



UPLAND COMMERCE CENTER

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 neighborhood retail center with an excellent mix of local, regional and national tenants. The property features superb street visibility and flexible zoning on the historic Route 66 in Upland, California.

- Anchored by Walmart Neighborhood Market, 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 fixtures
- Strong mix of national, regional, and local tenants
- Average Daily Traffic count of 24,000
- Professional and responsive local property management and leasing teams
- Dense residential trade with over 186,661 residents in a 3 mile radius
- Convenient access to greater Los Angeles County, Orange County and the Inland Empire
- Abundant parking to accommodate a variety of retail, medical, or office uses
- Less than 15 minutes to the Ontario International Airport
- 52,546 daytime employees within a 3 mile radius
- Within 10 minutes to the I-10 Freeway
- Marquee monument and building signage available





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. This stable shopping center, shadow anchored by Walmart Neighborhood Market, low occupancy costs, accessibility, population growth, job creation, and GDP growth make Village Grove Square a desirable business location.

PROPERTY INFORMATION

ADDRESS

1379-1399 East Foothill Boulevard,
Upland, CA 91786

TOTAL SF

156,497 SF

PROPERTY TYPE

Neighborhood
Center

YEAR BUILT

1987
Renovated 2017

ELEVATORS

Yes

CONSTRUCTION

Concrete block, wood frame
and stucco

LAND AREA

13.96 Acres

BUILDINGS

9

PARKING

5.50/1,000 SF

ZONING

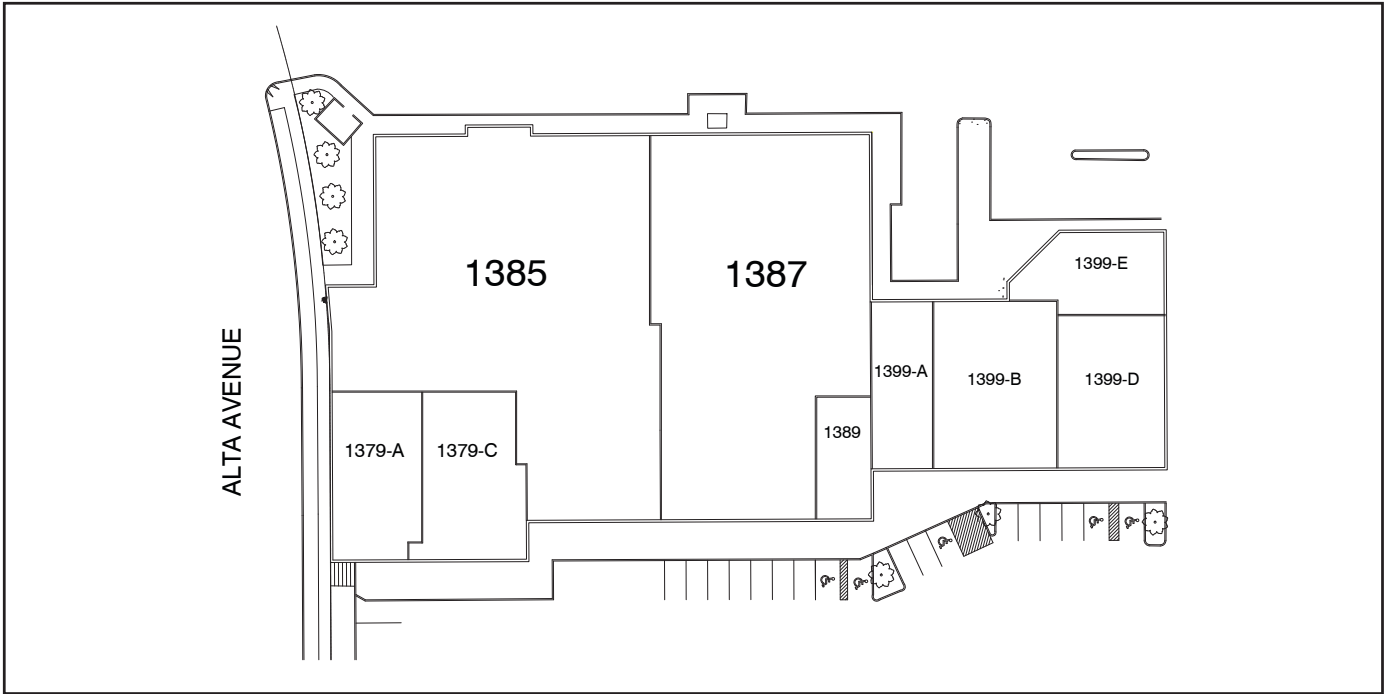
CH (Highway
Commercial)



AREA OVERVIEW

Upland is an upper middle class city in San Bernardino County, boasting an average yearly 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, Orange County and Palm Springs. The City of Upland is located at the foot of the highest part of the San Gabriel Mountains and is part of the Inland Empire, a metropolitan area situated directly east of the Los Angeles metropolitan area. The Inland Empire 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.

SITE PLAN



CORPORATE OFFICE

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MAP

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

