

UPLAND TOWN SQUARE

Retail For Lease

813-907 W. Foothill Boulevard, Upland, CA 91786



FOR LEASE

±1,680 -2,400 SF Shops For Lease
±6,000 SF Pad Opportunity

Description:

- High performing Sprout's anchored shopping center located on Foothill Boulevard in the heart of the Upland trade area.
- Convenient access with multiple ingress/egress points throughout the center.
- Tenants benefit from a dense residential and daytime population in the immediate trade area.
- Notable tenants in the trade area include Vons, Stater Bros., 24 Hour Fitness and Walgreens.

Traffic Count:

- ± 22,796 Average Daily Traffic on W. Foothill Boulevard
- ± 13,259 Average Daily Traffic on San Antonio Avenue

Demographics

	1 MILE	3 MILES	5 MILES
Population '15	22,452	159,407	382,628
Average H.H. Income	\$69,065	\$79,725	\$79,096
Daytime Population	10,798	54,608	130,930

Source: ESRI



For further information, please contact our exclusive agents:

KEVIN HANSEN	Associate	949.608.2194	khanen@ngkf.com	CA RE License #01937047
CHRIS WALTON	Senior Managing Director	949.608.2096	cwalton@ngkf.com	CA RE License #01839264

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 www.ngkf.com

**Newmark Grubb
Knight Frank**

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SITE PLAN

Tenant Roster

SUITE	TENANT	SF
1	H&R Block	3,990
2	Banfield Pet Hospital	4,000
3A	Sola Salon Studios	6,248
3B	Pet Supplies Plus	7,993
4	Sprouts Farmers Market	24,400
5	O'Reilly Auto Parts	7,000
6	Golden Hanger	2,030
7	Available	1,680
8	Tao Thai Express	1,202
9	Waba Grill	2,088
10	Liquorama	9,800
11	Red Dragon Karate	1,939
12	Great Clips	1,411
13	Available	2,400
14	Nail Art	1,320
15	Loving Hut	1,200
16	Foot Relfexology	1,480
17	Red Devil Pizza	4,500
18	Available	6,000
19	Cherry On Top	1,210
20	Denny's	4,458
21	Wells Fargo Bank	3,500
22	Rancho Beauty Supply	2,667
23	Jimmy John's	1,334



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Executive Summary

813 W Foothill Blvd, Upland, California, 91786
Rings: 1, 3, 5 mile radii

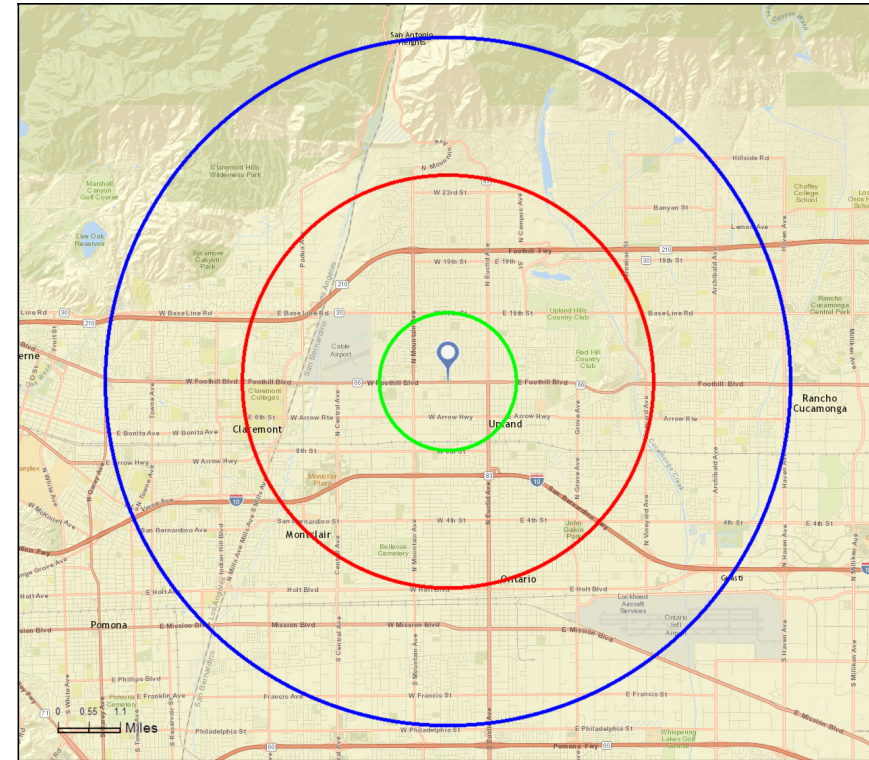
Prepared by Esri
Latitude: 34.10700
Longitude: -117.66130



Site Map

813 W Foothill Blvd, Upland, California, 91786
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.10700
Longitude: -117.66130



	1 mile	3 miles	5 miles
Population			
2000 Population	21,133	146,111	356,430
2010 Population	21,944	155,168	374,753
2015 Population	22,452	159,407	382,628
2020 Population	23,015	163,749	391,946
2000-2010 Annual Rate	0.38%	0.60%	0.50%
2010-2015 Annual Rate	0.44%	0.51%	0.40%
2015-2020 Annual Rate	0.50%	0.54%	0.48%
2015 Male Population	47.6%	48.7%	49.1%
2015 Female Population	52.4%	51.3%	50.9%
2015 Median Age	35.1	34.0	33.6
Households			
2000 Households	7,940	47,319	109,005
2010 Households	7,817	48,780	114,243
2015 Total Households	7,970	49,995	116,580
2020 Total Households	8,142	51,234	119,236
2000-2010 Annual Rate	-0.16%	0.30%	0.47%
2010-2015 Annual Rate	0.37%	0.47%	0.39%
2015-2020 Annual Rate	0.43%	0.49%	0.45%
2015 Average Household Size	2.79	3.08	3.22
Median Household Income			
2015 Median Household Income	\$51,555	\$57,924	\$57,745
2020 Median Household Income	\$58,019	\$66,288	\$66,802
2015-2020 Annual Rate	2.39%	2.73%	2.96%
Average Household Income			
2015 Average Household Income	\$69,065	\$79,725	\$79,096
2020 Average Household Income	\$77,635	\$90,020	\$89,749
2015-2020 Annual Rate	2.37%	2.46%	2.56%
Per Capita Income			
2015 Per Capita Income	\$24,774	\$25,611	\$24,474
2020 Per Capita Income	\$27,717	\$28,764	\$27,672
2015-2020 Annual Rate	2.27%	2.35%	2.49%

CONTACT:

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Associate
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