



# 278 N 11th Avenue

Upland, California 91786

## Investment Highlights

### STRATEGIC INLAND EMPIRE LOCATION

Upland is situated at the base of the San Gabriel Mountains, offering seamless access to both the Inland Empire and Greater Los Angeles. This central location enhances connectivity for residents and strengthens longterm investment fundamentals.

### HIGH-GROWTH REGIONAL DYNAMICS

The Inland Empire continues to benefit from rapid population growth fueled by affordability and lifestyle migration from coastal counties. Upland's suburban charm, good schools, and access to recreational amenities make it an increasingly attractive rental market.

### ROBUST LOCAL ECONOMY

Upland's economy is bolstered by major employment sectors including logistics, healthcare, manufacturing, and retail. Proximity to Ontario International Airport and multiple freeway corridors further positions the area as a logistics and workforce hub.

### MODERN, EFFICIENT CONSTRUCTION

The property's new construction delivers modern energy efficiency, reducing operating costs for owners and tenants alike. Lower maintenance needs and in-unit amenities such as smart home tech and stainless steel appliances enhance its renter appeal.

## Asset Snapshot

8  
UNITS

17,032  
SQUARE FEET

\$333.96  
PRICE PER SF

4.23%  
CURRENT CAP RATE

# Local Map



## DEAL TEAM CONTACTS

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