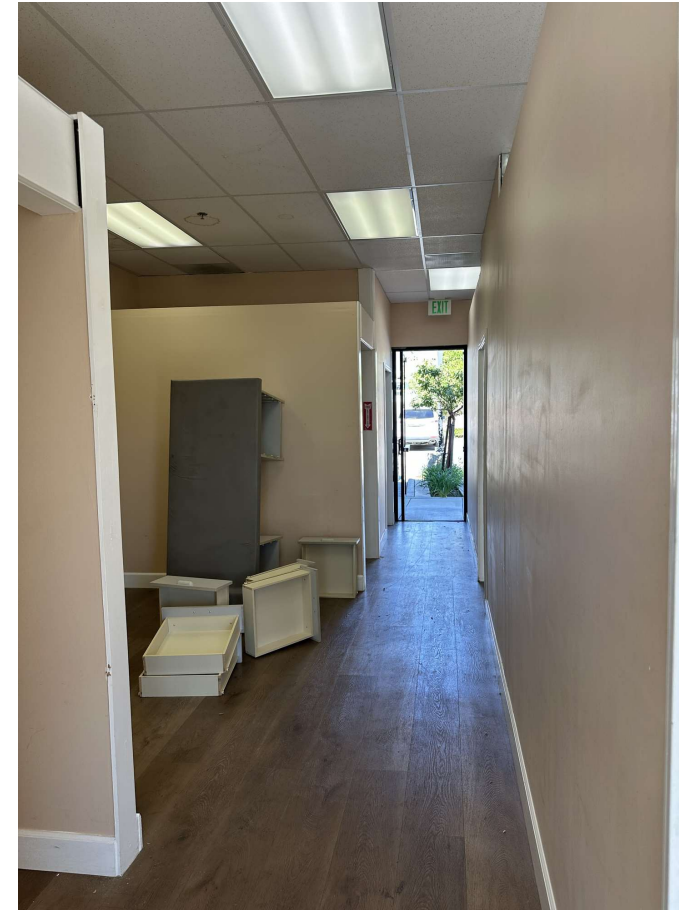
Klusman Road



W Foothill Boulevard
±28,927 CPD

9606-9622 Foothill Blvd, Rancho Cucamonga, CA 91730, USA			
BLDG.	UNIT	TENANT	SF
9606	Available		1,328
9612	125	Casita Mexican Restaurant	754
	120	Bliss Lashes	712
	115	Available	700
	110	Home Healthcare	860
	105-100	Trinity Dental	1,978
9622	100	Beauty Lounge By Dede	705
	105-110	Hair Café Salon	1,400
	115	Available	836
	120	Aspen Health Screening	715
	125-130	The Pozole Place	1,600

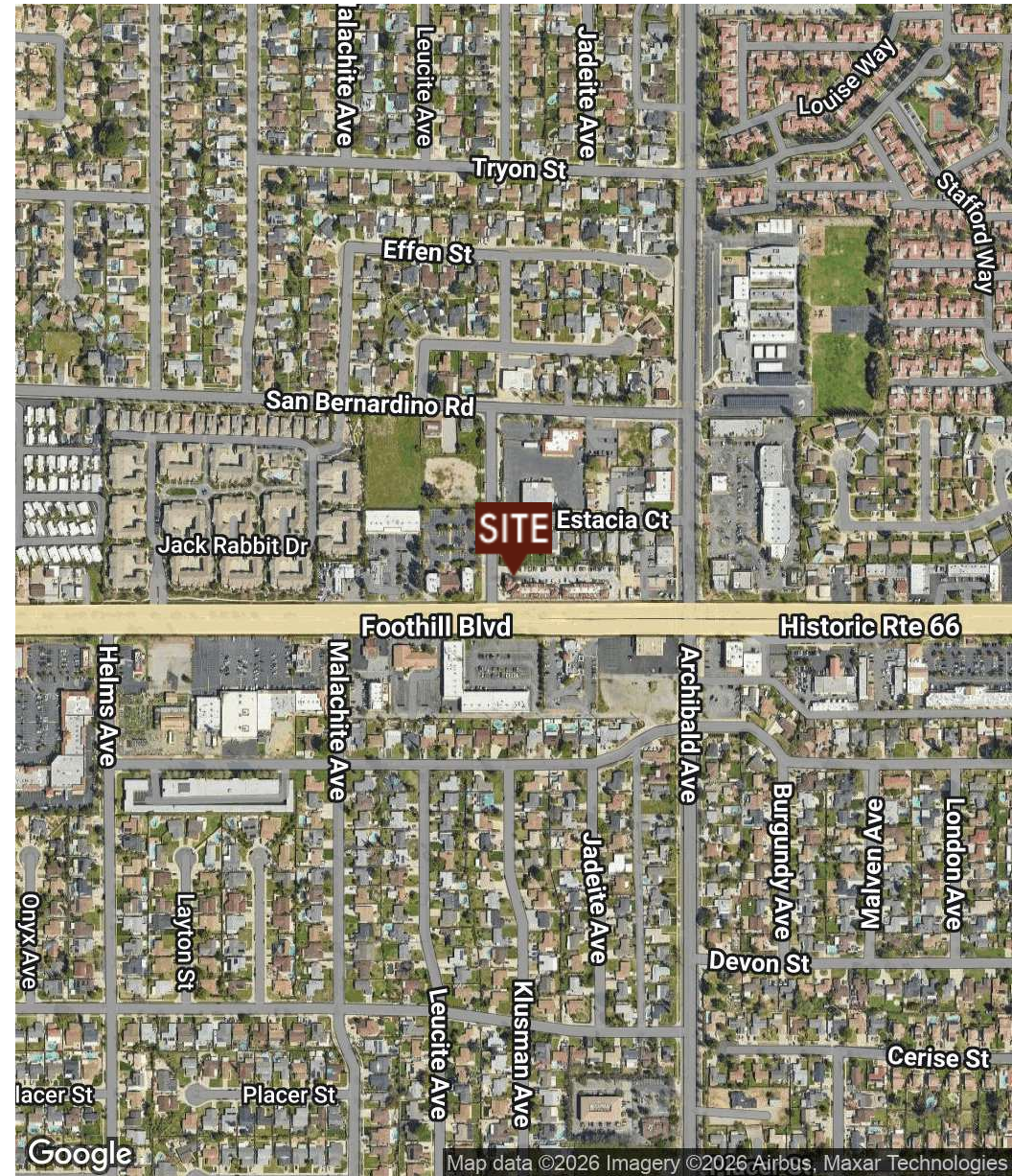
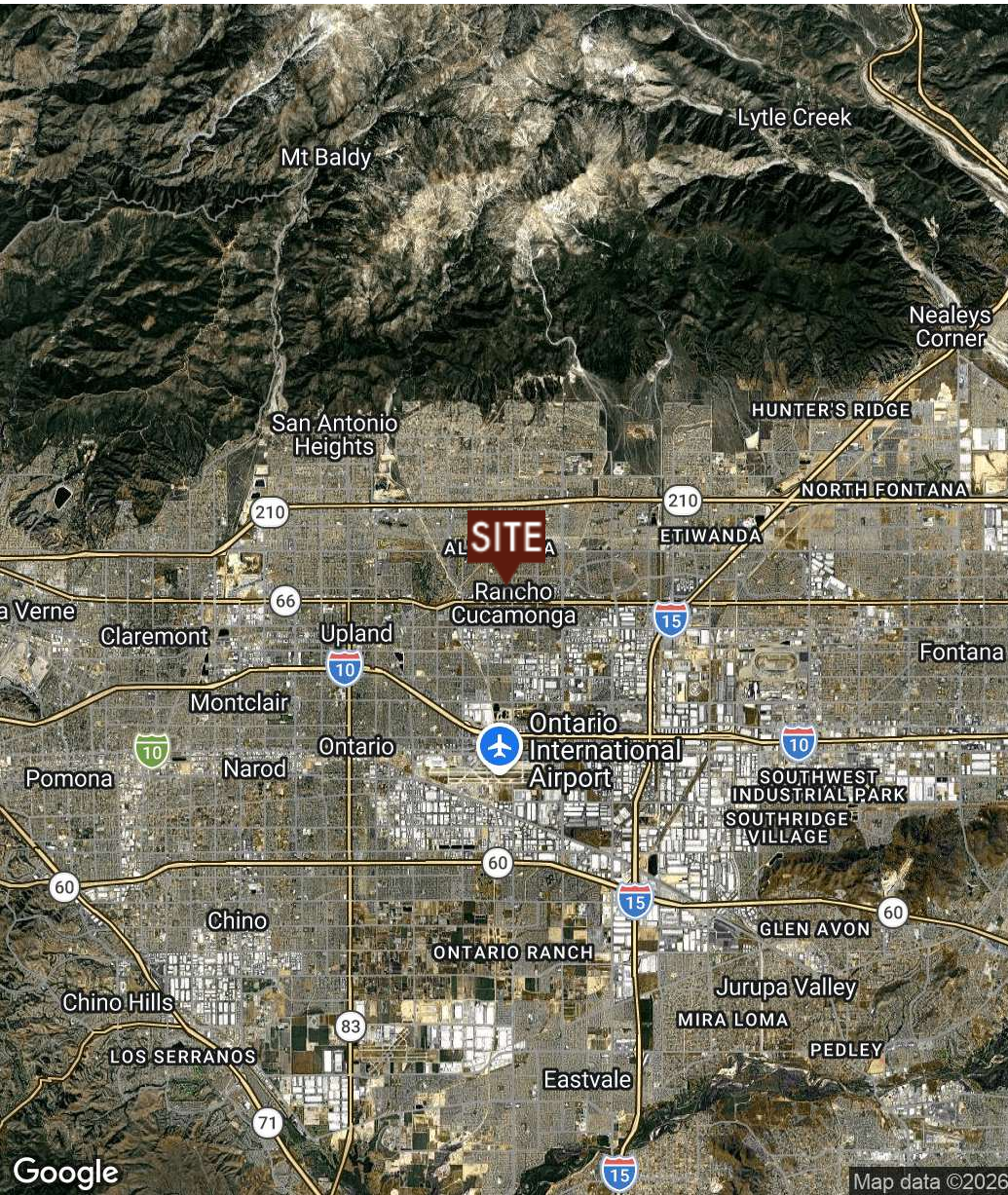
ADDITIONAL INTERIOR PHOTOS - SUITE 9212-115



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	22,947	172,314	325,733
2025 Median Age	36.1	36.3	36.4
2025 Total Households	8,209	59,742	107,862
2025 Average Household Size	2.8	2.9	3.0
<u>INCOME</u>			
2025 Average Household Income	\$113,135	\$122,309	\$133,443
2025 Median Household Income	\$99,603	\$102,425	\$109,489
2025 Per Capita Income	\$40,564	\$42,489	\$44,269
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,217	8,654	18,549
2025 Total Employees	7,503	72,308	168,533