

±20,048 SF FREEWAY RETAIL FOR LEASE

1240 W 7TH STREET

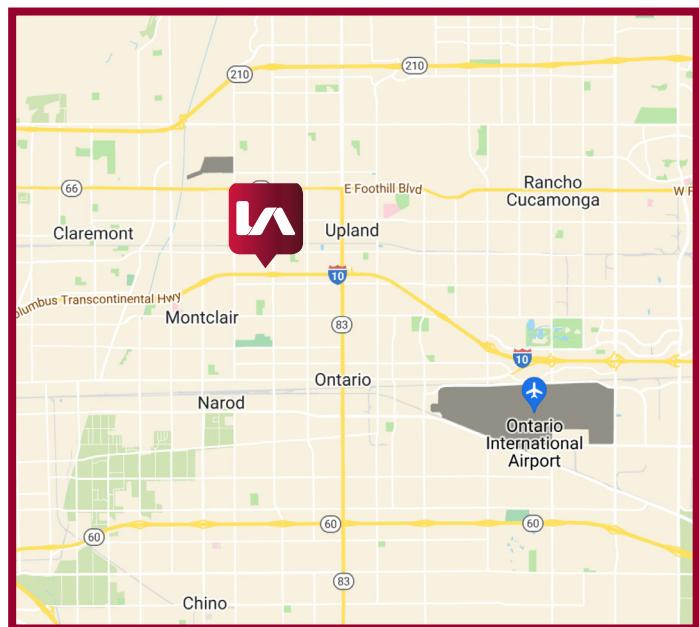
UPLAND, CA 91786

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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:

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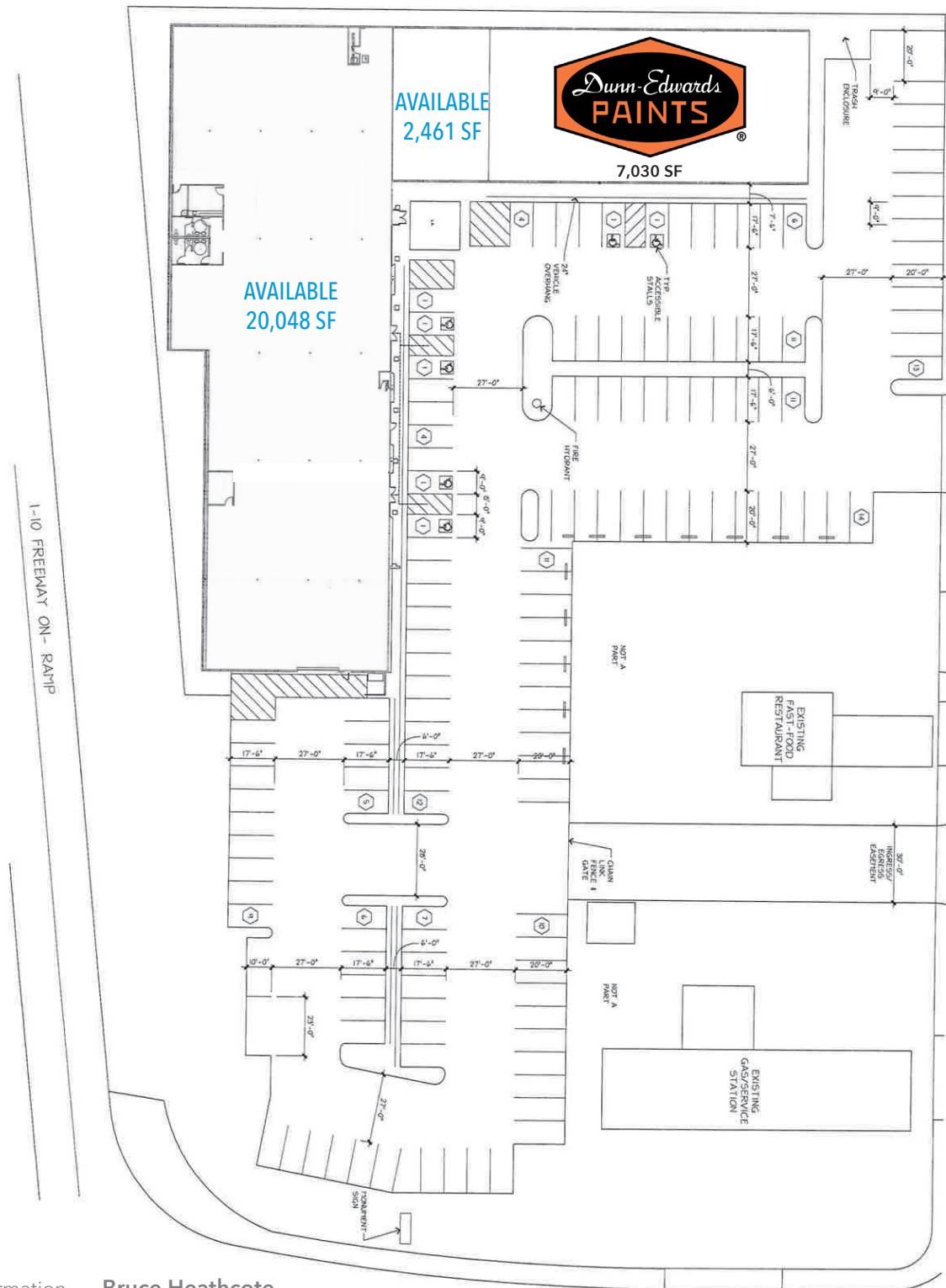
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MOUNTAIN AVENUE

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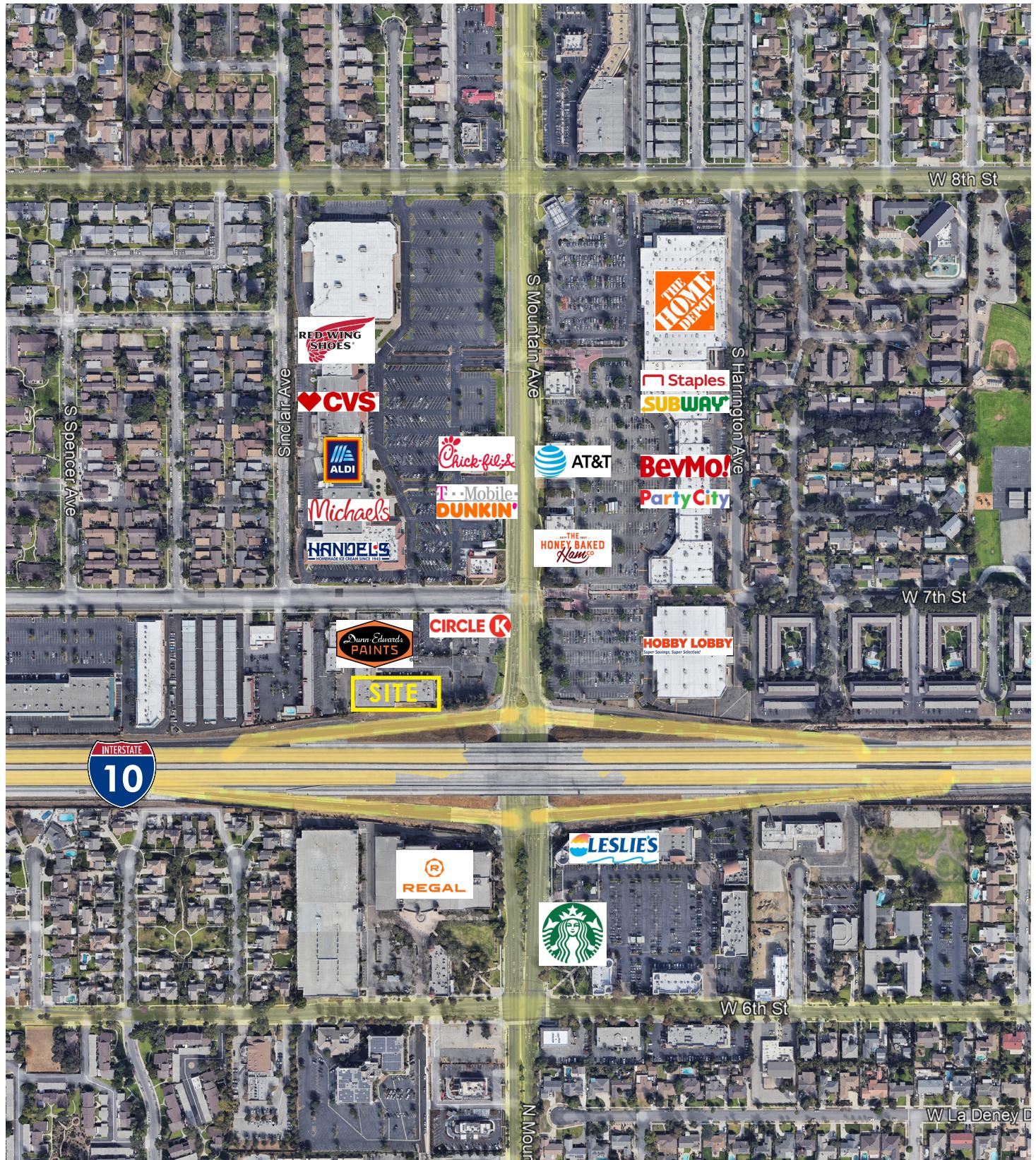
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