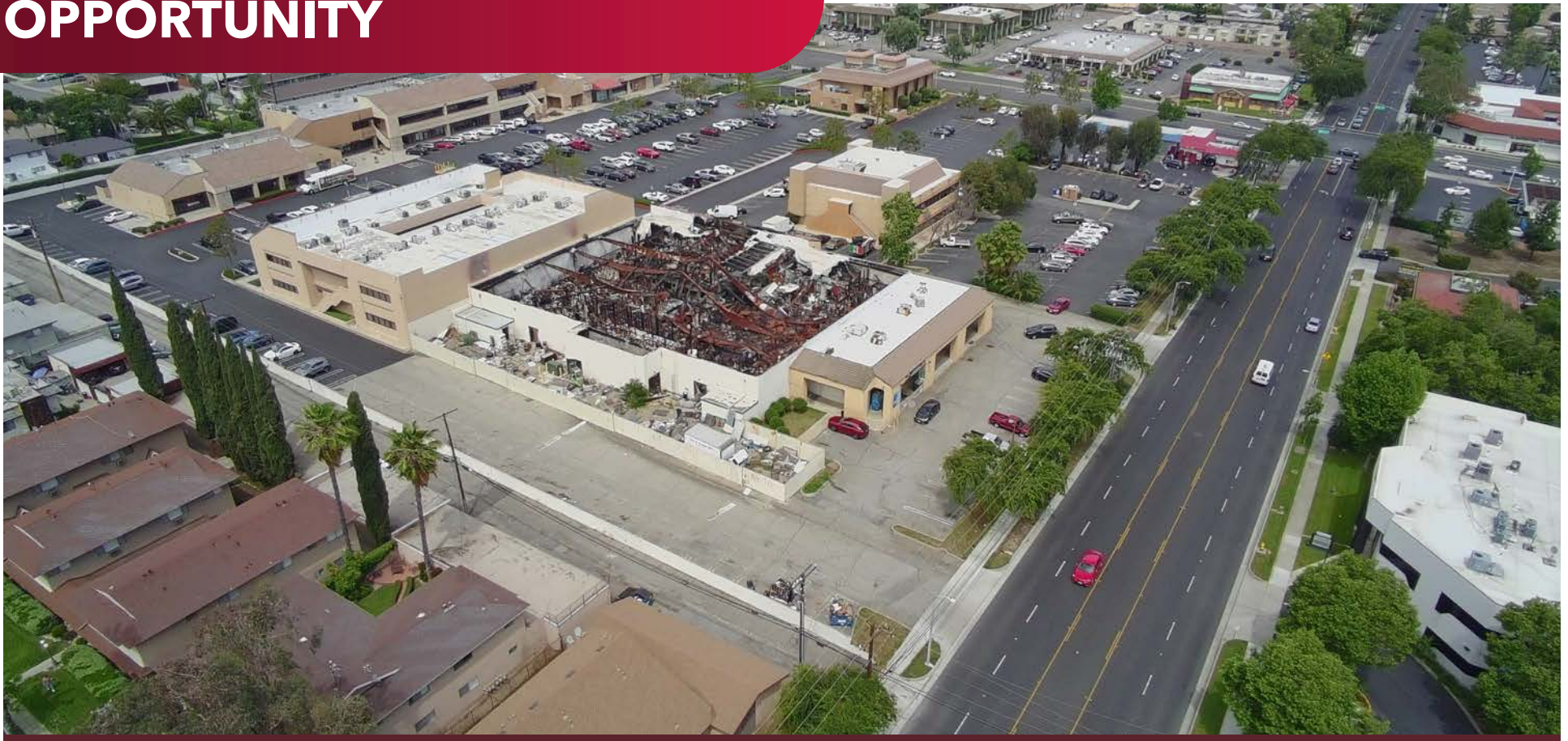


FOR SALE

2 ACRE RETAIL/DEVELOPMENT OPPORTUNITY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



**521 N Mountain Ave
Upland, CA 91786**

CONTACT



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Senior Vice President

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License ID 01934154

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FOR SALE 2 ACRE RETAIL/DEVELOPMENT OPPORTUNITY

521
N MOUNTAIN AVE
UPLAND, CA 91786

OFFERING INFORMATION

- + Asking Price: \$3,950,000
- + Building SF: $\pm 4,666$ SF
- + Lot SF: $\pm 87,120$ SF
- + Year Built: 1979
- + Parking Ratio: 10:1000
- + Zoning: CO-MU

PROPERTY HIGHLIGHTS

- + Existing Tenants on Site
- + Large Structure Burned by Fire, 4,666 square feet of retail remains with tenants in place
- + Commercial Office/Mixed Use Zoning
- + Development Opportunity for Office, Retail, and Medical



FOR SALE

2 ACRE RETAIL/DEVELOPMENT OPPORTUNITY

521

N MOUNTAIN AVE

UPLAND, CA 91786

LOCATION HIGHLIGHTS

- + Great Access to 10 and 210 Freeway and San Antonio Hospital
- + Part of Large Shopping Center with Complimentary Amenities

