

Owner User - 2nd Gen Restaurant

60 N Mountain Ave , Upland CA 91786



OFFERING MEMORANDUM



Owner User - 2nd Gen Restaurant

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Exclusively Marketed by:

Adrian Trejo

Commercial Life Inc

Broker

(909) 548-1027

adrian@commerciallifeinc.com

02253968





01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	60 N Mountain Ave Upland CA 91786
COUNTY	San Bernardino
MARKET	Upland
SUBMARKET	Upland/Montclair
BUILDING SF	6,396 SF
LAND ACRES	1.28
LAND SF	55,756 SF
YEAR BUILT	1979
APN	1007-561-14

FINANCIAL SUMMARY

PRICE	\$2,375,000
PRICE PSF	\$371.33

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	26,396	187,249	425,232
2023 Median HH Income	\$75,838	\$83,389	\$88,467
2023 Average HH Income	\$94,780	\$108,046	\$116,513



Summary

- Explore a premier owner user opportunity featuring a class C restaurant building built in 1979 on a 1.28 Acre lot with 80 parking spaces. This prime location we present an exceptional chance also for investors seeking redevelopment. The property is currently zoned, Highway Commercial (HC), and is designed to accommodate medium to high-intensity uses, offering a broad range of retail, wholesale, commercial, entertainment, office, service, and professional activities. Located along freeway frontage roads and near freeway on/off ramps, this district is intended to capitalize on high traffic volumes and serve both local consumers and highway travelers. The HC zoning district is characterized by large parcels of land that support the development of retail hubs, regional shopping centers, restaurants, hotels, motels, highway service centers, and large-scale entertainment venues.



02

Property Description

Property Features

PROPERTY FEATURES

BUILDING SF	6,396
LAND SF	55,756
LAND ACRES	1.28
YEAR BUILT	1979
# OF PARCELS	1
ZONING TYPE	HC
BUILDING CLASS	B
LOCATION CLASS	Suburban
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	80
PARKING RATIO	7.16/1000

CONSTRUCTION

FRAMING	Wood
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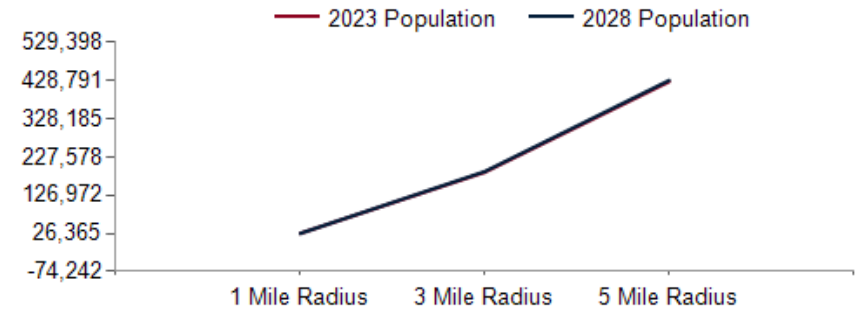
03

Demographics

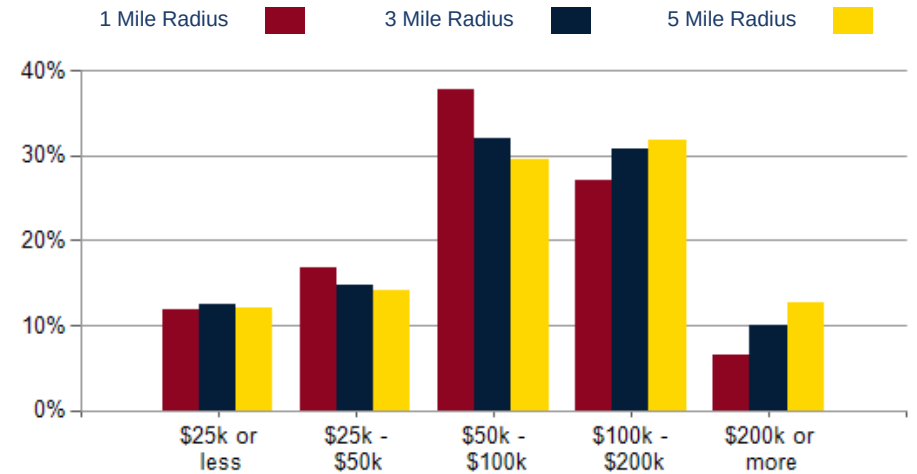
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,853	172,370	394,299
2010 Population	24,938	179,953	412,151
2023 Population	26,396	187,249	425,232
2028 Population	26,365	189,183	428,791
2023 African American	2,334	9,942	23,391
2023 American Indian	498	4,133	8,695
2023 Asian	2,052	15,527	41,402
2023 Hispanic	15,786	116,831	256,443
2023 Other Race	8,105	62,774	136,217
2023 White	8,291	58,276	133,478
2023 Multiracial	5,036	36,124	81,072
2023-2028: Population: Growth Rate	-0.10%	1.05%	0.85%

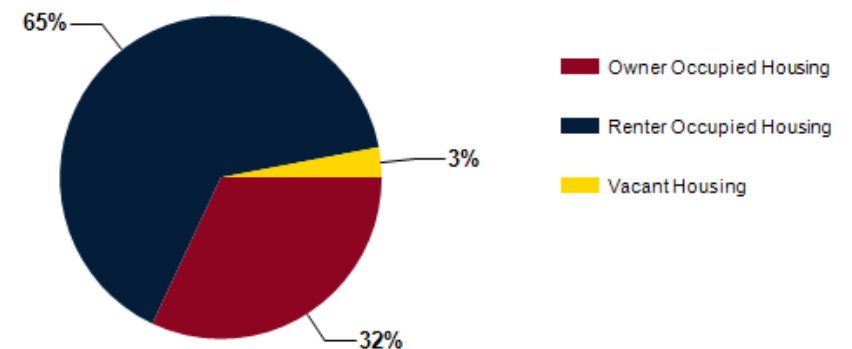
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	604	4,063	8,865
\$15,000-\$24,999	490	3,303	7,597
\$25,000-\$34,999	663	3,766	8,211
\$35,000-\$49,999	904	4,878	10,943
\$50,000-\$74,999	1,909	9,759	20,144
\$75,000-\$99,999	1,602	9,160	19,775
\$100,000-\$149,999	1,671	11,192	26,891
\$150,000-\$199,999	848	6,919	16,090
\$200,000 or greater	599	5,946	17,072
Median HH Income	\$75,838	\$83,389	\$88,467
Average HH Income	\$94,780	\$108,046	\$116,513



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius

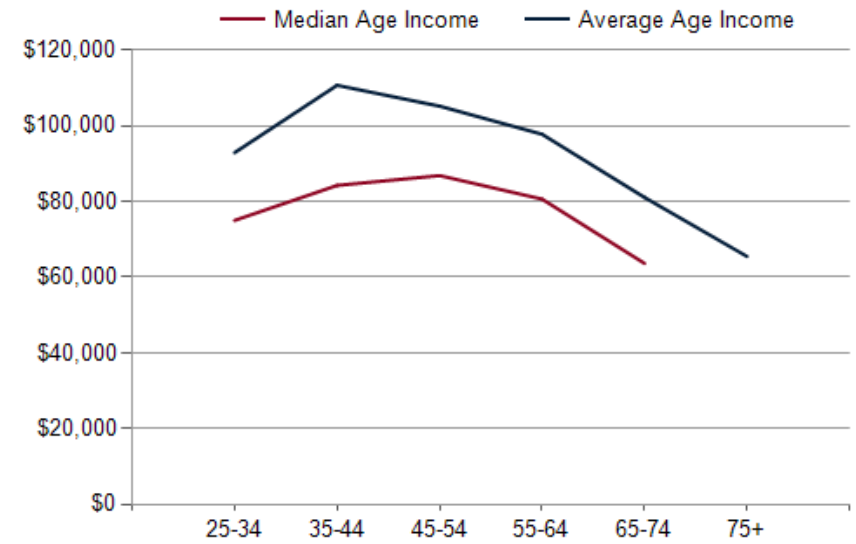
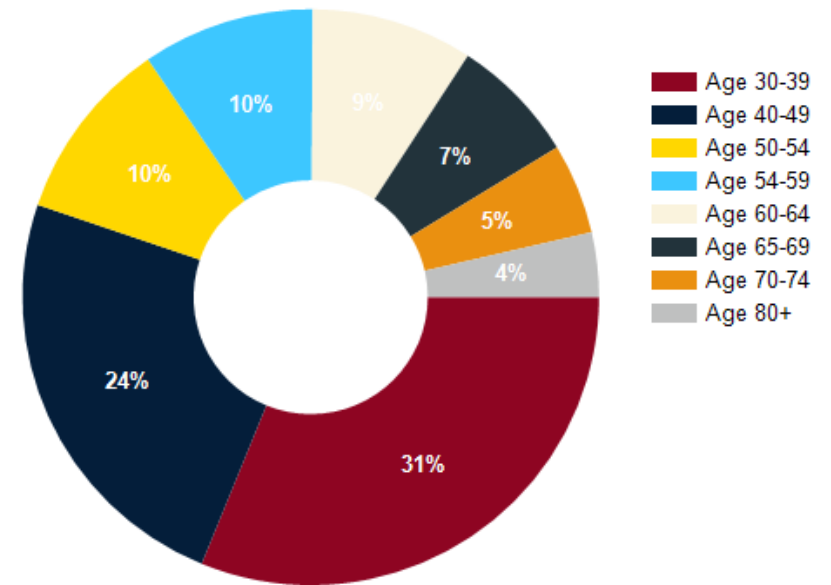


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,519	14,411	31,236
2023 Population Age 35-39	2,093	13,176	29,071
2023 Population Age 40-44	1,911	12,811	28,964
2023 Population Age 45-49	1,643	11,329	26,080
2023 Population Age 50-54	1,517	11,532	27,100
2023 Population Age 55-59	1,428	10,510	25,050
2023 Population Age 60-64	1,342	10,111	24,765
2023 Population Age 65-69	1,053	8,483	21,047
2023 Population Age 70-74	752	6,535	16,646
2023 Population Age 75-79	536	4,808	12,257
2023 Population Age 80-84	316	2,988	7,800
2023 Population Age 85+	330	3,122	7,931
2023 Population Age 18+	20,333	146,637	334,969
2023 Median Age	35	36	37
2028 Median Age	36	37	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$80,377	\$84,720
Average Household Income 25-34	\$92,906	\$101,101	\$107,455
Median Household Income 35-44	\$84,254	\$96,513	\$103,513
Average Household Income 35-44	\$110,721	\$123,153	\$132,355
Median Household Income 45-54	\$86,851	\$99,568	\$106,408
Average Household Income 45-54	\$105,198	\$122,826	\$135,732
Median Household Income 55-64	\$80,624	\$90,195	\$98,272
Average Household Income 55-64	\$97,769	\$116,943	\$128,070
Median Household Income 65-74	\$63,624	\$75,729	\$78,929
Average Household Income 65-74	\$81,077	\$96,842	\$104,354
Average Household Income 75+	\$65,477	\$74,301	\$76,792

Population By Age



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