

±20,048 SF FREEWAY RETAIL FOR LEASE

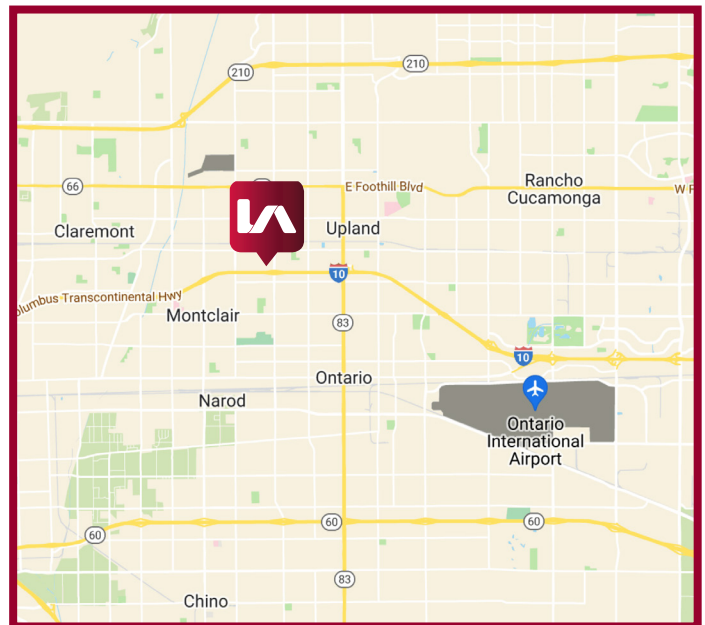
1240 W 7TH STREET

UPLAND, CA 91786



## PROPERTY FEATURES

- **Property:** ±20,048 SF (Divisible)  
±2,461 SF
- **Property Refresh:** New Roof, HVAC, Exterior Paint, Parking Lot, and Landscaping
- **Signage:** Freeway, Pole, 2 Monuments, Building 3 Sides
- **Parking:** 4.77: 1,000
- **Demographics (5-Mile Radius):**  
2023 Population: 449,941  
Avg. HH Income: \$98,532
- **Traffic Counts:**  
10-Freeway (260,157 cars/day)  
Mountain Avenue (34,119 cars/day)
- **Interior Details:** Open Ceilings, Spiral Ducting, Fire Sprinklers, 1 Ground Level Loading Door
- **Local Area Retail Includes:** Hobby Lobby, Home Depot, Michaels, Aldi, Chick-fil-A, Party City, BevMo, Staples, CVS, Dunn Edwards Paints, Regal Edwards Cinemas



For More Information, Contact:

**Bruce Heathcote**

Senior Vice President

CalDRE 00904560

949.790.3107

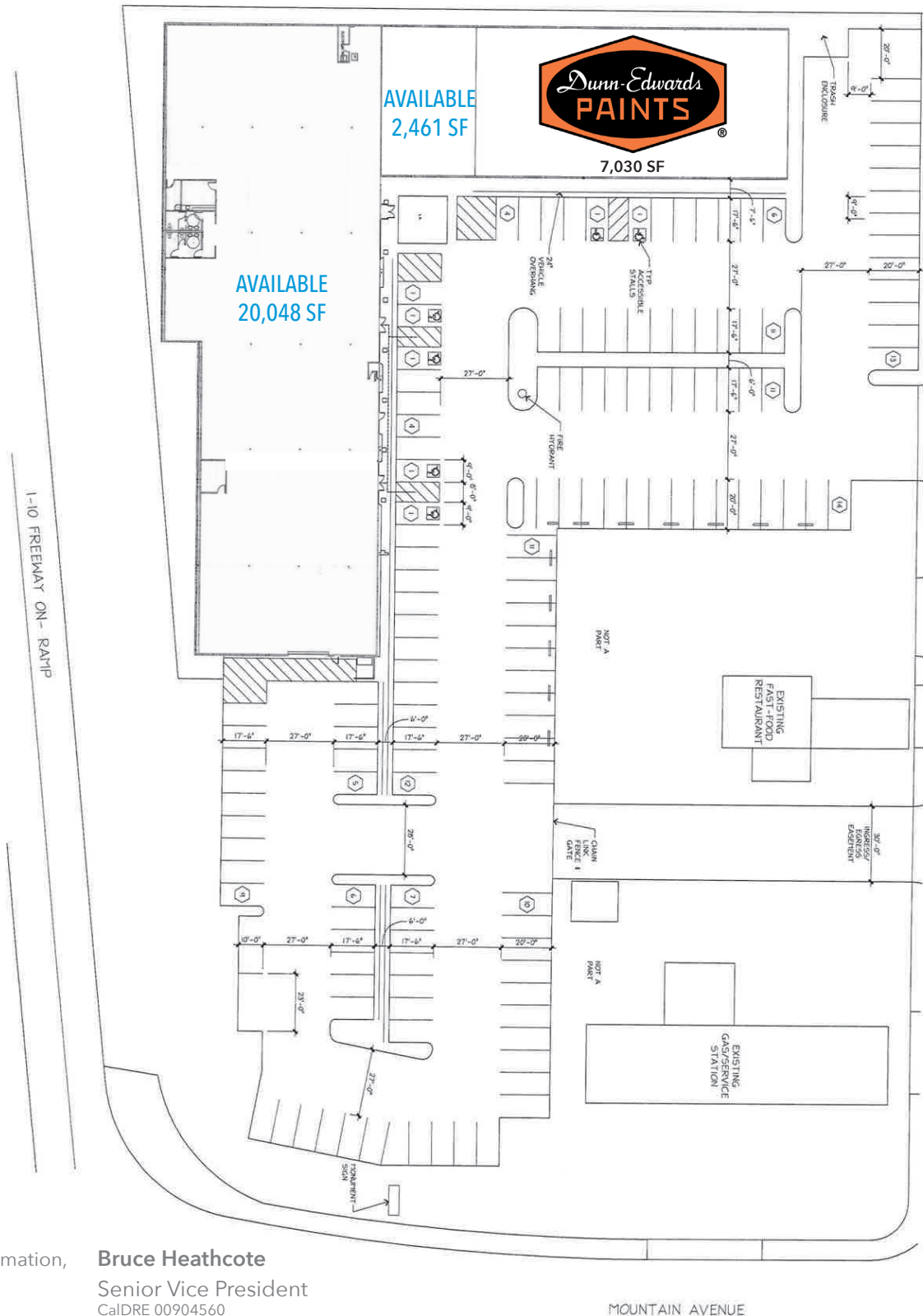
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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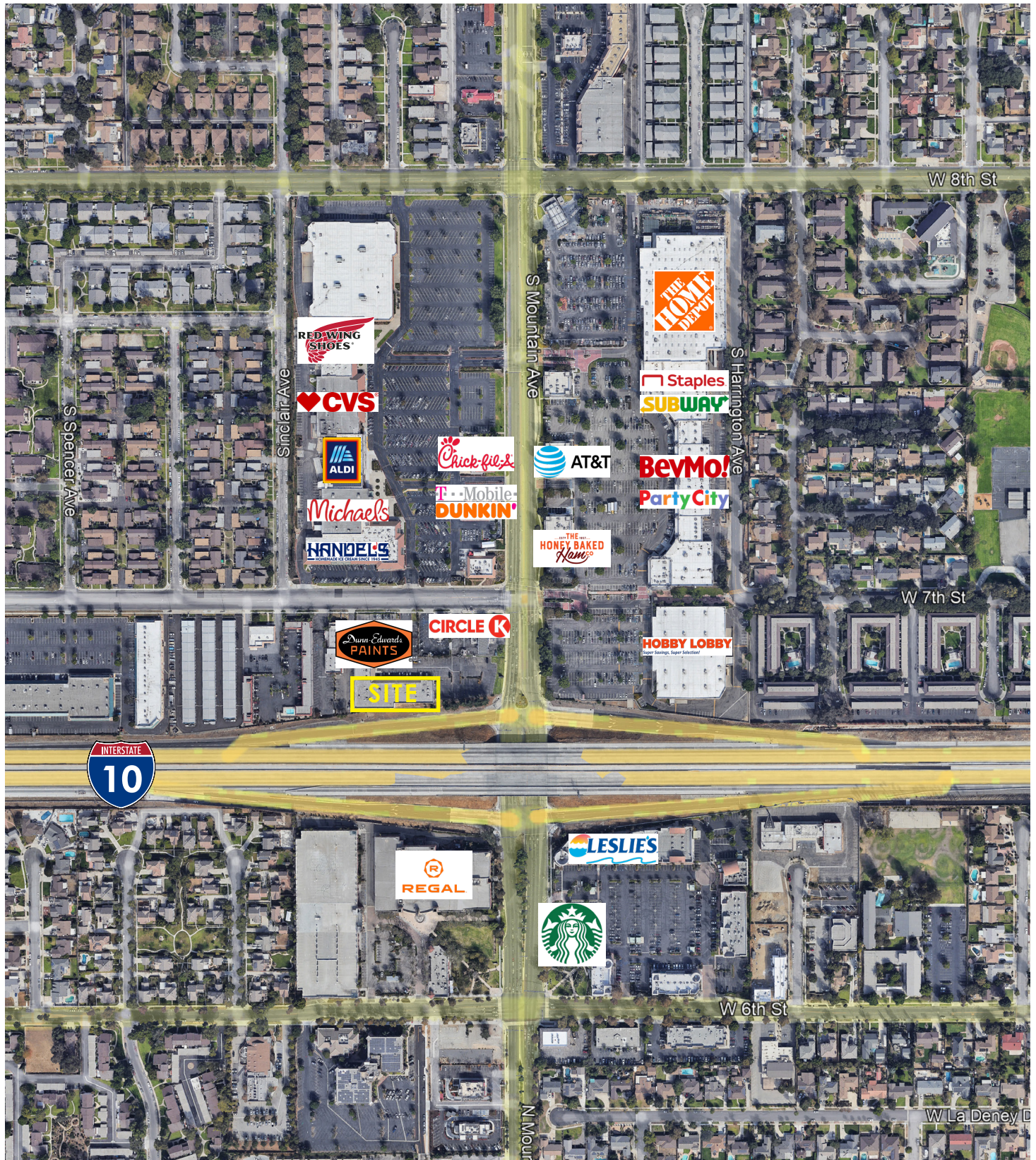
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