

# FOR LEASE



Grove Ave 14,835 Cars Per Day

Foothill Blvd 30,000 Cars Per Day

(Signalized Intersection)

**726 - 4,800 SF Space**

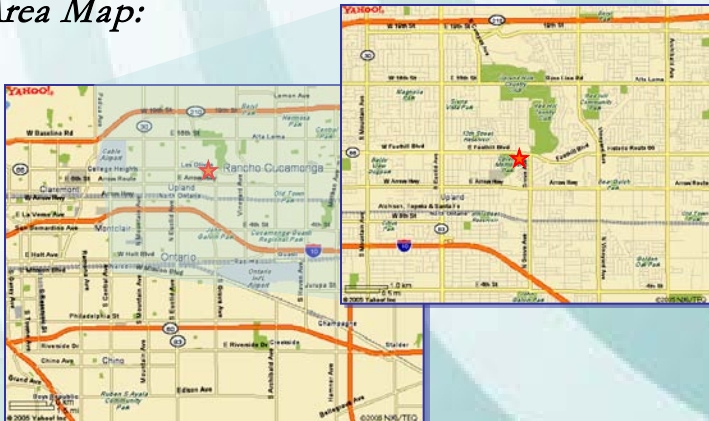
**1386 - 1490 E. Foothill Blvd.  
Upland, CA 91786**

- 4.6/1000 Parking Ratio
- Traffic Counts: 30,000 Cars per Day on Foothill and 14,835 Cars per Day on Grove
- Located on the Key Border of Upland and Rancho Cucamonga. Close to Ontario.

**Demographics:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	21,902	188,885	371,271
Total Households	7,253	59,620	111,784
Total Employees	9,299	52,186	149,601
Avg. Household Income	\$57,282	\$68,030	\$76,076

**Area Map:**



## Features

- Desirable Floor Plans
- Strategically Located on Foothill Blvd, the Famous Route 66
- Major Neighboring Tenants
- Excellent Monument Signage on Foothill
- Right on a Strategic Corner that Divides Two Main Cities: Upland & Rancho Cucamonga
- Equipped with Fire Sprinklers
- Total Frontage Built with Window Showcase for Better Street Exposure
- Building built in the early 1990s
- Central HVAC Units

Presented by: Mark El-Tine



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