

Restaurant Space for Lease with Patio Pad for Ground Lease BTS

2440 W Arrow Route | SWC of Monte Vista & Arrow Route • Upland, CA

College Park RETAIL CENTRE



- Restaurant Space for Lease with Patio: 2,125 SF
- Turn-Key Pad Available, Ground Lease or Build to Suit (Available 4/30/24)
- Serving Upland, Montclair and Claremont
- Over 1,000 Residential Units Within Close Proximity
- Located on Busy Monte Vista Ave – No/So Arterial Connection Between I-10 & 210 Frwy

DEMOGRAPHICS	2 MILE	3 MILES	5 MILES
Population	72,647	168,316	416,720
Average HH Income	\$97,415	\$97,244	\$95,549
Daytime Population	69,850	126,913	273,040

Source: Sites USA

Join:



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Another Quality Development by:
HUTTON COMPANIES

For more information, please contact your exclusive listing agents:

Dawn Lowder, Vice President
NAI Capital Commercial, Inc.
909 243 7616
dawnlowder@naicapital.com
Cal DRE License #00380377

Fred Encinas, Broker
Oaks Commercial Real Estate
909 609 4675
fred@oakscre.com
Cal DRE License #00582260

Vicky Espinosa
CBRE
909 418 2120
Vicky.Espinosa@cbre.com
Cal DRE License #01114702

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

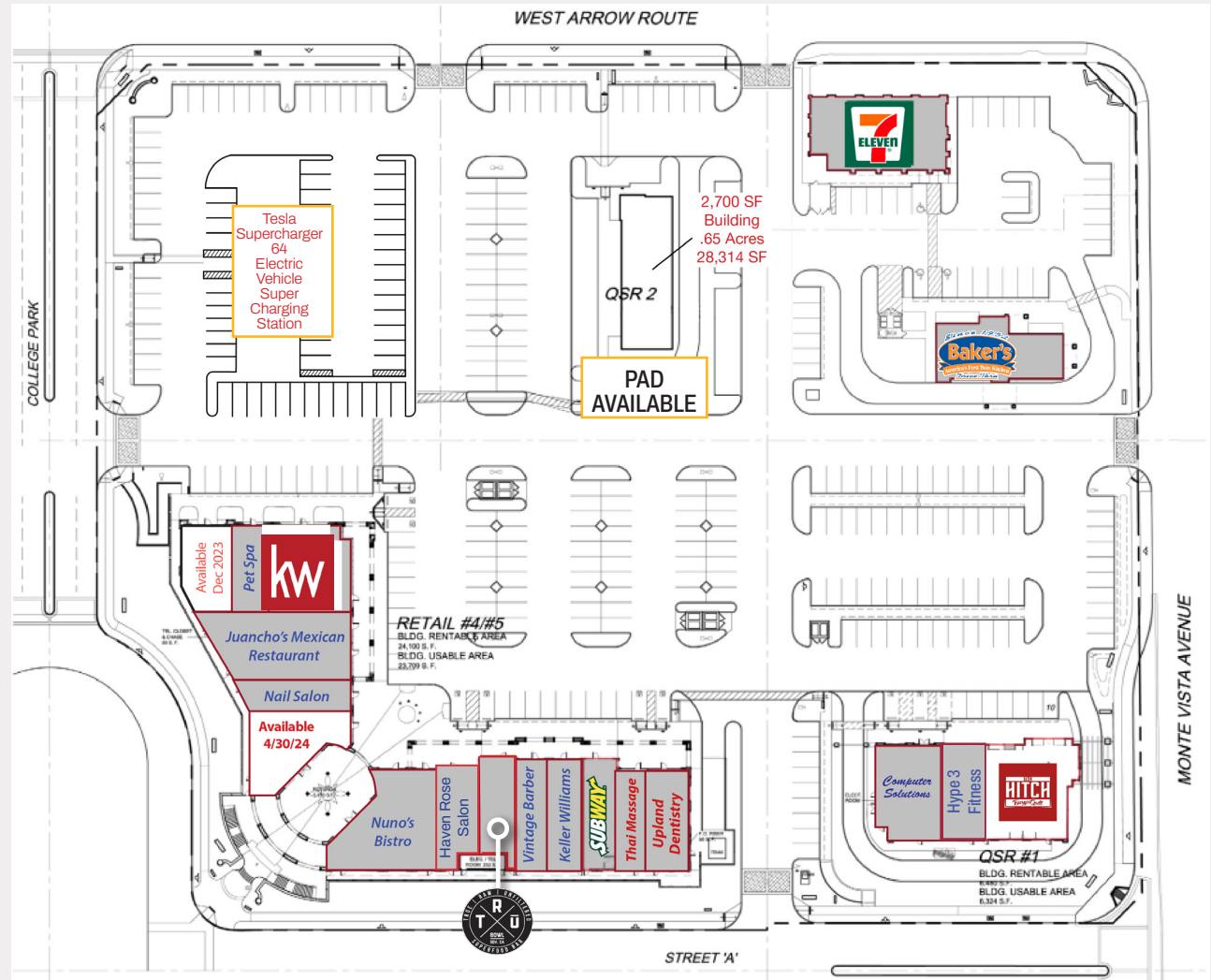
Restaurant Space for Lease with Patio Pad for Ground Lease BTS

2440 W Arrow Route | SWC of Monte Vista & Arrow Route • Upland, CA

College Park

RETAIL CENTRE

Suite	Tenant	S.F.
4A	Nuno's Bistro	2,191
4B	Nuno's Bistro	978
4C	Haven Rose Salon	1,413
4D	Tru Bowl	1,221
4E	Vintage Barber	1,345
4F	Keller Williams	1,345
4G	Subway	1,342
4H	Thai Massage	1,101
4J	Upland Spa Dentistry	1,428
Bldg. Total		12,419
5A	AVAILABLE December 2023 Do Not Disturb	1,524
5B	All About Paws Pet Spa	1,082
5C	Keller Williams	2,445
5D-E	Juancho's Mexican Restaurant	3,275
5F	College Park Nails	1,230
5G	AVAILABLE 4/30/24 Do Not Disturb	2,125
Bldg. Total		11,681
1A	Computer Solutions	2,101
1B	Hype 3 Fitness	1,202
1C-1D	The Hitch	3,101
Bldg. Total		6,480
Total In-Line Retail		30,525
PADS AVAILABLE		
QSR 2 .65 Acres 2,700 SF Bldg.		



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

For more information, please contact your exclusive listing agents:

Dawn Lowder, Vice President
 NAI Capital Commercial, Inc.
 909 243 7616
 dawnlowder@naicapital.com
 Cal DRE License #00380377

Fred Encinas, Broker
 Oaks Commercial Real Estate
 909 609 4675
 fred@oakscre.com
 Cal DRE License #00582260

Vicky Espinosa
 CBRE
 909 418 2120
 Vicky.Espinosa@cbre.com
 Cal DRE License #01114702

Restaurant Space for Lease with Patio Pad for Ground Lease BTS

2440 W Arrow Route | SWC of Monte Vista & Arrow Route • Upland, CA

College Park
RETAIL CENTRE

Features:

- Strategically located to serve Claremont, Upland and Montclair and 10 minutes from Ontario Airport
- Outstanding access and visibility from two signalized intersections
- Across the street from the seven Claremont Colleges and Montclair Metrolink station
- Hundreds of residential units approved for construction
- 80 acre Claremont Colleges expansion project underway North of Arrow Route to move athletic fields, parking and administrative offices off main campus and directly across the street
- Part of 40 acre master planned College Park featuring 755 luxury apartments. Including Rancho Monte Vista Apartments, Arrow Vista Village and College Park Apartment Homes and 89 recently built homes by Standard Pacific
- Situated one mile from the I-10 and I-210 Freeways
- Located on Monte Vista Avenue, the main connector of two major freeways and primary freeway access to the Claremont Colleges
- Walkable community to thousands of residents



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

For more information, please contact your exclusive listing agents:

Dawn Lowder, Vice President
NAI Capital Commercial, Inc.
909 243 7616
dawnlowder@naicapital.com
Cal DRE License #00380377

Fred Encinas, Broker
Oaks Commercial Real Estate
909 609 4675
fred@oakscre.com
Cal DRE License #00582260

Vicky Espinosa
CBRE
909 418 2120
Vicky.Espinosa@cbre.com
Cal DRE License #01114702