

FOR LEASE | 26,900 SF FORMER CVS

311 SOUTH MOUNTAIN AVE | UPLAND, CA 91786



Offering Summary

LEASE RATE	Contact Agent for Details
BUILDING SIZE (SF)	±26,900
LOT SIZE (ACRES)	±2.04
PARCEL NUMBER	1008-131-04-0-000
ZONING	RC Regional Commercial
YEAR BUILT	1977
PARKING	1,028 Spaces 4.87/1,000 SF

Property Highlights

- **Dense and Affluent Infill location**
The property has 192,000 residents within 3 miles that support an average household income of over \$92,000.
- **Mountain Green Shopping Center Expansion**
Located within the Mountain Green Shopping Center (211,240 SF), the property benefits from surrounding national tenants such as Aldi's, Michaels, Orleans Furniture - Upland, Dunkin Donuts, Chick-fil-A, and Lucky Liquor. Vallarta Supermarkets will be taking over the Orleans Furniture lease in 2028, and Chase Bank and McDonald's recently signed new leases and will be outparceled in the Orleans/Vallarta parking lot.
- **Heavy Retail Presence**
Within two miles of the property, there is over 8.3 million square feet of existing retail space.
- **Highly Trafficked Corridor**
Imperial The property has frontage on South Mountain Ave with over 42,000 vehicles per day and is situated directly off the ingress/egress for Bernardino Freeway (CA-10) with 247,000 vehicles per day.
- **New Residential Projects Nearby**
There are multiple new residential projects under construction, including the Village at Montclair, 1.5 miles to the west, bringing 350 new residential units to the market.
- **Major Development in the Area**
Located 6 miles to the southeast, Ontario Sports Empire is a new 199-acre, multi-phase regional sports and entertainment complex that will host the LA Dodgers' single-A affiliate, set to open in spring 2026.



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Location Overview and Demographics

Upland is a city in San Bernardino County with a population of approximately 78,500 residents spread across 15.6 square miles. Upland offers a blend of suburban comfort and commuter accessibility to Los Angeles County. Employment is driven by healthcare, education, and retail. Its location near Los Angeles County makes it a desirable spot for commuters, while its local schools, trails, and cultural events add to its appeal for families and long-term residents.

	Total Population	Average HH Income	Total Households	Traffic Counts Vehicles/Day
1 MILE	24,329	\$87,596	8,099	South Mountain Ave ±42,198
3 MILES	192,027	\$94,041	58,776	Interstate 10 ±247,000
5 MILES	434,833	\$102,388	134,926	

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.

