



For Lease

1382 E. Foothill Blvd

Upland, CA 91786

UP TO ±3,850 SF NEW RETAIL SPACE (DIVISIBLE)

TENANT 1

±1,350 SF

TENANT 2

±1,150 SF

TENANT 3

±1,350 SF

Est Demographics

	1 MILE
Population	22,577
Avg Household Income	\$111,809
Daytime Population	7,401
	3 MILE
Population	185,797
Avg Household Income	\$122,334
Daytime Population	75,103
	5 MILE
Population	373,241
Avg Household Income	\$127,685
Daytime Population	222,834

Source: 2026 esri



About the Property

- Brand-new construction featuring a high-image façade
- Flexibility in size with ability to combine available units
- Ample shared parking of 40+ spaces
- Retail opportunity located along heavily trafficked E. Foothill Blvd / Route 66
- Strategically positioned at signalized intersection with high-visibility signage opportunity
- Affluent customer base with average incomes in excess of \$100,000 within a within 1-, 3-, and 5-mile radii

Contact

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Traffic Counts

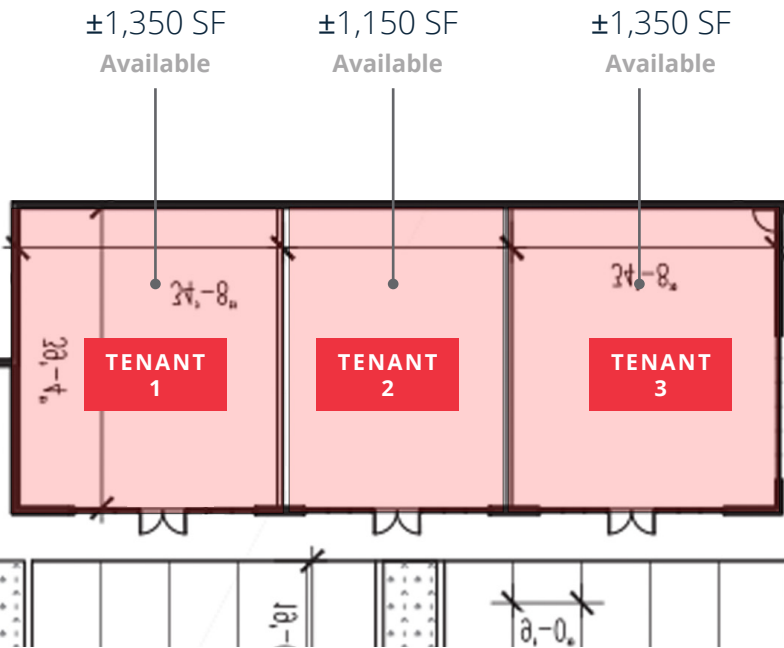
E. Foothill Blvd	±26,300 CPD
Grove Ave	±13,500 CPD
N. Campus Ave	±12,500 CPD

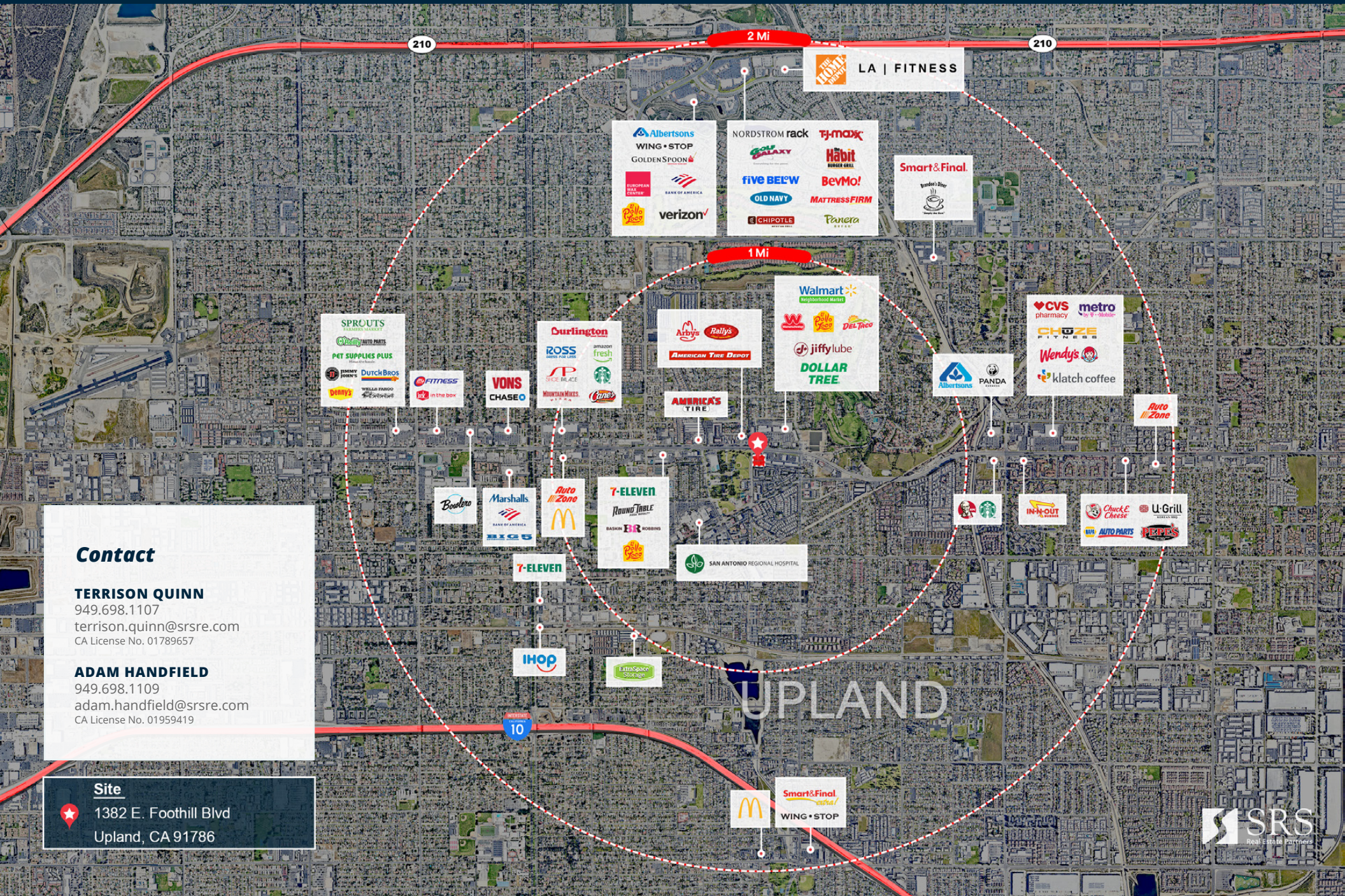
Source: CoStar

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Site

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