



RETAIL PROPERTY FOR LEASE
8977 FOOTHILL BLVD
RANCHO CUCAMONGA, CA 91730

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

SONJA KRENEK

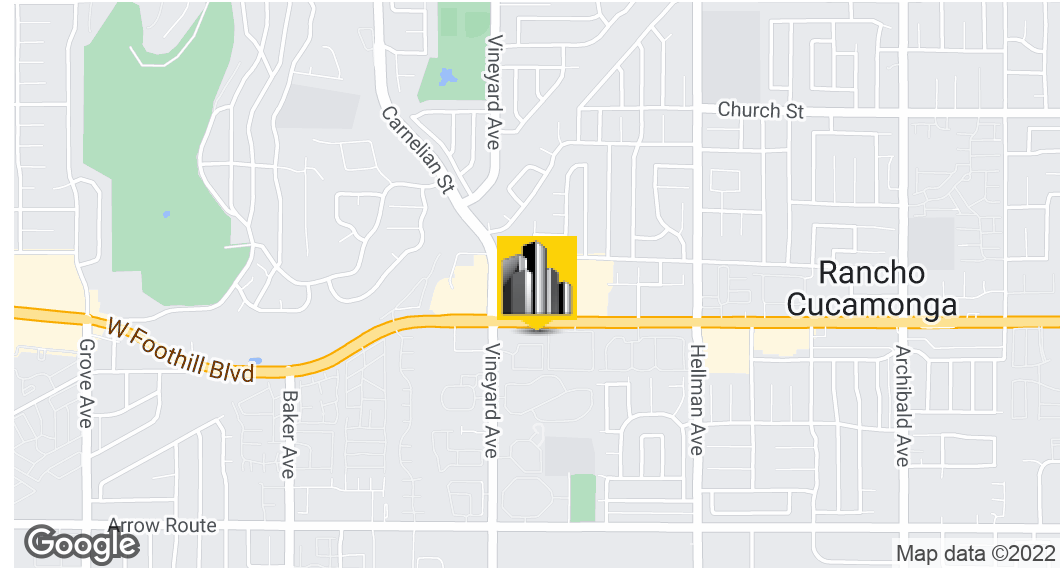
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CalDRE #02107133

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$2,400.00 per month (NNN)

Available SF: 1,300 SF

Year Built: 1986

PROPERTY OVERVIEW

+/- 1,300 square foot unit now available at this high traffic shopping center. Currently built-out with reception, 4 private offices, open area, 1 restroom, kitchenette and breakroom.

LOCATION OVERVIEW

Located on high traffic Foothill Blvd in Rancho Cucamonga. This shopping center is adjacent to In N Out and close to public transportation.

PROPERTY HIGHLIGHTS

- High traffic location on Foothill Blvd
- Full build out

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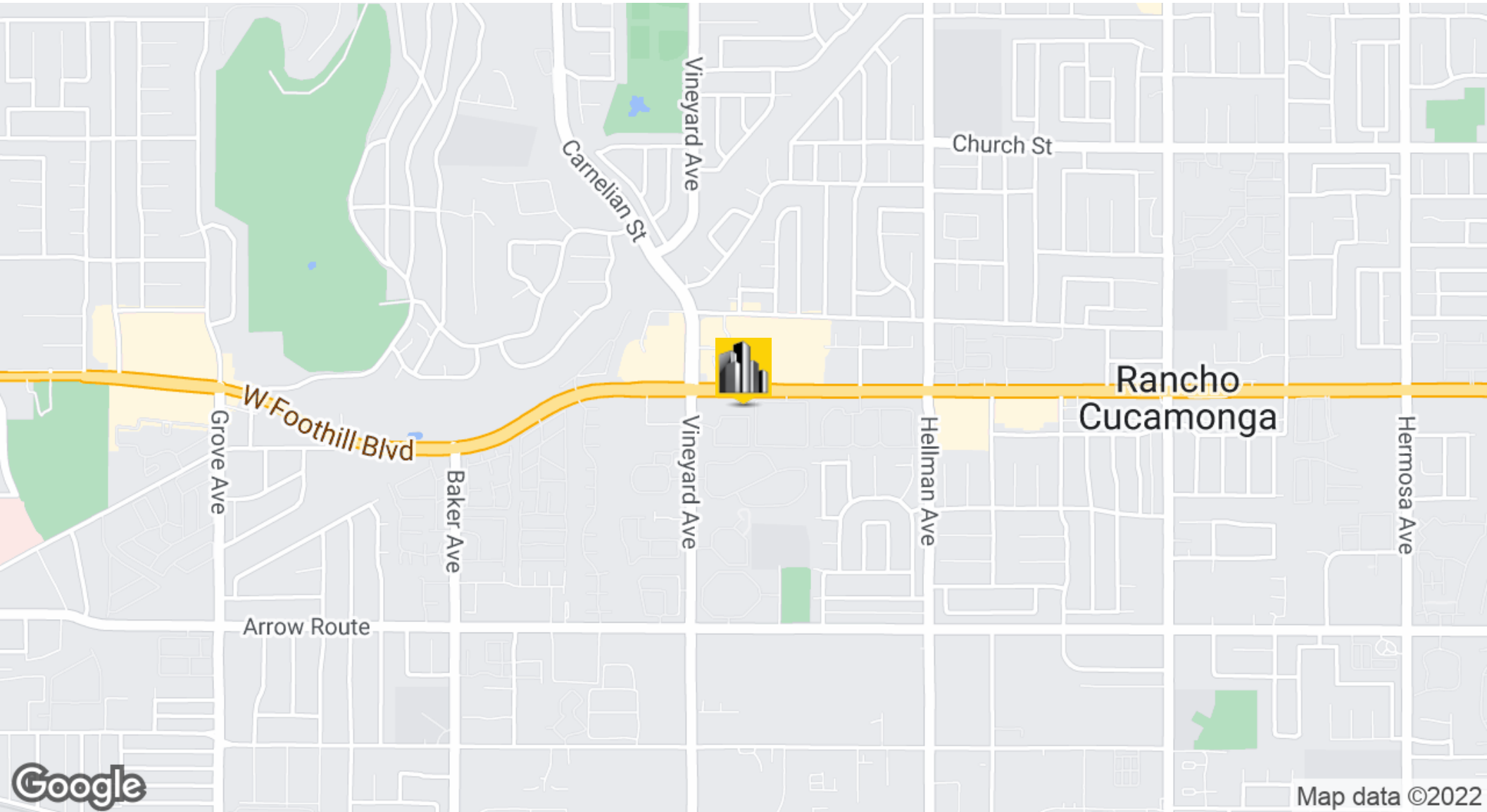
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LOCATION MAP



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ADDITIONAL PHOTOS



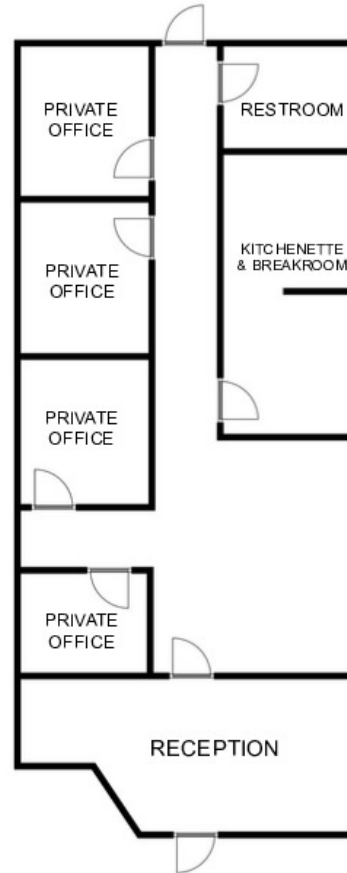
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FLOOR PLAN



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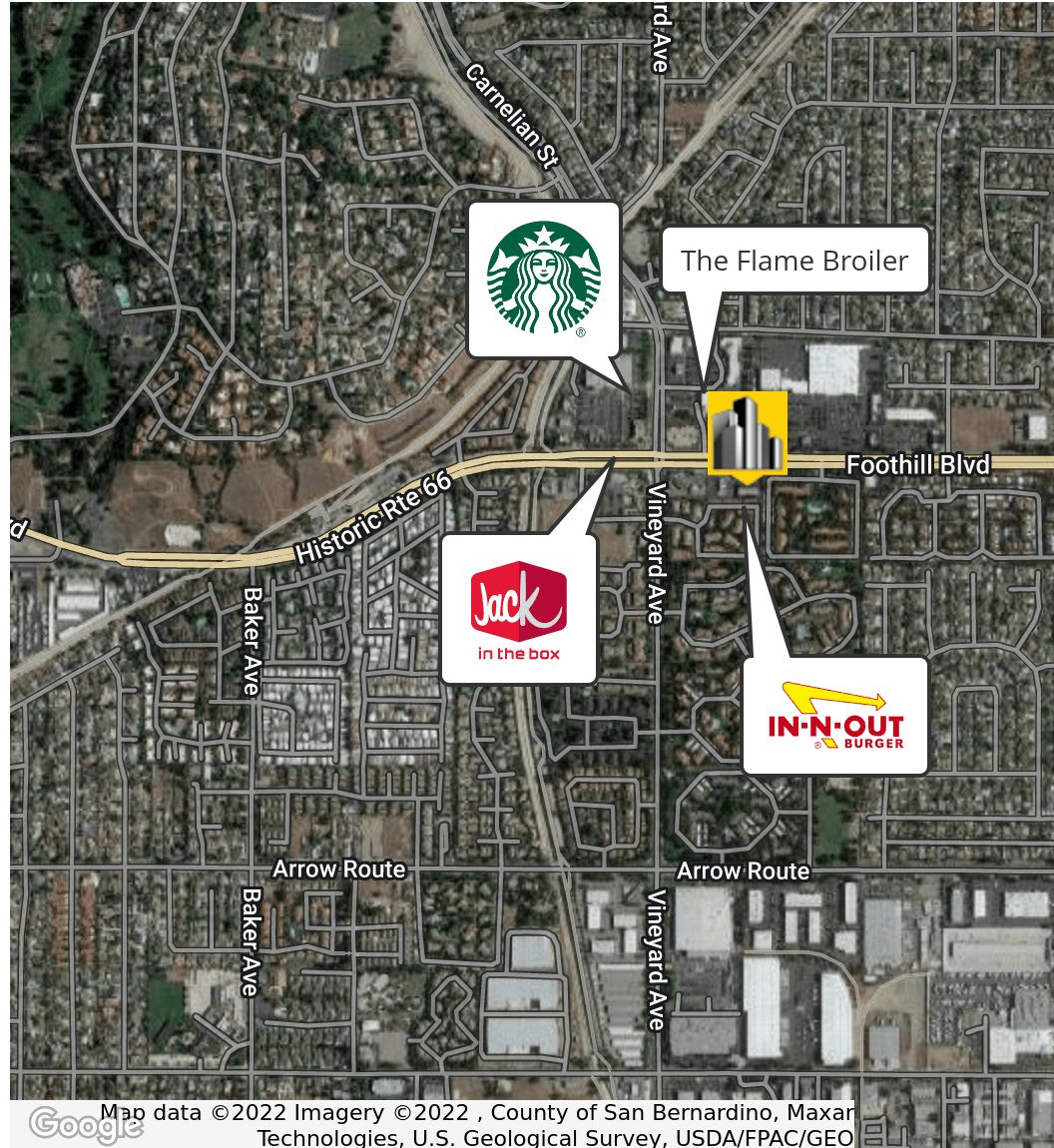
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,258	177,056	348,588
Average Age	37.0	37.0	36.7
Average Age (Male)	35.9	35.9	35.7
Average Age (Female)	38.0	38.4	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,472	60,440	114,737
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$90,220	\$87,443	\$93,564
Average House Value	\$372,630	\$378,973	\$412,518

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,473	93,493	184,527
Total Population - Black	1,704	13,992	26,996
Total Population - Asian	1,900	15,816	32,367
Total Population - Hawaiian	152	525	788
Total Population - American Indian	234	2,335	3,377
Total Population - Other	3,766	30,885	62,067

* Demographic data derived from 2020 ACS - US Census



Map data ©2022 Imagery ©2022, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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