

One Million SF Regional Power Center for Lease

COLONIES CROSSROADS

I-210 & CAMPUS AVE, UPLAND, CA

AVAILABLE UNITS

33,000 SF ANCHOR SPACE | 14,000 SF | 1,300 SF



NEWMARK | PACIFIC

CBRE

ABOUT COLONIES CROSSROADS

Consisting of over 1 million square feet, Colonies Crossroads is the most dominant shopping center in the trade area. The center serves an affluent community with strong demographics – Over 113,000 Residents and Average Household Incomes of \$120,000 Within a 3-Mile Radius. Situated directly off I-210 Freeway at Campus Ave., the Colonies Crossroads draws regional traffic.



AVAILABLE
1,300 SF

19TH ST. - 15,000 CARS PER DAY

POTENTIALLY
AVAILABLE
5,199 SF

AVAILABLE
33,000 SF

210

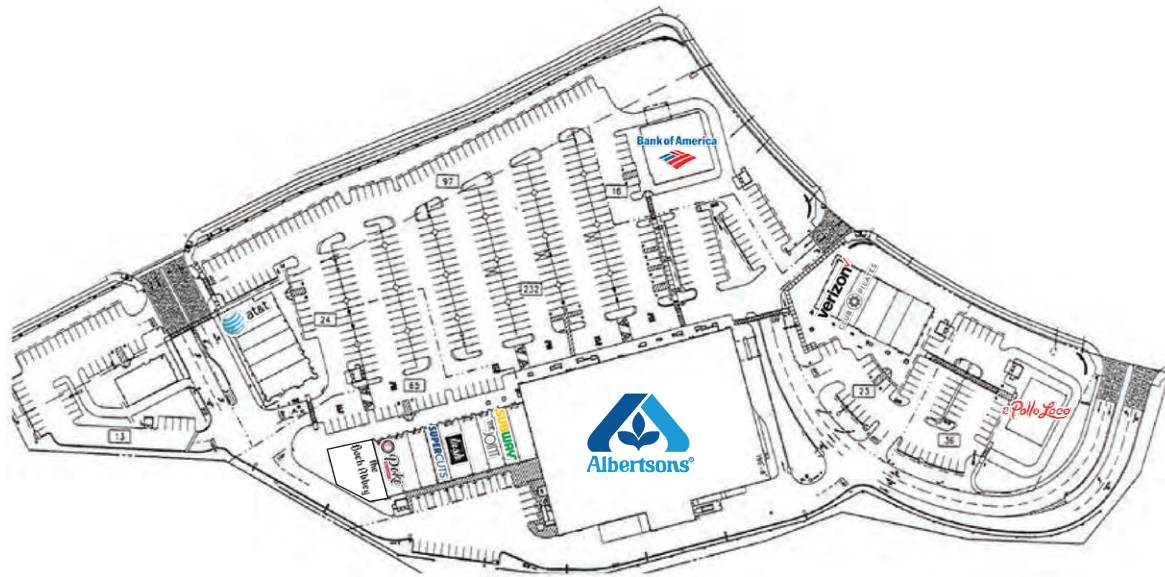
174,000 CARS PER DAY

POTENTIALLY
AVAILABLE
04/2026
14,000 SF

FUTURE
DEVELOPMENT

Colonies Crossroads

ALBERTSONS CENTER



ALBERTSONS CENTER

1900A	AT&T
1900C	MASSAGE ENVY
1900E	EUROPEAN WAX CENTER
1092A&B	THE BACK ABBEY
1902C	POKE DELIGHT
1902D	SOURDOUGH & CO.
1902E	NAVY CENTER
1902F	SUPER CUTS
1902G	AMAZING LASHES
1902H	DRY CLEANER
1902I	THE JOINT CHIROPRACTIC
1902J	WINGSTOP
1902K	HAPPY NAILS
1910	ALBERTSONS
1916	BANK OF AMERICA
1118A	VERIZON
1118C	CLUB PILATES
1118E	BREW BEE'S COFFEE
1118F	SAN BIAGIO'S PIZZA
1126	EL POLLO LOCO



Colonies Crossroads

TARGET CENTER

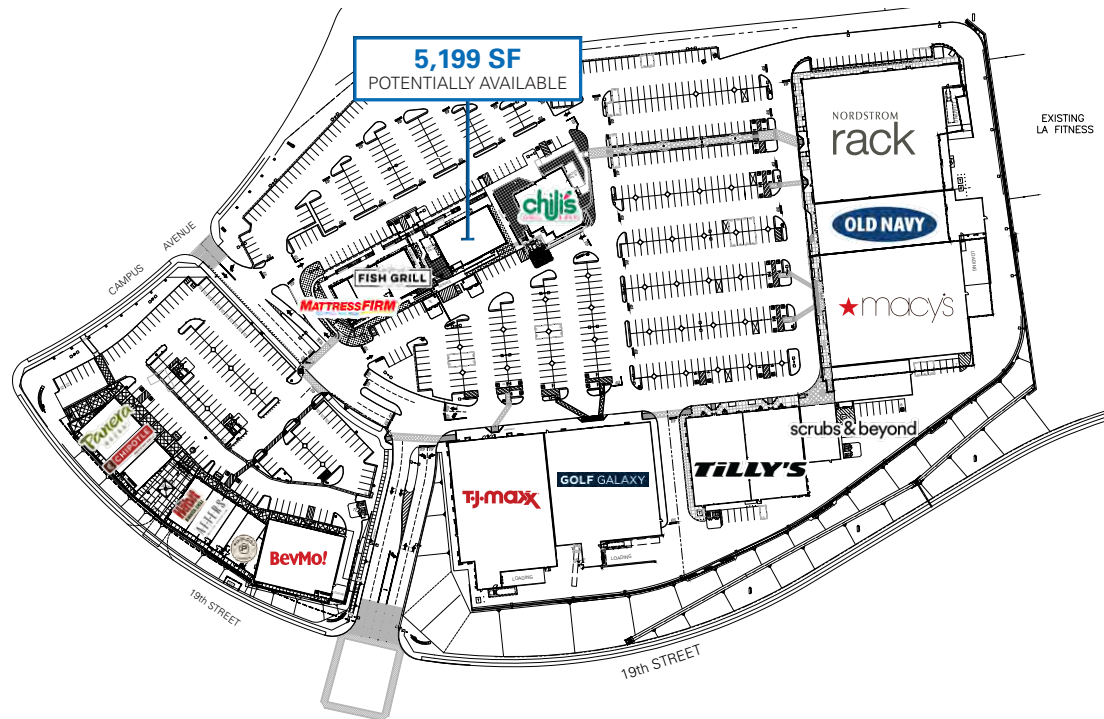


TARGET CENTER

1865	AVAILABLE - 33,000 SF
1875A	SEE'S CANDIES
1875B	SHEER BEAUTY
1875C	CROSSROADS DENTAL
1883A	CPR CELL PHONE REPAIR
1883B	LUCKY FEET
1883C	THE HEIGHTS
1889	ROCKSTAR COMPUTERS
1895A	BATH & BODYWORKS
1895C	SCHOOLS FIRST CU
1905A	CHASE BANK
1905C	KUMA SUSHI
1905E	T-MOBILE
1915	CARLS JUNIOR
1919	WELLS FARGO
1923	KOHL'S
1927	ULTA
1931	TARGET
1935	PETSMART
1937	POTENTIALLY AVAILABLE 04/2026 - 14,000 SF
1939	DICK'S SPORTING GOODS
1943A	RED PERSIMMON NAILS
1943B	SPORT CLIPS
1943	PICANTE PERUVIAN
1943D	STARBUCKS
1945A	JERSEY MIKE's
1945B	JUANCHO'S MEXICAN FOOD
1945C	COMING SOON
1945D	YOGIYO FROYO
1945E	ONO BBQ
1945F	VERIZON
1949	CHIC-FILA

Colonies Crossroads

NORDSTROM RACK CENTER



NORDSTROM RACK CENTER

NORDSTROM RACK

OLD NAVY

MACY'S

SEPHORA

SCRUBS & BEYOND

FIVE BELOW

TILLY'S

GOLF GALAXY

TJ MAXX

BEVMO

MATTRESS FIRM

PIEOLOGY PIZZERIA

AFTERS ICE CREAM

LEAN FEAST

NEKTER JUICE BAR

HABIT BURGER

CHIPOTLE

PICK UP STIX

PANERA BREAD

CALIFORNIA FISH GRILL

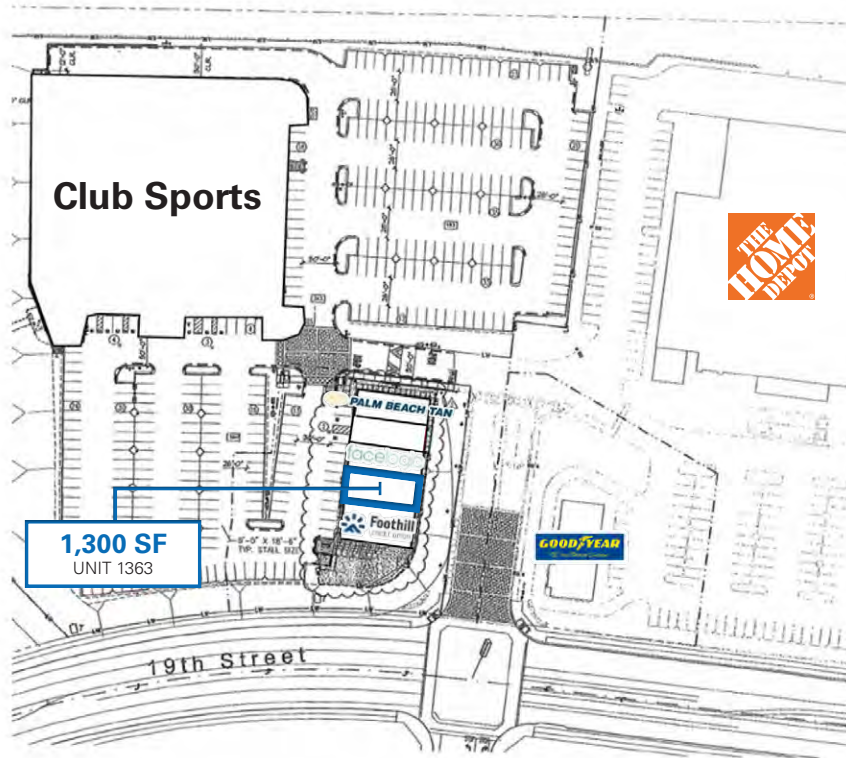
OGGI'S BREWHOUSE - POTENTIALLY AVAILABLE

CHILI'S



Colonies Crossroads

LA FITNESS CENTER



LA FITNESS CENTER

CLUB SPORTS

AVAILABLE - 1,300 SF



DEMOGRAPHICS



POPULATION

1 MILE

10,035

3 MILES

117,144

5 MILES

302,592



HOUSEHOLDS

1 MILE

3,501

3 MILES

41,625

5 MILES

99,910



FAMILIES

1 MILE

2,857

3 MILES

30,897

5 MILES

74,629



MEDIAN AGE

1 MILE

43.8

3 MILES

40.6

5 MILES

36.1



HH INCOME

1 MILE

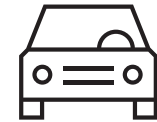
\$173,925

3 MILES

\$128,203

5 MILES

\$120,988



TRAFFIC COUNTS

I-210 FWY. | 189,000 CPD
E. 19TH ST. | 15,000 CPD
CAMPUS AVE. | 21,900 CPD

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NEWMARK | PACIFIC

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