

FOR SALE | ±6,790 SF

# Upland Plaza

1013 Foothill Blvd | Upland CA

**\$2,950,000**

Cap Rate: 5.68%



For more information, please contact:

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**Triwell Properties, Inc.**  
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# Investment Summary

Triwell Properties is proud to present the sale offering for **1013 Foothill** located in the City of Upland, California. The subject property is a **100% occupied**, multi-tenant retail center located at a signalized corner on the busy and historic Route 66. Anchored by Starbucks drive-thru, this opportunity offers the stability of established tenants with long term leases and annual rent escalations. Below market rents provide additional future upside.

This offering is being made at **\$2,950,000** which equates to a **5.68% cap rate**. After a review the enclosed materials, potential buyers are encouraged to contact Triwell Properties for any additional information that may be helpful in an evaluation of this offering.

### Traffic Count

Foothill Blvd. @ Mulberry Ave. 27,988 ADT

Mulberry Ave. @ Foothill Blvd. 4,423 ADT

Demographics	1 mi	3 mi
Total Population	21,287	162,164
Median H/H Income	\$79,369	\$85,333
Daytime Employees	13,891	61,454





Upland Village Center



Uptown & Country Shopping Center



The Plaza



Upland Town Square



Upland High School  
2,900 students



Foothill Blvd



Walmart 

Walgreens     
YOSHINOYA  Domino's

LOWE'S 

STATER BROS.   
markets

Smart & Final *extra!*     
SUBWAY The UPS Store 

  
CHEVROLET

Foothill Blvd



# Property Information & Financial Analysis

Property Overview	
Property Address	1013 W. Foothill Blvd.
City, Zip	Upland, CA 91786
Assessor's Parcel Number	1006-481-12-0000
Zoning / Use	CH – Upland
Parcel Size (approximate)	26,000 SF / .606 AC
Building Size (approximate)	6,790 SF
Year Built	2003
On Site Parking	35 total - 1 per 194 SF
Common Area ADA Improvements	Completed 2019



## NOTES

- Incomes are actual, based on existing lease terms
- Expenses based on the 2026 operating budget
- Allowance for TI, Commissions & Cap. Ex. Not included
- Leases are all Triple Net (no Prop 13 protection)
- Delivered free of debt, Buyer to obtain new financing

Income	
Base Rental Income	\$179,978
Operating Exp. & CAM Reimbursement	\$102,864
Management/Administrative Fees	\$3,784
Trash Reimbursement	\$9,678
Gross Operating Income	\$296,124

Expenses	
Insurance	\$5,109
Property Taxes (based on offering price)	\$31,801
Electricity	\$8,400
Trash	\$39,270
Water	\$9,480
Landscape/Tree Trimming	\$5,663
Pest Control	\$780
Fire Monitor/Telephone	\$4,472
Plumbing/Grease Trap	\$5,303
General Repairs, Maintenance	\$3,840
Parking Lot and Lighting Maintenance	\$2,400
Dayporter & Steam Cleaning	\$12,096
<b>Total Operating Expenses</b>	<b>\$128,614</b>
<b>Net Operating Income</b>	<b>\$167,510</b>

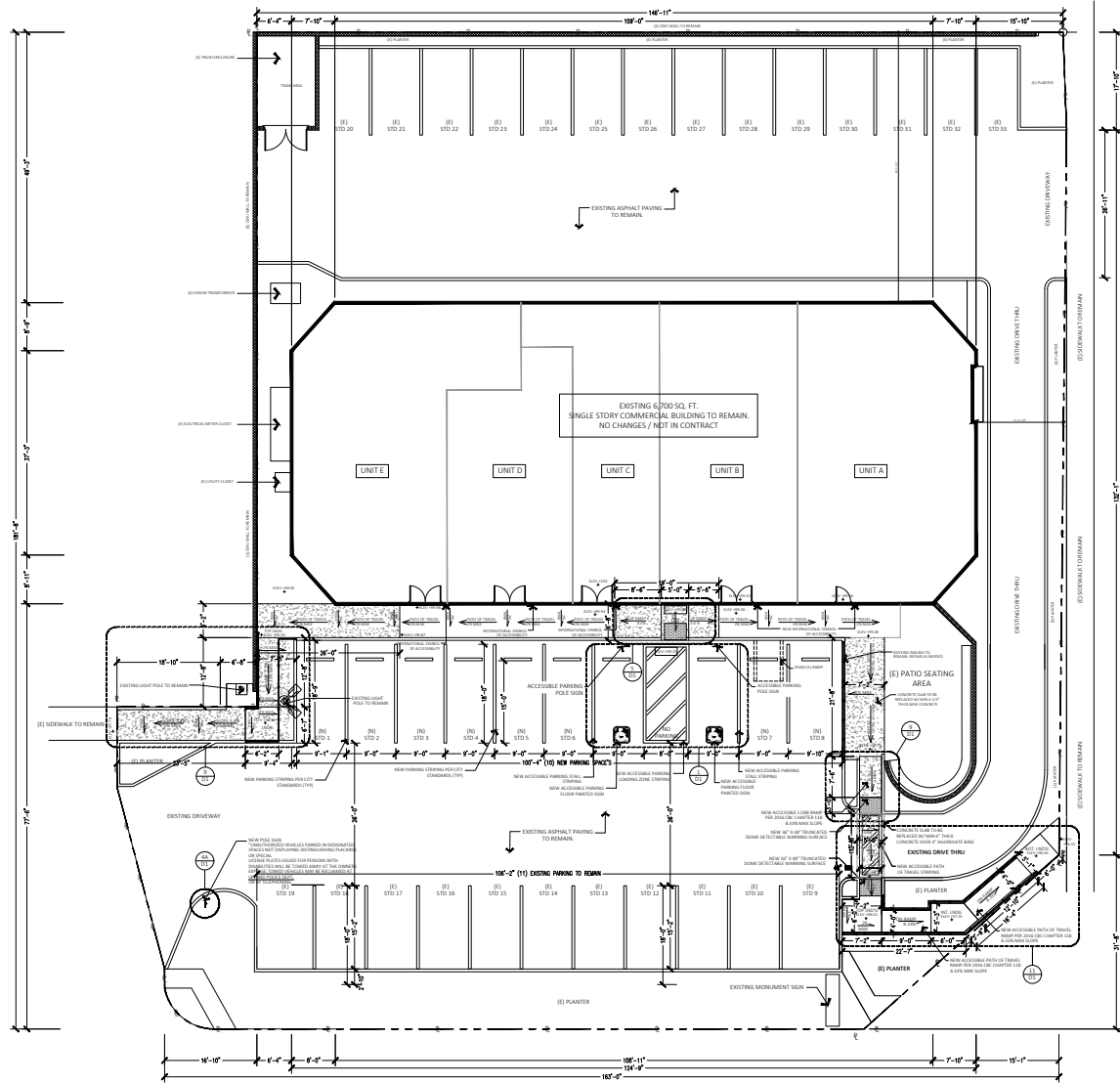
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# Rent Roll

Unit	Tenants	SF	Base Rent	Rate/SF	Monthly CAM	Start Date	Lease Exp.	Rent ADJ	ADJ Date	Options	SEC.DEP.
A	Starbucks	1,653	\$7,603.80	\$4.60	\$2,805.62	3/1/03	2/28/33	\$8,364.18	3/1/28	4-(5) YR-OPTION-180 DAYS Extension Term Options: 3/1/33 - 2/28/38 = \$9,618.81 3/1/38 - 2/28/43 = \$11,061.63 3/1/43 - 2/29/48 = \$12,720.87 3/1/48 - 2/28/53 = \$14,629.00	\$0.00
B	Fiesta Pizza	1,395	\$2,155.28	\$1.55	\$2,526.39	11/28/23	6/30/29	\$2,219.93 \$2,286.53 \$2,355.13	7/1/26 7/1/27 7/1/28	1-(5) YR. OPTION -180 DAYS	\$4,185.00
C	Juice It Up	955	\$1,648.00	\$1.73	\$1,014.64	6/11/20	6/30/30	\$1,697.44 \$1,748.36 \$1,800.81 \$1,854.84	7/1/26 7/1/27 7/1/28 7/1/29	1 - (5) yr option left @ FMV Jul-30	\$2,245.00
D	Upland Massage	1,010	\$1,373.20	\$1.36	\$1,350.68	6/1/19	5/31/29	\$1,456.82 \$1,500.53	6/1/27 6/1/28	No options to extend	\$2,630.48
E	Zaky's Mediterranean Grill	1,680	\$2,121.80	\$1.26	\$3,129.66	1/1/23	12/31/27	\$2,185.45	1/1/27	1-5YR - 180 DAYS - FMV FMV Date: 1/1/28	\$4,620.00
<b>Total/Avg.</b>		<b>6,693</b>	<b>\$14,902.08</b>	<b>\$2.23</b>	<b>\$10,826.99</b>						<b>\$13,680.48</b>

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# Site Plan



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