

ENDCAP WITH PATIO FOR INCIDENTAL FOOD

1386 E Foothill Blvd | Upland, CA 91786

Leasing Brochure



YOUR SIGN HERE

Suite A

NOTICE

RED HILL PLAZA
AVAILABLE FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

±2,160 SF
Space Available

\$3.75/SF NNN
Asking Rent

- Fully Built Out as Former Coffee Shop
- Endcap Space
- Facing Foothill Blvd
- Over 250 Parking Stalls Available



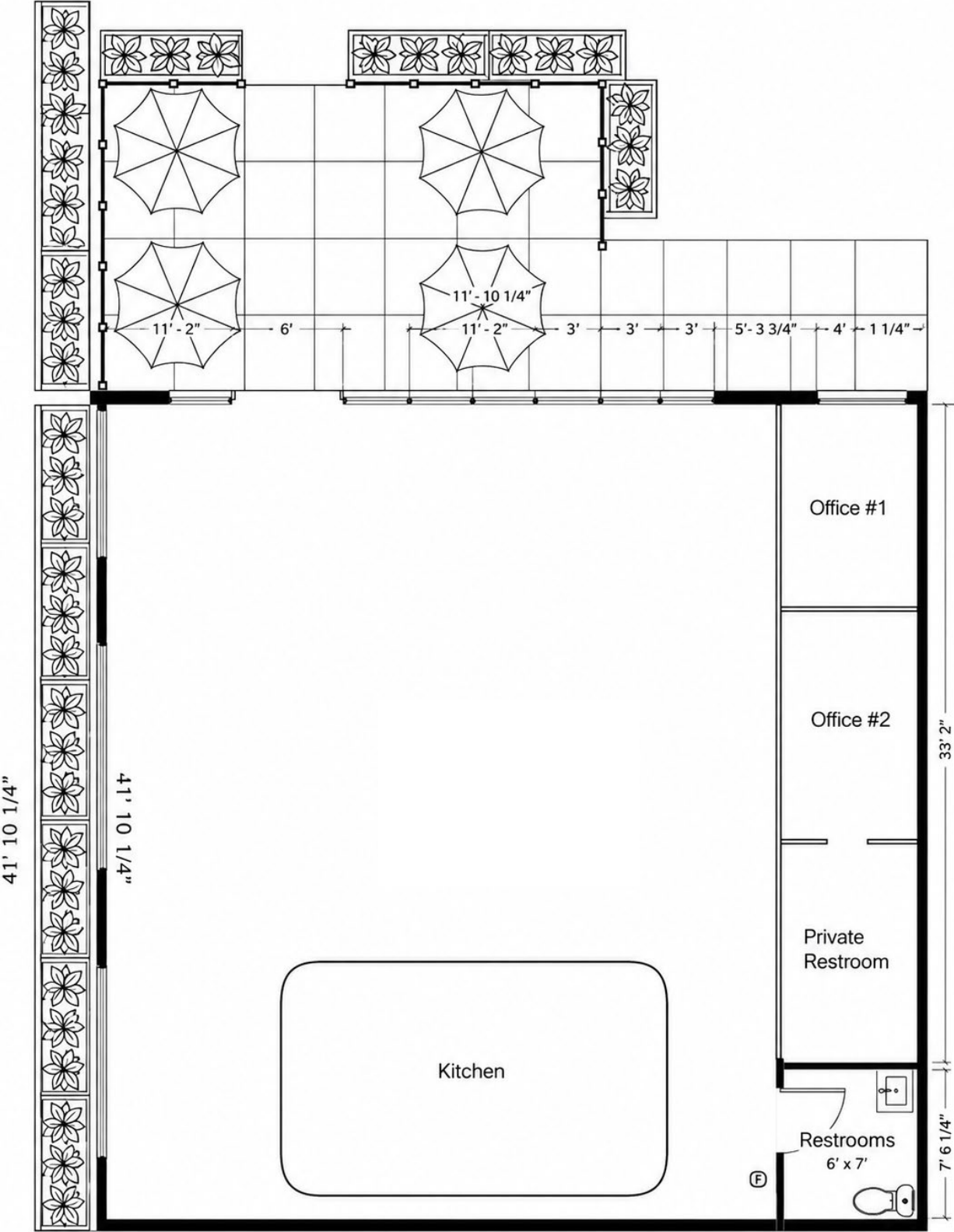
PROMINENT MONUMENT SIGNAGE AVAILABLE



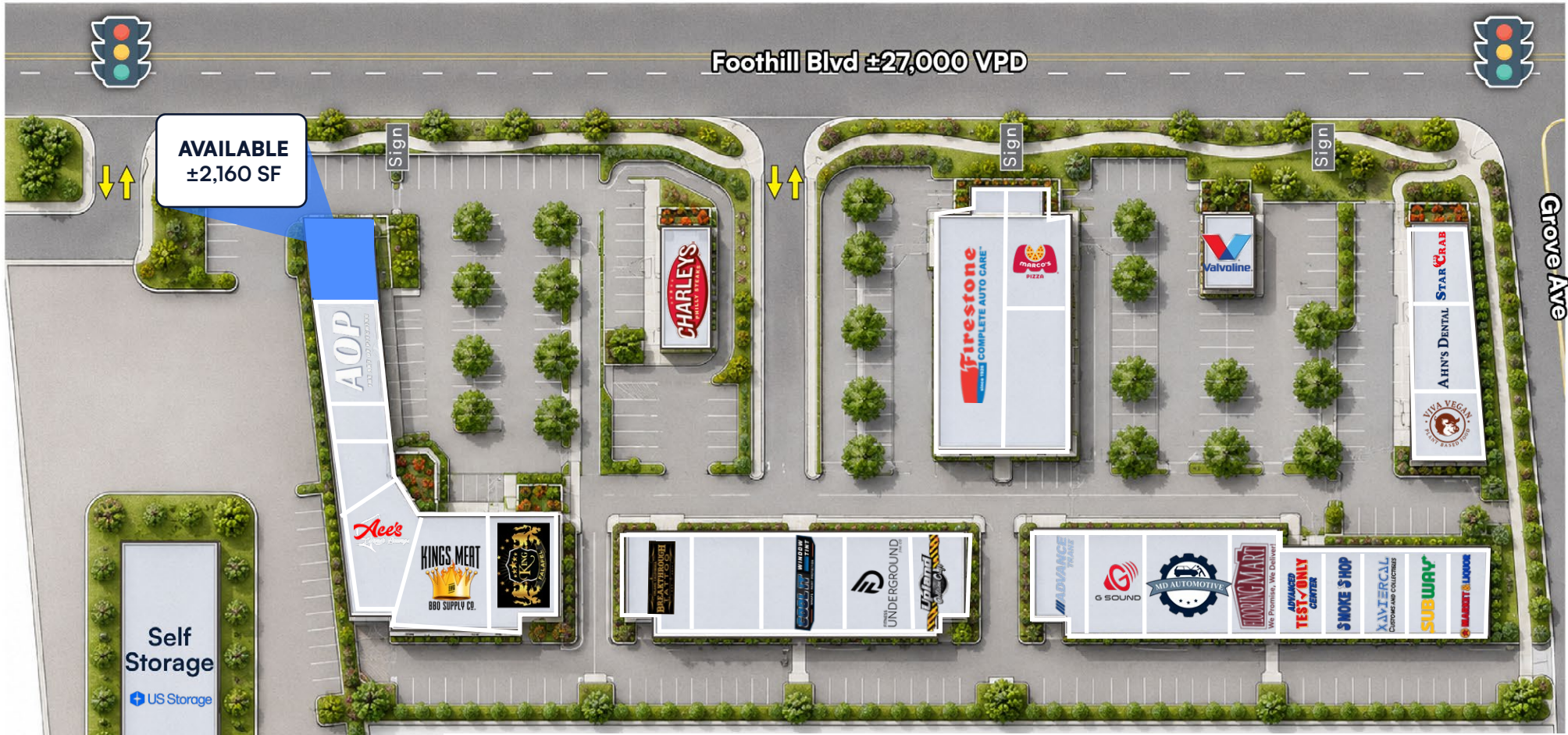
INTERIOR PHOTOS



FLOOR PLAN



SITE PLAN



**AVAILABLE
±2,160 SF**

Self Storage
US Storage

Newly developed US Storage facility with over 1,100 units

Unit	Tenant	Sqft
1386-A	Available	2,160
1386-B	The Art of Pitching	4,712
1386-H	Ace's Corner lounge & Grill	5,400
1386-J	Kings Meat and BBQ Supply Co	2,023
1386-L	Pellitteri's Karate	1,182
1386-M	King Falafel & Grill	3,000
1398	Philly Steaks	2,274
1410-A	Vacant	1,810
1410-G	Upland Auto Body & Collision	4,800
1410-J	Fitness Underground	5,894
1410-M	Red Ruby Nail's and Spa	1,000
1410-N	Cool It Window Tint	1,625
1410-O	Breakthrough Tattoo Studio	1,267
1434-A	Complete Auto Care	6,000
1434-B	Marcos Pizza	1,597
1434-C	Protein Plus	718
1434-D	Vacant	4,033

1460	Valvoline	1,350
1466-A	Advance Tranz	1,810
1466-E	G Sound	2,880
1466-F	Md Automotive	2,880
1466-G	Flooring Mart	2,166
1466-K	Jeries Haddad	1,084
1466-L	Up In Smoke Smoke Shop	705
1466-M	Xaviercal Customs and Collectibles	1,208
1466-P	Subway	1,319
1466-Q	Fuego Cravings	1,933
1466-S	Gk Market Store	3,176
1490-A	Star Crab	1,500
1490-B	Ahn's Dental	1,640
1490-C	Hair By Carter	1,233
1490-D	Viva Vegan	2,034
Total: 32 Units		76,553

PROPERTY DEMOGRAPHICS

High-Volume Daily Needs Corridor

ANCHORED BY WALMART NEIGHBORHOOD MARKET
(±63,066 MONTHLY VISITS)

Family & Sports Traffic Drivers

YMCA PROGRAMS AND UPLAND MEMORIAL PARK
GENERATE CONSISTANT VISITS

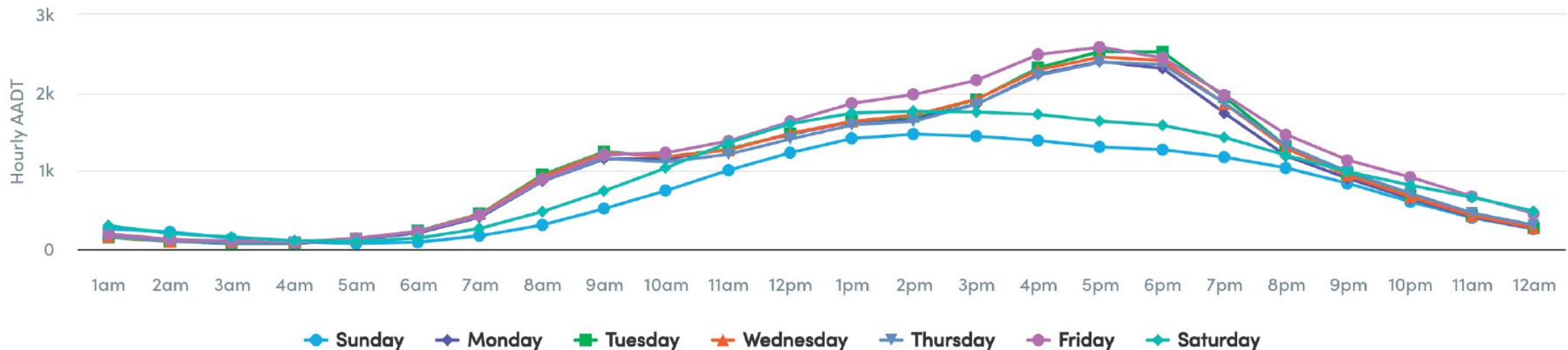
58,000+ VPD

TOTAL ON FOOTHILL BLVD & GROVE AVE

3.4M+ TOTAL MONTHLY VISITS

WITHIN A 1 MILES RADIUS

Annual Average Daily Traffic (AADT) by Hour | East Foothill Blvd





Colonies Crossroads

TARGET **KOHL'S**
PETSMART **DICK'S SPORTING GOODS** **ULTA BEAUTY**

Chaffey College
 ±29,000 Students

WHOLE FOODS MARKET

THE HOME DEPOT **LOWE'S**
TRADER JOE'S **SPROUTS FARMERS MARKET**

Victoria Gardens

macy's JCPenney
AMC POTTERY BARN **EoS**

Claremont McKenna College
 ±1,393 Students

Subject Property

VONS **TRADER JOE'S**

Montclair Place

macy's JCPenney
BARNES & NOBLE
AMC H&M MAIN EVENT

W Foothill Blvd ±33,100 VPD

Downtown Upland

Upland Station
 MetroLink

±195,000 VPD

Ontario Mills

AMC Marshalls
POTTERY BARN **ULTA BEAUTY**
 NORDSTROM
rack **REGAL**
 west elm **five BELOW**

Walmart Supercenter

San Antonio Regional Hospital
 ±363 Beds

±266,000 VPD

Pomona Valley Hospital Medical Center
 ±427 Beds

STATER BROS. markets.



Ontario International Airport

±24,100 VPD

Industrial Corridor

W Mission Blvd

Euclid Ave ±57,000 VPD

Western University of Health Sciences
 ±3,686 Students

Pomona Fwy

±22,300 VPD

Kaiser Permanente Ontario Medical Center
 ±225 Beds

The Shoppes at Chino Hills

TRADER JOE'S **OLD NAVY** **VANS**
BARNES & NOBLE **california pizza kitchen** **Bath & Body Works**
SEPHORA **P.F. CHANG'S**

amazon

71

71

15

15

UPLAND, CA

Upland, California is a well-established city located in western San Bernardino County at the base of the San Gabriel Mountains within the Inland Empire region of Southern California. Positioned approximately 40 miles east of Downtown Los Angeles, Upland benefits from direct access to Interstate 10, State Route 210, and nearby Ontario International Airport, making it an attractive location for commuters, businesses, and families alike. Originally developed as a citrus-growing community, the city has evolved into a mature suburban market known for its strong residential neighborhoods, quality schools, and convenient regional connectivity.

Today, Upland supports a balanced mix of residential, retail, medical, and professional office development. The city is recognized for its historic downtown district, established neighborhoods, and proximity to major employment centers throughout the Inland Empire and Greater Los Angeles regions. Residents benefit from recreational amenities including the Pacific Electric Trail, nearby mountain recreation, regional parks, and a growing dining and retail environment. Continued investment in infrastructure, healthcare services, and commercial development has reinforced Upland's position as a stable and desirable Southern California community with long-term economic strength and strong demographic fundamentals.



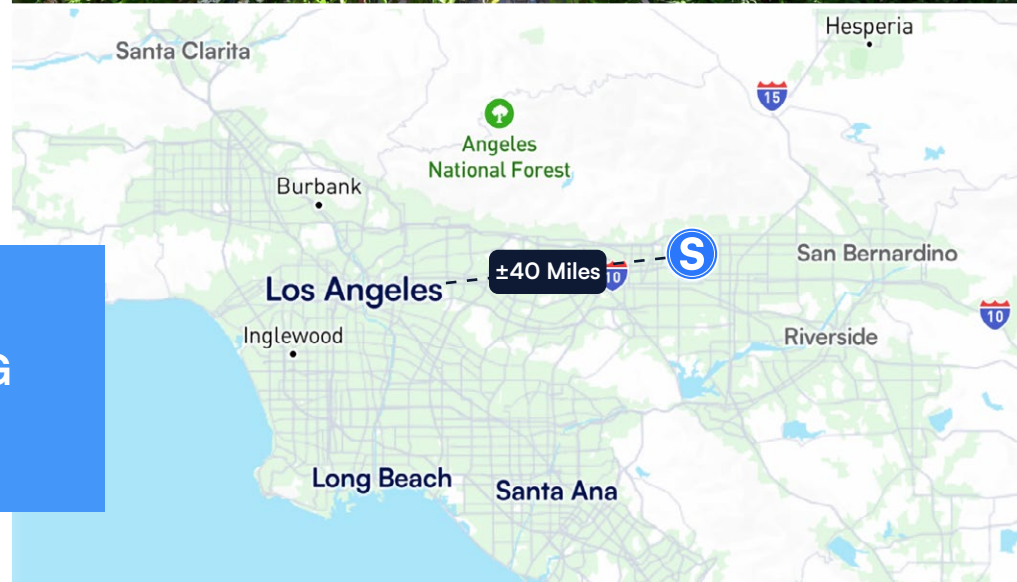
\$105,830 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

50,295 EMPLOYEES
WITHIN 3-MILES OF SUBJECT PROPERTY

79,684 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.3B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



RED HILL PLAZA

1386-1490 E Foothill Blvd | Upland, CA 91786

Leasing Brochure

EXCLUSIVELY LISTED BY



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