

±7,200 SF RETAIL BUILDING

DOWNTOWN UPLAND

**FOR  
SALE**

**\$1,850,000 SALE PRICE**

**376 N. 2ND AVE.**

**UPLAND | CA 91786**

FOR MORE INFORMATION, CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## EXECUTIVE SUMMARY

### PROPERTY HIGHLIGHTS

<b>Building SF</b>	±7,200 SF
<b>Location</b>	376 2nd Ave., Upland CA 91786
<b>Total Acreage</b>	0.17 AC
<b>Year Built</b>	1922
<b>Year Renovated</b>	2024-2025
<b>Tenancy</b>	Single
<b>Parking</b>	40 Surface Spaces
<b>Unique High Tech</b>	Contains Motorized Glass Wall 2nd Floor
<b>Prime Location</b>	Located in charming Downtown Upland
<b>Ideal Opportunity</b>	Perfect for a High-image Restaurant or Upscale Concept
<b>Under Development</b>	Adjacent Parcel to the South is Currently Under City development (Buyer to Verify Details)
<b>Certifications Required</b>	Some Remaining Work Required to Obtain Final Certificate of Occupancy
<b>Street Frontage</b>	24' on 2nd Ave.
<b>Details</b>	Seller Motivated



The City of Upland is currently undergoing significant revitalization efforts, with a strong focus on transforming its Historic Downtown into a vibrant mixed-use destination. The city has been investing in infrastructure improvements, business attraction programs, and beautification initiatives to enhance the area's appeal for dining, retail, and entertainment. These efforts are designed to create a more active, pedestrian-friendly environment that draws both residents and visitors.

As part of this initiative, several development projects are underway, including new residential communities, workforce and senior housing, and additional commercial spaces. The city has also supported the opening of new restaurants and small businesses while planning improvements such as parking structures with ground-floor retail to accommodate increased activity. These projects are contributing to a growing local population and customer base within the downtown core.

A key component of Upland's redevelopment is the enhancement of the Pacific Electric Trail corridor, which runs through downtown. Planned improvements include the development of public gathering spaces like the Tom Thomas Magnolia Plaza, along with streetscape upgrades and pedestrian amenities. Altogether, these efforts reflect the city's long-term vision of creating a walkable, transit-oriented district with a blend of residential, commercial, and recreational uses.

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## OVERVIEW

Upland, California is a mid-sized city in San Bernardino County with a population of roughly 79,000–80,000 residents, and it has experienced relatively stable, modest growth in recent years. The community has a balanced age distribution, with a median age of around 37–38 years, indicating a mix of young professionals, families, and retirees. About 21–22% of residents are under 18, while approximately 15–16% are 65 or older, supporting a well-rounded demographic profile.

From a diversity standpoint, Upland is considered a highly diverse and multicultural community. The population includes a mix of White, Hispanic/Latino, Asian, and Black residents, with Hispanic or Latino individuals making up roughly 40–43% of the population. The city also has a notable foreign-born population (around 19%),

contributing to its cultural and economic diversity. This diversity is reflected in local businesses, dining, and community culture, especially throughout the downtown area.

Economically, Upland is characterized by strong household incomes and relatively low poverty levels compared to surrounding areas. The median household income is approximately \$100,000–\$105,000, with many households earning between \$100K and \$200K. The poverty rate ranges from about 6–9%, which is lower than regional and national averages. Homeownership is common, and property values are relatively high, reflecting desirability and stability. Overall, Upland offers a solid middle- to upper-income demographic base, making it attractive for retail, dining, and service-oriented businesses.

## LOCATION & ACCESS

The property at 376 N 2nd Avenue benefits from a prime infill location within Historic Downtown Upland, offering excellent accessibility via major streets, regional freeways, and transit options.

### STREET & LOCAL ACCESS

- Situated directly on 2nd Avenue, a key north–south corridor through Downtown Upland
- Immediate proximity to Foothill Blvd (Route 66), a major east–west arterial providing strong connectivity across the Inland Empire

### PUBLIC TRANSPORTATION & REGIONAL ACCESS

- Located near the Upland Metrolink Station
- Access to Omnitrans bus routes serving local and regional destinations
- Direct adjacency to the Pacific Electric Trail, a major multi-use corridor supporting pedestrian and bicycle traffic

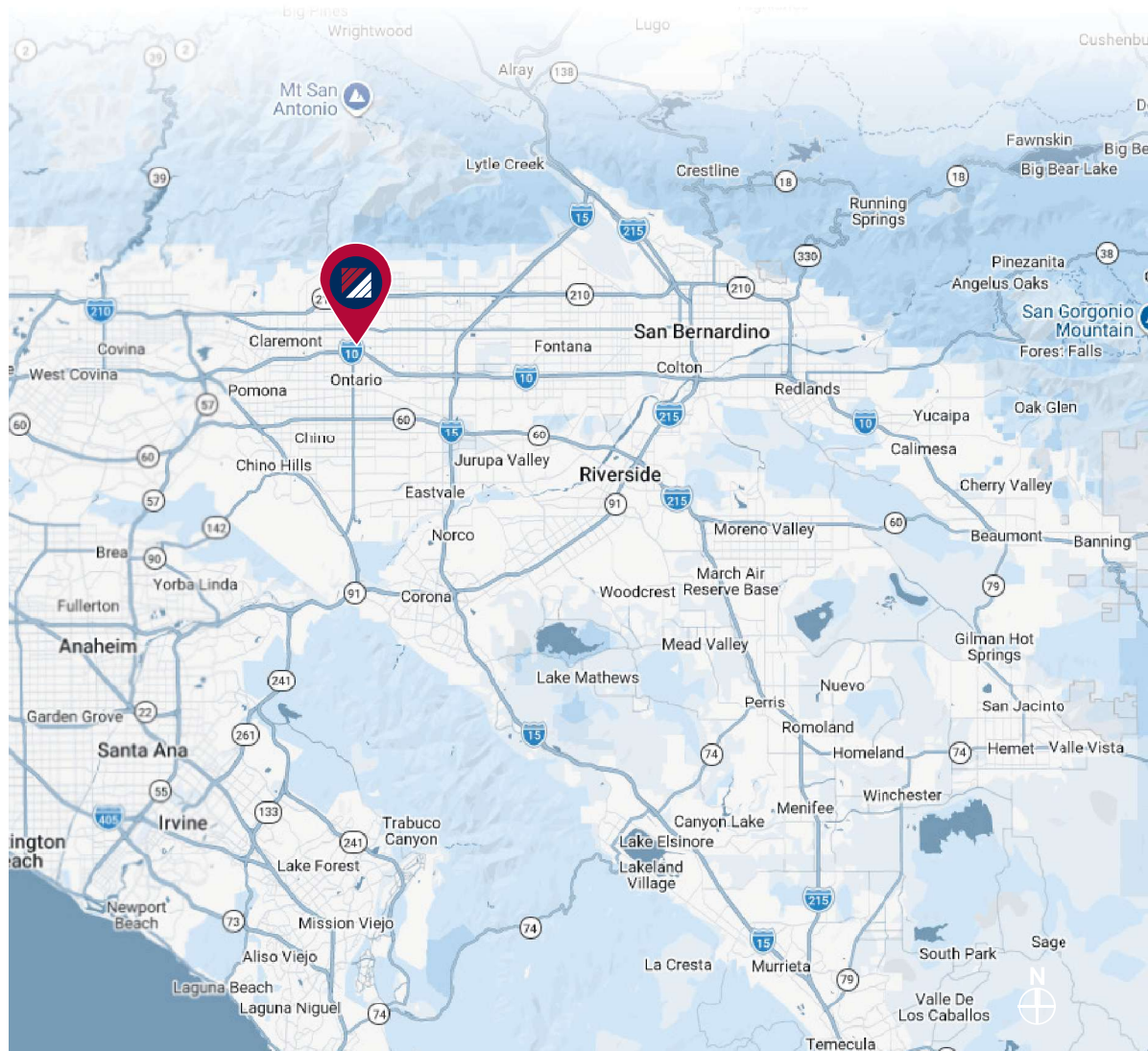
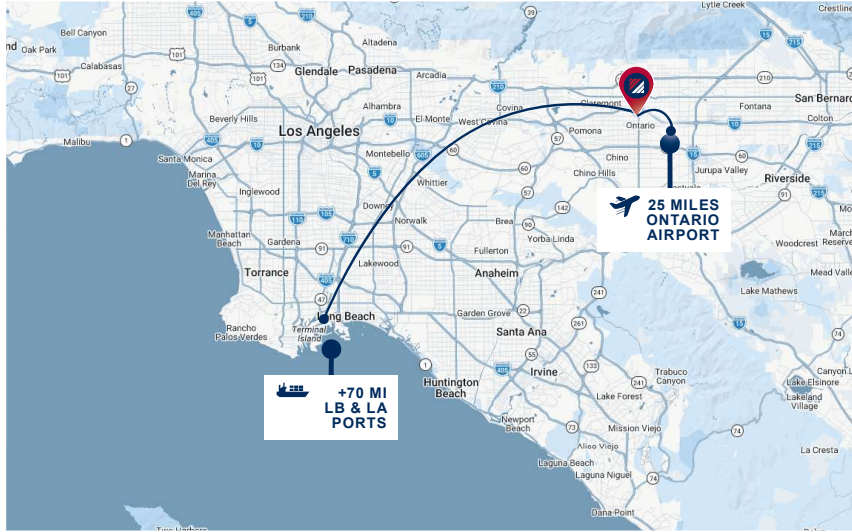
### AIRPORTS & LOGISTICS

- Approximately 15–20 minutes to Ontario International Airport (ONT)
- Positioned within the Inland Empire logistics corridor, supporting business and distribution needs



# LOCATION

Ideally positioned in the heart of Downtown Upland, an area currently experiencing ongoing revitalization and new development, including residential projects, public improvements, and increased retail and restaurant activity that is enhancing overall foot traffic and desirability. The property offers excellent accessibility with direct frontage on 2nd Avenue and close proximity to major thoroughfares such as Foothill Boulevard (Historic Route 66) and Euclid Avenue, while benefiting from convenient access to both the I-10 and 210 freeways, providing efficient regional connectivity throughout the Inland Empire and greater Los Angeles area. In addition, the site is near the Upland Metrolink Station and is adjacent to the Pacific Electric Trail, supporting both commuter and pedestrian activity, and is located approximately 15–20 minutes from Ontario International Airport—making it a highly accessible and well-connected location for a wide range of commercial uses.



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
2020 Population	184,850	399,603	959,001
2025 Population	183,722	396,494	954,869
2030 Population Projection	184,990	398,635	960,181
2020 Households	58,767	127,612	293,986
2025 Households	58,573	126,874	292,334
2030 Household Projection	59,010	127,610	293,792
Total Specified Consumer Spending	\$2.1B	\$4.7B	\$11.5B
Avg Household Income	\$112,733	\$118,038	\$125,918
Median Household Income	\$90,694	\$94,574	\$102,023