



# VILLAGE GROVE SQUARE

1379-1399 EAST FOOTHILL BOULEVARD, UPLAND, CA 91786

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY



**The Abbey Company**  
REAL PROPERTY SOLUTIONS



## PROPERTY HIGHLIGHTS

Village Grove Square is a well-established, nine building, 156,497 square foot, Walmart Anchored neighborhood shopping center with an excellent mix of local, regional and national tenants. The property features superb street visibility and flexible zoning along the Historic Route 66 in Upland California.

- **Anchored by Walmart Neighborhood Market, Dollar Tree, Del Taco, Jiffy Lube, Quest Diagnostics and Wienerschnitzel**
- **Available spec suites feature brand new interior construction including new modern private restrooms, new paint and carpet, and new 2x2 ceiling grids with modern, energy efficient LED light fixtures**
- **Tenant improvements available**
- **Dense residential trade area with over 186,661 residents in a 3 mile radius**
- Strong mix of national, regional and local tenants
- Professional and responsive local property management and leasing teams
- Located on East Foothill Boulevard (Historic Route 66) with an average daily traffic count of 24,000
- Convenient access to greater Los Angeles, Orange County and Inland Empire regions
- 52,546 Daytime employees within a 3 mile radius
- Marquee monument and building signage available
- Within 10 minutes to the I-10 Freeway
- Abundant parking to accommodate a variety of retail, medical and office uses
- A wide array of space accommodations
- High foot traffic property with neighboring residential



**BRAND NEW INTERIOR CONSTRUCTION**



## LOCATION SUMMARY

Village Grove Square boasts excellent visibility with over 841 linear feet along Historic Route 66, now commonly referred to as East Foothill Blvd. This primary thoroughfare in the trade area has an average daily traffic count of 24,000 cars per day. Shadow anchored by Walmart Village Market, this stable shopping center has low occupancy costs and high accessibility. Coupled with population growth, job creation, and GDP growth make Upland and more importantly, Village Grove Square a desirable business location.

## PROPERTY INFORMATION

### ADDRESS

1379-1399 East Foothill Boulevard  
Upland, CA 91786

### TOTAL SF

156,497 SF

### YEAR BUILT

1987  
Renovated 2017

### SPRINKLERS

Yes

### CONSTRUCTION

Concrete block, wood frame  
and stucco

### LAND AREA

13.96 Acres

### PARKING

4.7/1,000 SF

### BUILDINGS

9

### PROPERTY TYPE

Neighborhood Center

### ZONING

CH (Commercial Highway)

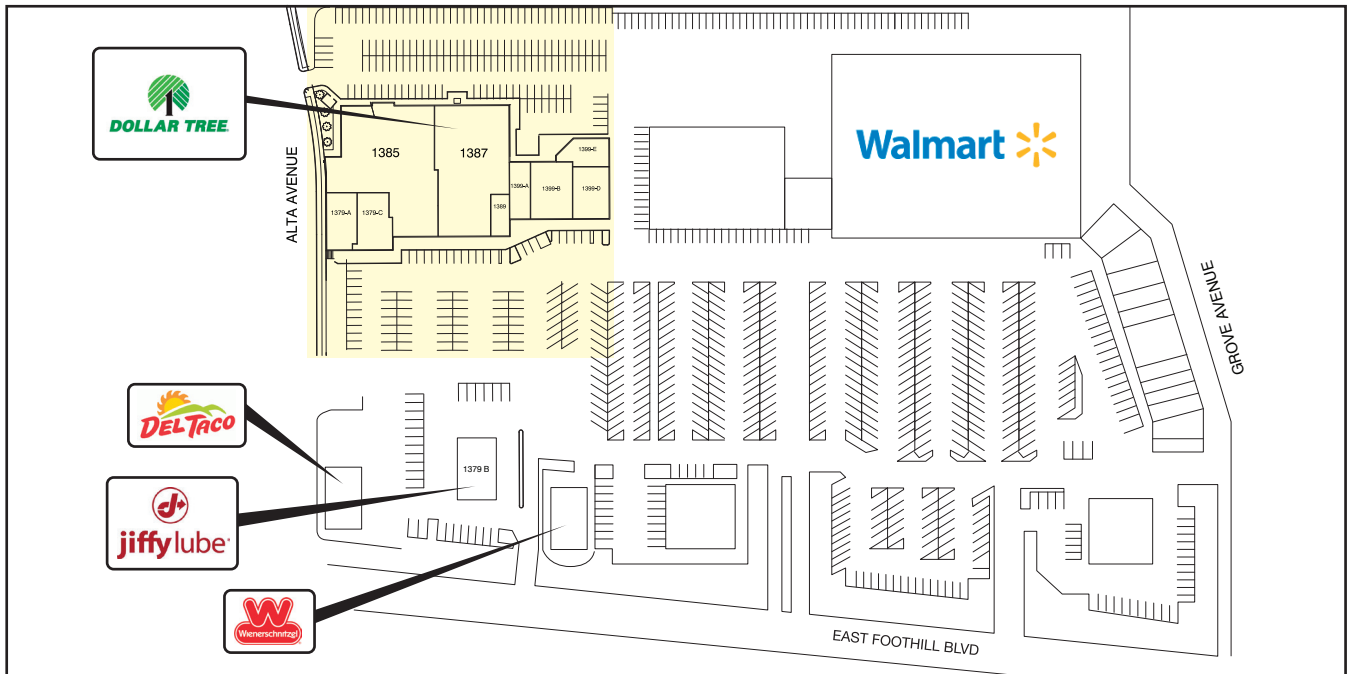
## AREA OVERVIEW

Upland is an upper middle class city in Riverside County, that has an impressive average household income of approximately \$78,131. Located within minutes from the 10, 15, 60, 71 and 210 Freeways, Upland is a convenient distance from a number of Southern California communities, including Los Angeles County and Orange County. The City of Upland sits at the foot of the highest part of the San Gabriel Mountains, part of the Inland Empire – a metropolitan area situated directly east of greater Los Angeles. This region offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people.



**NEW SUITES MOVE IN READY**

# SITE PLAN



## CORPORATE OFFICE

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