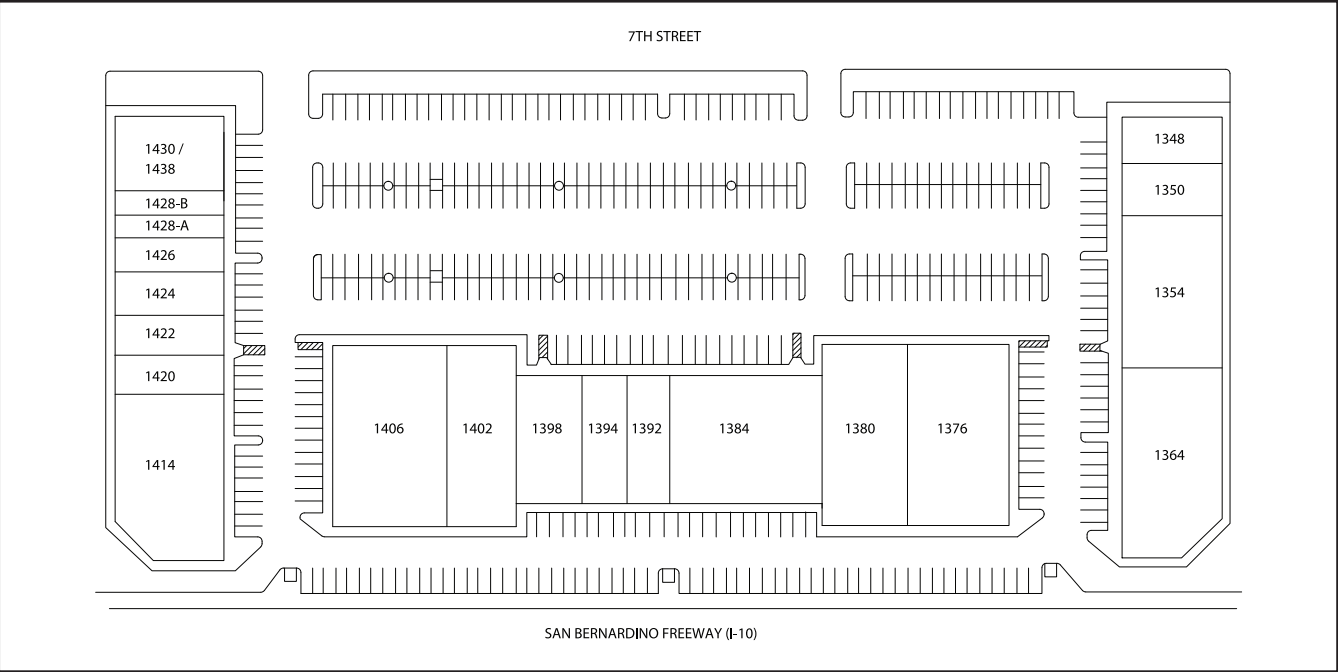


SITE PLAN



CORPORATE OFFICE

12447 Lewis Street, Suite 203  
Garden Grove, CA 92840  
562.435.2100 Main  
562.435.2109 Fax

www.TheAbbeyCo.com



UPLAND FREEWAY CENTER

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

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





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, Lamps Plus, Kelly Paper, Barbeques Galore and The United States Military
- Located on the I-10 Freeway with an Average Daily Traffic Count of 247,000
- 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 247,000 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.

PROPERTY  
INFORMATION

<b>ADDRESS</b> 1348-1438 West Seventh Street Upland, CA 91786	<b>TOTAL SF</b> 116,061 SF	<b>YEAR BUILT</b> 1987	<b>SPRINKLERS</b> Yes
<b>CONSTRUCTION</b> Concrete block, wood frame and stucco	<b>LAND AREA</b> 7.63 Acres	<b>PARKING</b> 4.01/1,000 SF	
<b>BUILDINGS</b> 3	<b>PROPERTY TYPE</b> Multi-Tenant Retail Buildings	<b>ZONING</b> CH (Commercial Highway)	



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 a 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.