

Upland, CA

35,025 SF Prime Retail Space for Sublease



Upland Village Center
235 Foothill Blvd, Upland, CA 91786

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THE
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8675 Washington Blvd, Suite 201

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Project Highlights

- Rare anchor box in the heart of the Upland trade area
- Strong presence at intersection with numerous signage opportunities
- Newly redeveloped center with strong co-tenancy: Ross, Burlington, Raising Cane's
- Solid demographics with a dense population mix and high disposable incomes immediate to the site

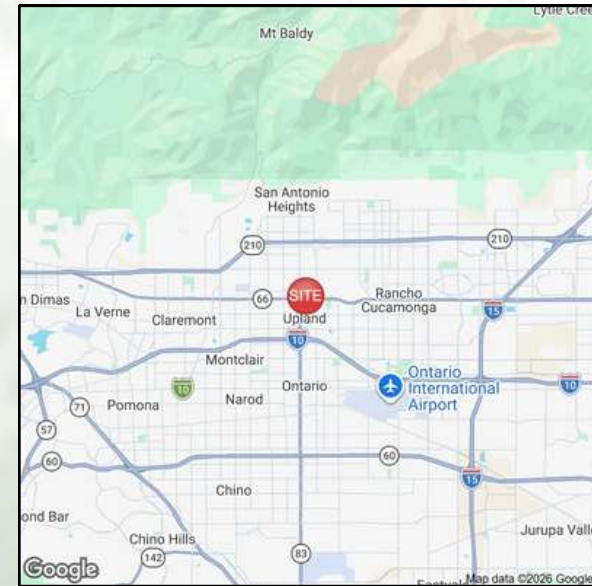


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	19,336	165,090	373,086
Avg. HH Income	\$112,355	\$129,964	\$127,977
Daytime Population	10,306	51,035	146,236



Project Location

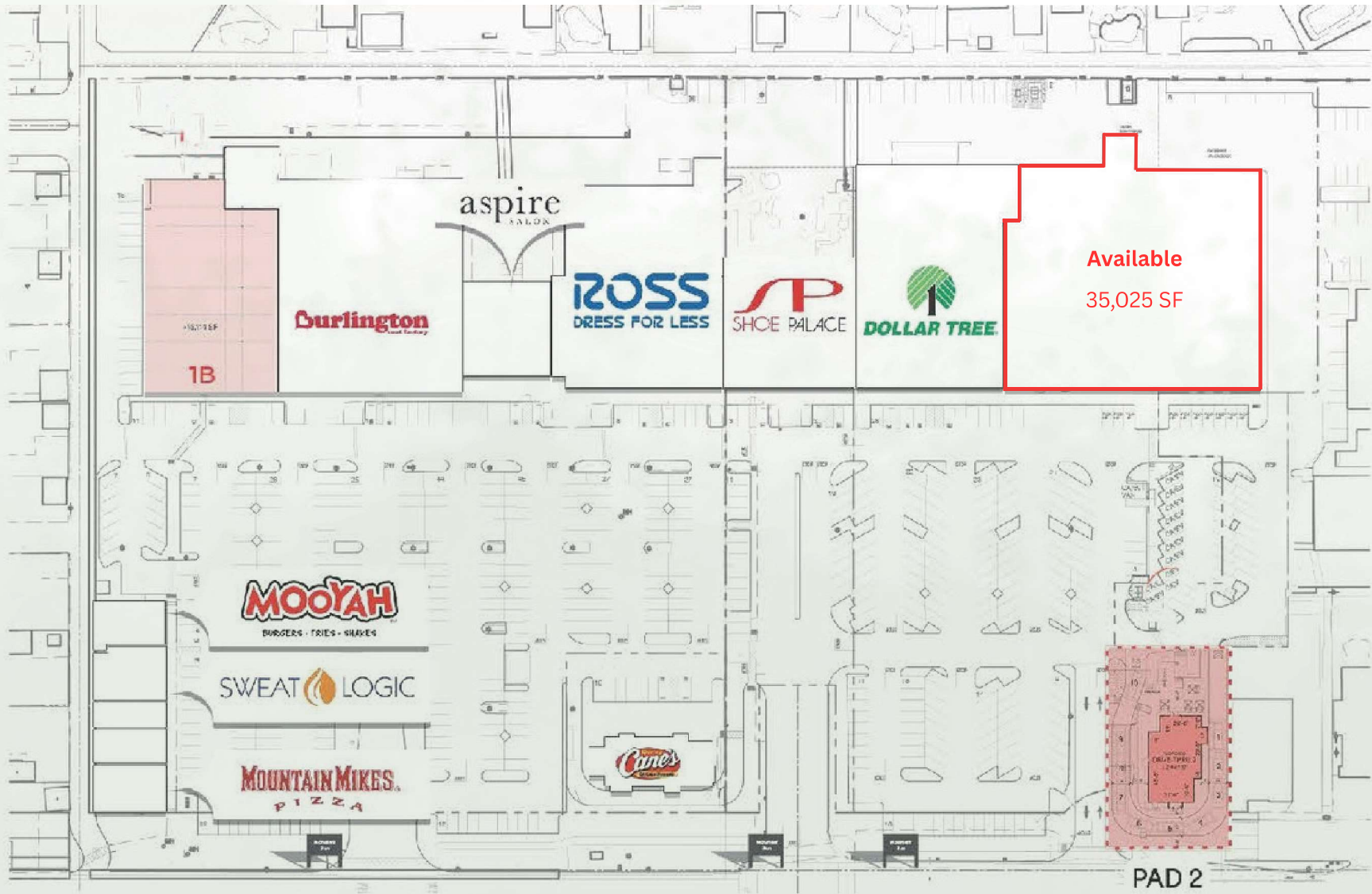


Traffic Counts

- Foothill Blvd - 31,400 ADT
- Euclid Ave - 27,300 ADT
- Campus Ave - 17,000 ADT

Site Plan

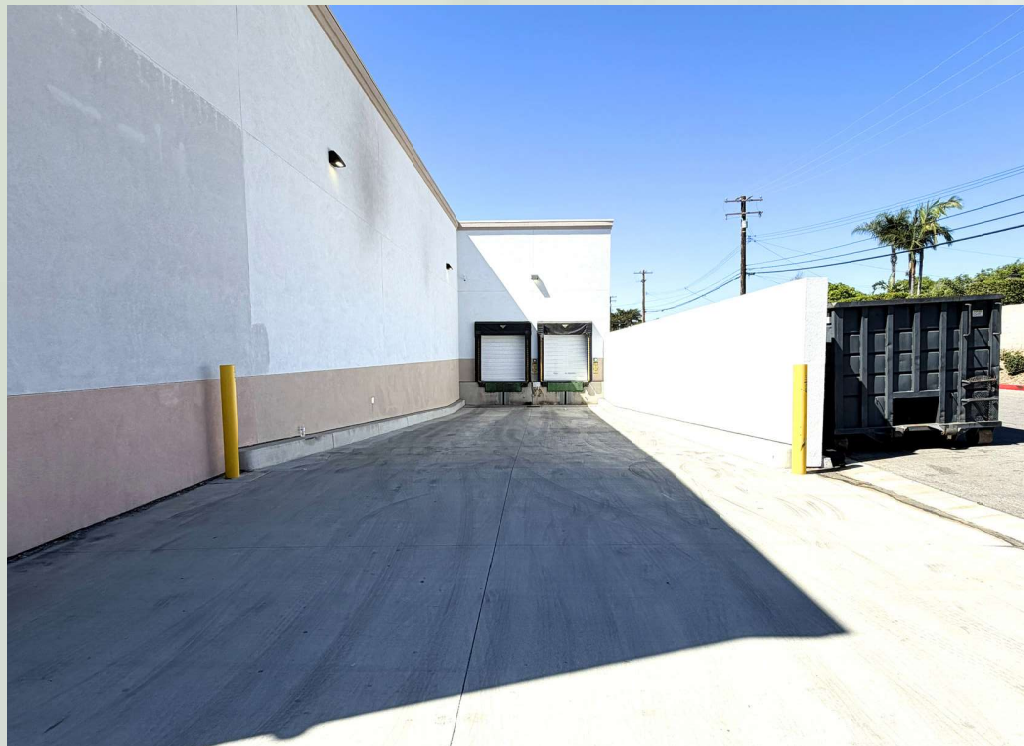
EUCLID AVENUE (APPROX. 19,500 CPD)



FOOTHILL BOULEVARD (APPROX. 22,100 CPD)



Exterior Photos



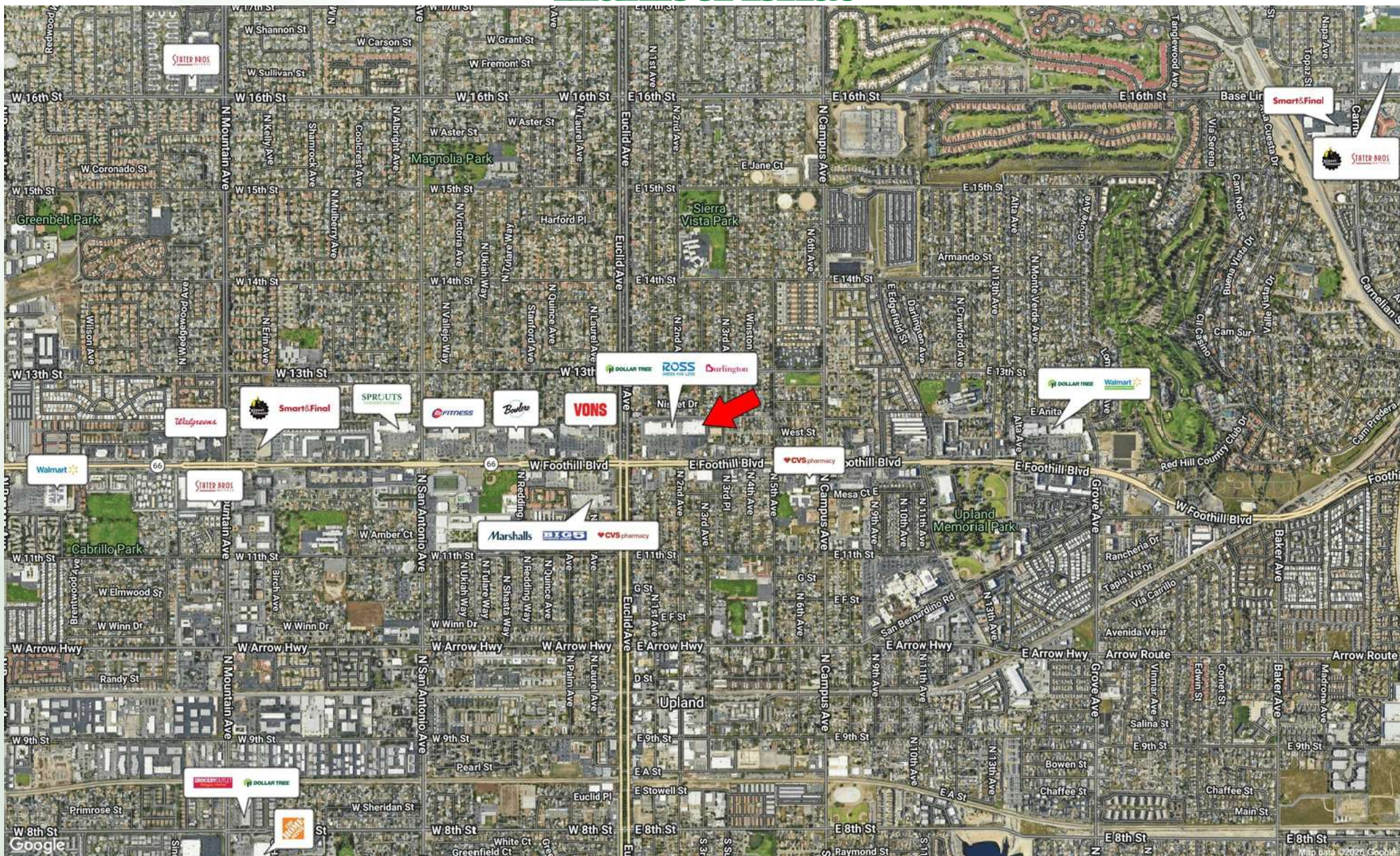
Exterior Photos



Interior Photos



Market Aerial



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