



# Restaurant Building Including Real Estate

Includes: Type 47 Liquor License, Type 58 Catering License & Equipment  
1964 W. Foothill Blvd Upland CA 91786



## Restaurant Building

**FOR LEASE:** Lease Rate Negotiable  
**Building Size:** 4,392 Sq Ft  
**Lot Size:** 30,300 Sq Ft

## FEATURES

- ◆ 45 Parking Stalls
- ◆ 150 Interior Seating + 30 Patio
- ◆ Bus Stop: Front of Restaurant
- ◆ Cross Street Central Ave.
- ◆ Minutes from Claremont Colleges
- ◆ Minutes from 10 & 210 Freeways
- ◆ 48,000+- Cars Per Day Traffic
- ◆ Type 47 Liquor License Included
- ◆ Type 58 Catering License Included
- ◆ Restaurant Equipment Included

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Corporate 01189000

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# Free-Standing Restaurant Building

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## Legal Disclaimer

### 1964 W. Foothill Blvd Upland CA 91786

Millenia Real Estate Services Inc., has been asked to be the marketing representative of The Seller, and is authorized to present this property investment offering (the "Offering"). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of this Free-Standing Restaurant Building located at 1964 W Foothill Blvd Upland CA 91786 (the "Property").

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an "As-Is, With-All-Faults" basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Millenia Real Estate Services Inc., including all information contained in the Offering, is provided without any representation or assurance, express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/ or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser's legal counsel and financial advisors, without the prior specific written authorization of the Seller or Millenia Real Estate Services Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Millenia Real Estate Services Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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# Standing Restaurant Building

## Location Overview

### 1964 W. Foothill Blvd Upland CA 91786

The "Property" is situated in Upland Ca, approximately one hour outside of Los Angeles CA. Minutes from the 10 and 210 Freeways and located One Parcel East of Central Avenue. Boasting high traffics counts estimated at 48,000+/- Cars Per Day, across from In-n Out Burger.

**Foothill Blvd.** remains parallel to Interstate 210 until entering the Arcadia city limits, where it heads due east and the freeway heads southeast. This section of Foothill Boulevard ends at Mountain Avenue in Monrovia. The third section of Foothill Boulevard is accessed by going south on Mountain and going east on Huntington Drive through the Los Angeles County cities of Monrovia and Duarte. Upon crossing the San Gabriel River into Irwindale, Huntington turns into Foothill Boulevard. Foothill passes through the city of Azusa, where it jogs north at Citrus Avenue. It continues through Glendora one block north of the old U.S. Route 66 to Amelia Avenue. In Azusa, east of Cerritos Avenue, Alosta Avenue (the old U.S. Route 66) forks southeast (the city of Glendora renamed Alosta Avenue "Route 66"), and at Amelia Avenue, it turns back into Foothill Boulevard. At the intersection of SR 210 near the San Dimas/La Verne city limits, Foothill Boulevard is defined as State Route 66, although it is unsigned in Los Angeles County.

Foothill Blvd (SR 66) passes through Claremont before entering San Bernardino County in the city of **Upland**. Foothill passes through residential areas before emerging in Rancho Cucamonga, where it intersects Interstate 15. Foothill Boulevard continues east through the cities of Fontana, Rialto, and San Bernardino. Foothill Boulevard ends at the San Bernardino city limits, where it retains its SR 66 signage, but changes into 5th Street and the route passes through downtown San Bernardino. At the intersection with Interstate 215, the SR 66 designation ends (at downtown San Bernardino), although old US 66 headed north on Mount Vernon Avenue (along old US 395/US 91) before exiting the Inland Empire over the Cajon Pass. Fifth Street has an interchange with SR 210 in Highland before turning into Greenspot Road, where it ends in the San Bernardino Mountains.

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# Standing Restaurant Building

## Additional Information

1964 W. Foothill Blvd Upland CA 91786

This is your chance to own a **Free-Standing, Fully Equipped Restaurant** on the **high-traffic and historic Route 66 (Foothill Blvd)!**

For **over 50 years**, **Mi Ranchito** has been a beloved name in Southern California's restaurant scene. Now, with their **final location in Upland** closing, a **turn-key opportunity** is on the Market!

### KEY TURN-KEY RESTAURANT – FULLY EQUIPPED!

- Type 47 Liquor License (Full Bar)**
- Type 58 Catering License (Allows Off-Site Alcohol Service)**
- Expansive Kitchen with High-End Equipment:**
  - Grills, Fryers, Ranges
  - Walk-in Cooler & Freezer
  - Steam Tables, Ice Maker, Cold Food Tables
  - Slicers, Mixers, Prep Tables, Shelving

### 2 BBQ Smokers for Outdoor Grilling

### KEY PRIME DINING & EVENT SPACE

- Spacious Cantina/Bar with Double Patio Doors** for an Open-Air Dining experience & Patio Dining
- Private Event Capabilities** – Two rooms can be combined for large gatherings & catering events., with indoor Fireplace!!

### KEY UNMATCHED LOCATION – HIGH VISIBILITY

- Foothill Blvd (Route 66) – 48,000+ cars per day!**
- Planned Industrial Development** – A constant flow of hungry customers!!
- Minutes from the 10 & 210 Freeways** – Easy accessibility for guests & deliveries
- Planned Residential Development on Adjacent Parcel**

### KEY PROPERTY HIGHLIGHTS

- 4,392± Sq. Ft. building on a 30,300 Sq. Ft. lot**
- 180-person capacity with 45 parking stalls**
- Built in 1947 – Renovated in 2004**
- Ideal for restaurant operators & investors**

### KEY STOP PAYING RENT – OWN YOUR FUTURE!

Why make your landlord rich when you can **own your own building and pay less?**

**CALL TODAY** to take advantage of this **once-in-a-lifetime opportunity** and make this iconic location your own! ☎

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## Inland Empire Sales Comps

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**The Press Restaurant**  
**127-129 Harvard Ave**  
**Claremont CA 91711**  
**SOLD: October/2023**  
**Sale Price: \$2,350,000**  
**Price Per SF: \$601/SF**



**Cork Tree Restaurant**  
**74950 Country Club Dr**  
**Palm Desert, CA 92260**  
**SOLD: February 2025**  
**Sale Price: \$5,000,000**  
**Price Per SF: \$955**



**Culichi Town Restaurant**  
**4423 Mills Cir**  
**Ontario, CA 91764**  
**SOLD: September 2024**  
**Sale Price: \$4,650,000**  
**Price Per SF: \$840/SF**



**The Avocado House**  
**11618 Central Ave**  
**Chino CA 91710**  
**SOLD: December 2024**  
**Sale Price: \$1,210,000**  
**Price Per SF: \$1,210**

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\*All Comps Taken From CoStar





# Free-Standing Restaurant Building

## Property Photos (Interior)

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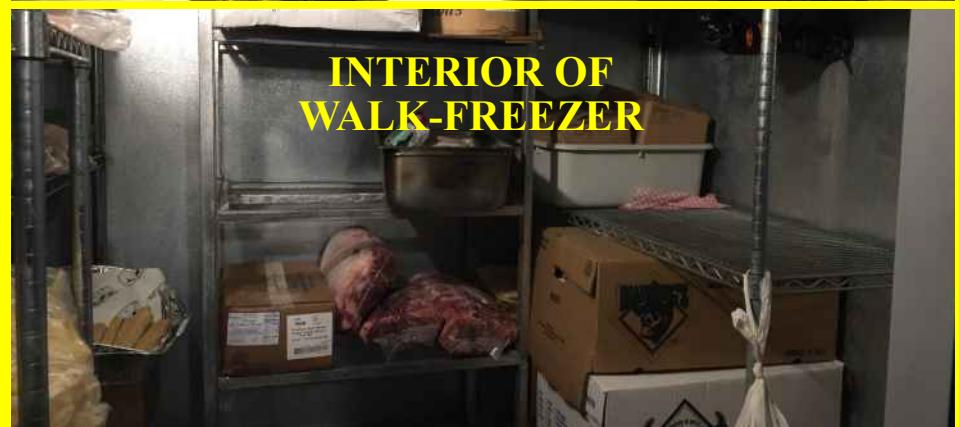
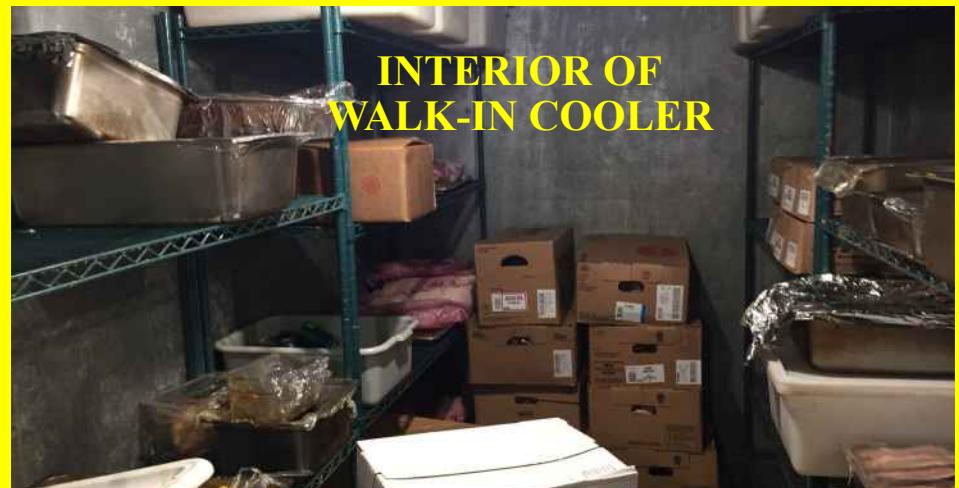
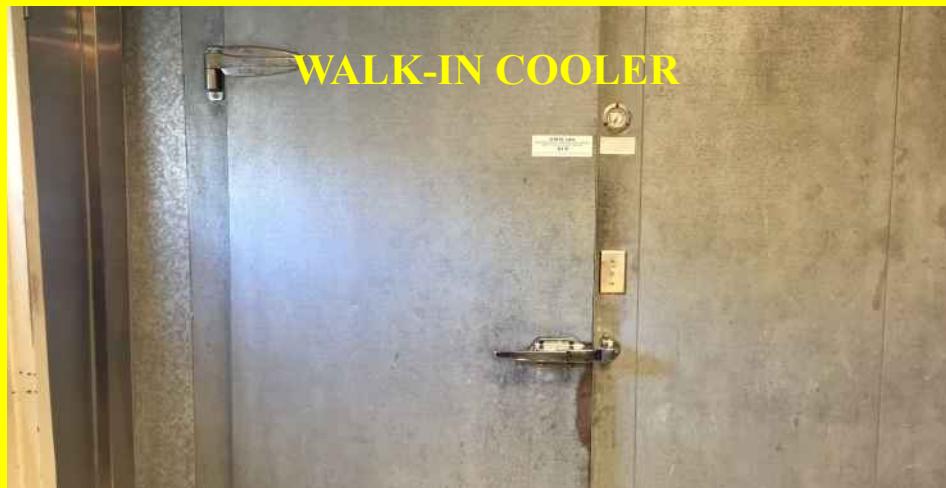
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## Property Photos (Exterior)

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## National Credit Location

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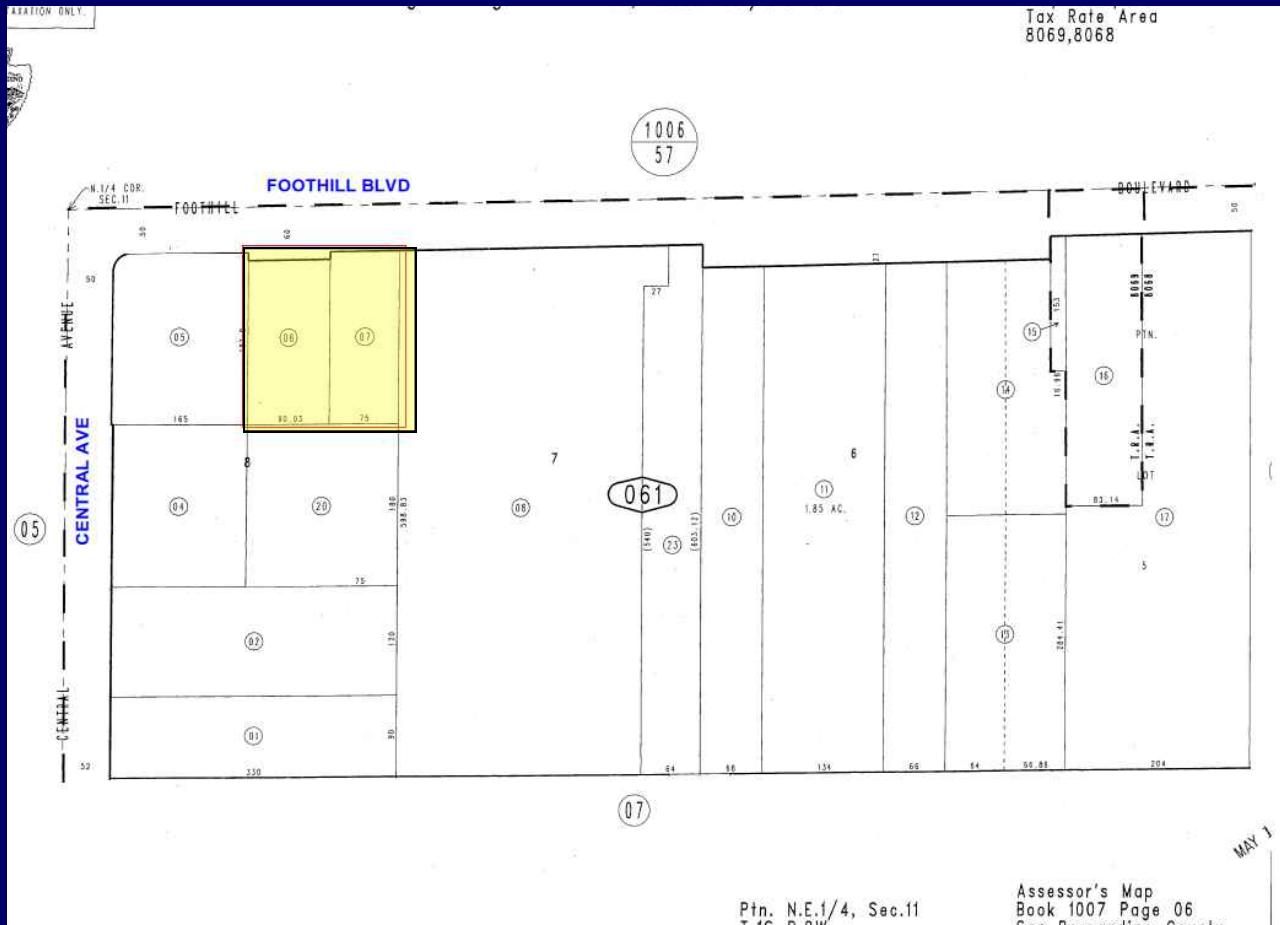
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# Free-Standing Restaurant Building

## Plat Map & Characteristics

### 1964 W. Foothill Blvd Upland CA 91786



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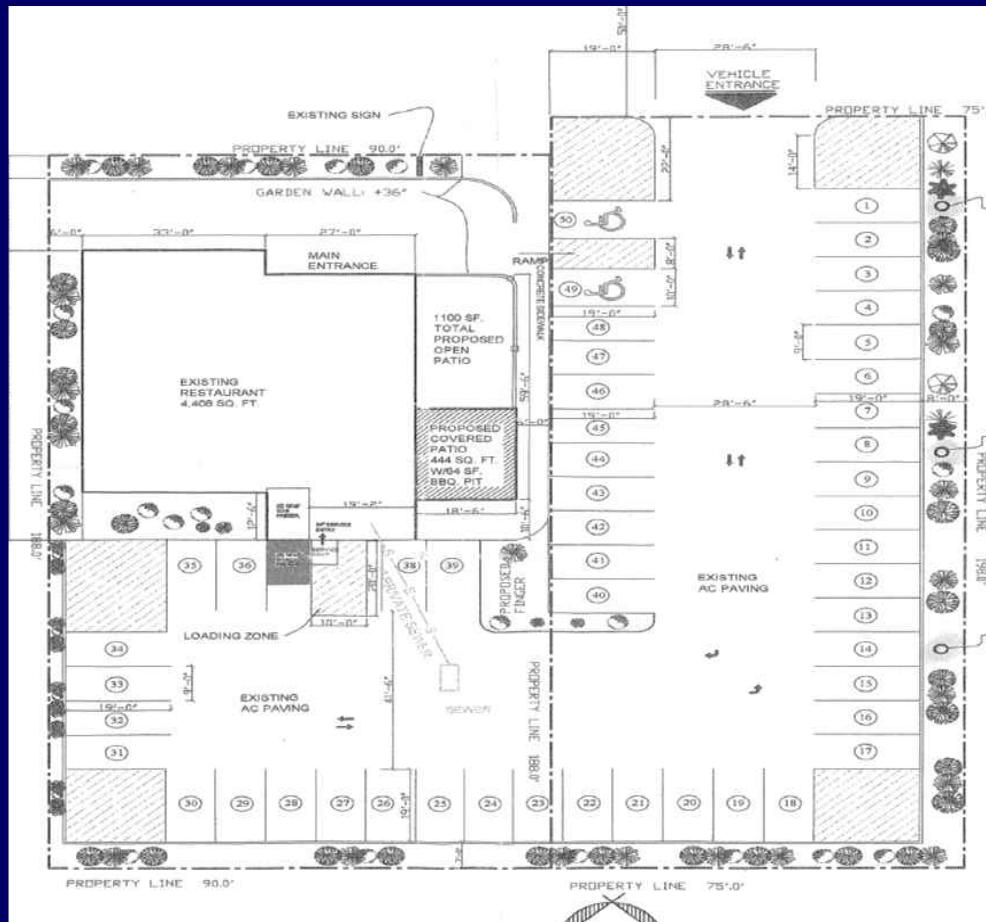
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## Site Plan

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## Future Development Projects

\*Future Warehouse Planned Lot Across Street  
\*\* Future Housing Planned On Adjacent Lot



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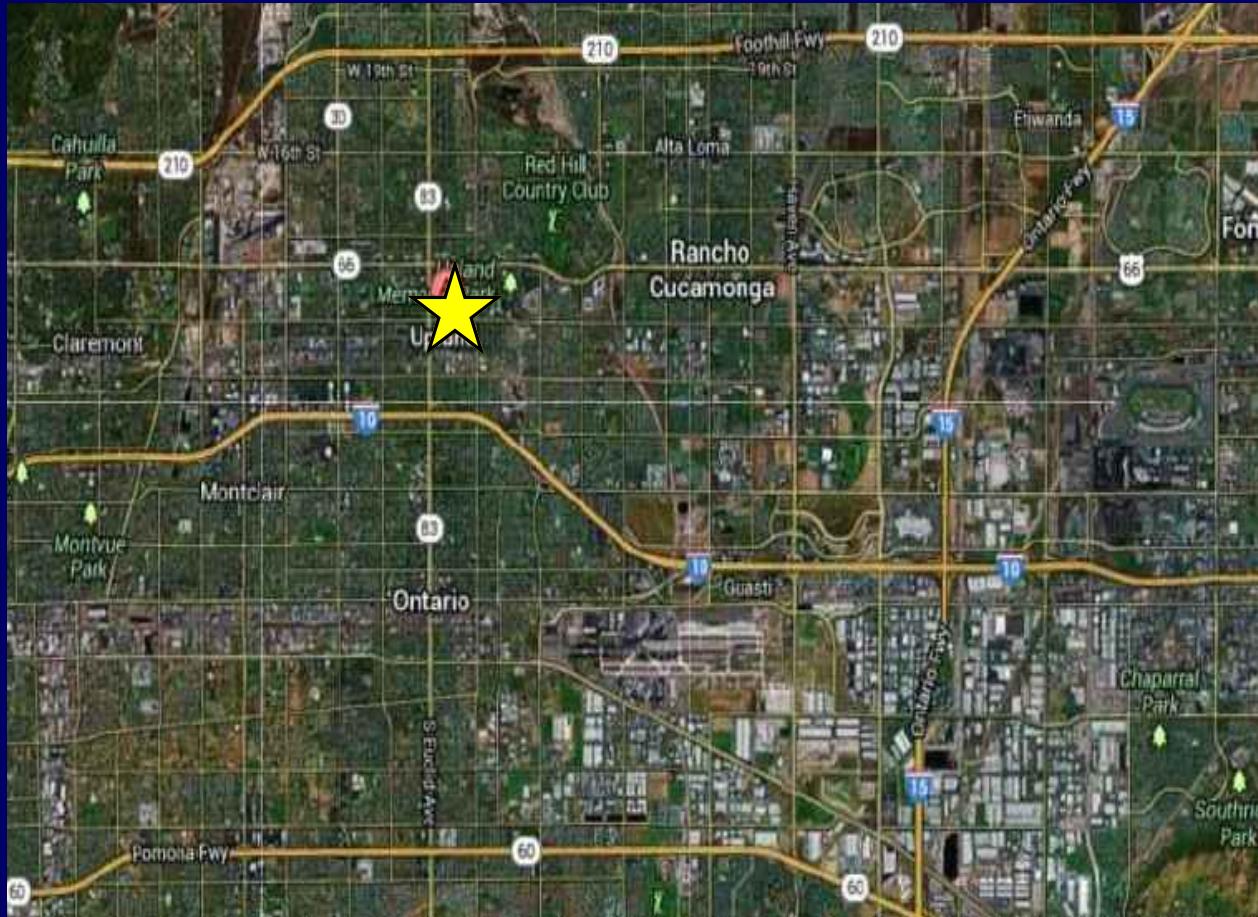
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## Area Map

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**Location:**  
Centrally located with quick easy access, & minutes from:

**4 major Freeways:**

Interstate 10 Freeway  
Interstate 15 Freeway  
Interstate 210 Freeway  
CA Highway 60 Freeway

**Airport:**

La/Ontario International Airport  
Cable Airport

**Malls:**

Colonies Shopping Center

**College:**

Claremont Colleges

**Hospital:**

San Antonio Community Hospital

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## Regional Map

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## City Demographics

### 1964 W. Foothill Blvd Upland CA 91786

#### Population By Race & Hispanic Origin

	5 miles 2024 Non-Hispanic Latino	5 miles 2024 Hispanic Latino
White	86,748	26,484
Black or African American	18,064	1,093
American Indian & Alaskan	717	5,310
Asian	33,895	996
Native Hawaiian & Pacific Islander	690	239
Two or More Races	12,956	199,077

#### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$110,921	\$103,357	\$112,248
Median Household Income	\$87,921	\$82,375	\$90,810
< \$25,000	2,525	17,272	35,103
\$25,000 - 50,000	2,704	17,979	37,889
\$50,000 - 75,000	3,783	19,944	44,802
\$75,000 - 100,000	3,295	17,674	40,434
\$100,000 - 125,000	2,031	14,040	34,800
\$125,000 - 150,000	2,091	9,690	26,613
\$150,000 - 200,000	2,588	12,076	32,831

#### Population

	2 miles Population	5 miles Population	10 miles Population
2000	55,919	367,506	838,756
2020	63,687	392,431	928,949
2024	64,850	386,267	914,747
2029	65,505	386,276	913,823

#### Educational Attainment

	5 miles 2024 % of Population
Some College, No Degree	29%
High School Graduate	21%
Some High School, No Diploma	18%
Bachelor's Degree	16%
Advanced Degree	10%
Associate Degree	6%

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