

FOR LEASE

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER
7201 ARCHIBALD AVE | RANCHO CUCAMONGA, CA 91701



JASON EHRENPREIS

CalDRE #1741961
310.231.5213
jason@cbm1.com

CBM1.COM

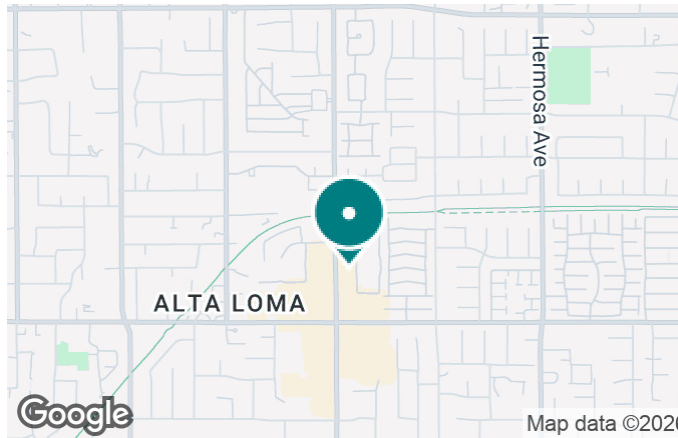
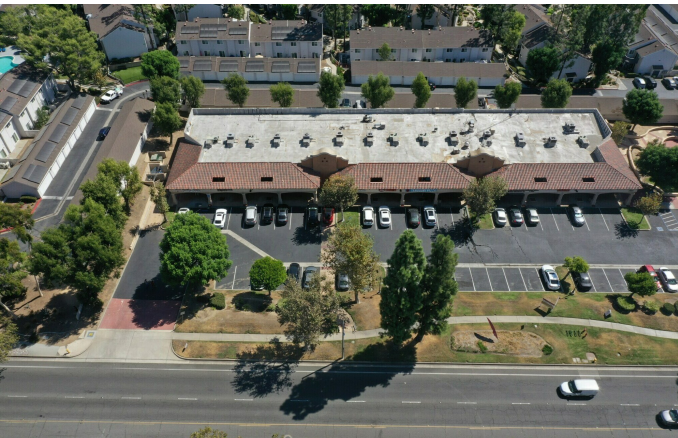
CBM1

LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER | 7201 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91701

BROCHURE | PAGE 2



FEATURES & AMENITIES

- Two end cap units available: 2,100 SF and 1,500 SF
- ±16,320 SF neighborhood shopping center in prime Rancho Cucamonga
- Property slated for a minor refresh and remodel
- Signalized intersection at Archibald Avenue & Baseline Road – a primary north-south commercial corridor
- Affluent surrounding community with median household incomes exceeding \$100K within a 3-mile radius
- Excellent street visibility with strong daily traffic counts
- Ample on-site parking
- Diverse tenant mix including restaurant, daily-needs retail, and service-oriented businesses

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,657	51,076	98,540
Total Population	23,293	149,226	301,793
Average HH Income	\$108,904	\$123,487	\$125,826

EXCLUSIVELY REPRESENTED BY

JASON EHRENPREIS

CALDRE #1741961

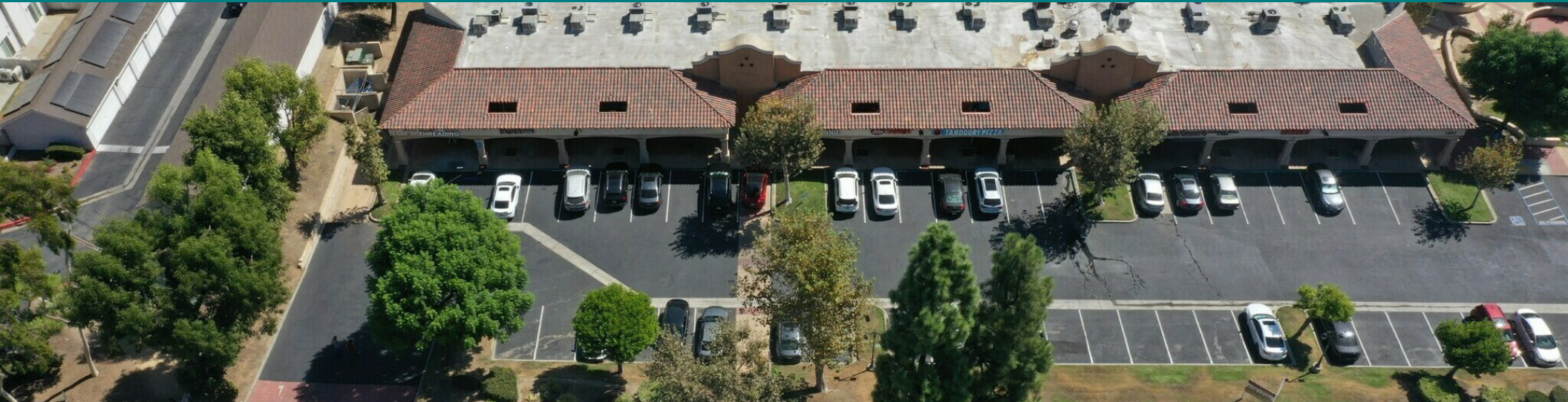
310.231.5213

JASON@CBM1.COM

PROPERTY SUMMARY

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER | 7201 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91701

BROCHURE | PAGE 3



PROPERTY DESCRIPTION

Two end cap units available, 2,100 SF and 1,500 SF, in a sizable neighborhood shopping center. The bustling, high activity center features excellent street visibility, strong daily traffic counts, ample parking in an onsite lot, and a diverse mix of restaurant, daily-needs retail, and service-oriented tenants. Property is slated for a minor refresh and remodel.

LOCATION DESCRIPTION

Retail space available in Sycamore Plaza, a ±16,320 SF neighborhood shopping center located at the signalized intersections of Archibald Avenue and Baseline Road, along one of Rancho Cucamonga’s primary north–south commercial corridors. Superbly located, the property is surrounded by an affluent residential community, with a median household incomes exceeding \$100,000 within a three-mile radius.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	1,500 - 2,100 SF
Lot Size:	67,850 SF
Building Size:	16,320 SF

SPACES	LEASE RATE	SPACE SIZE
1	Negotiable	1,500 SF
14	Negotiable	2,100 SF

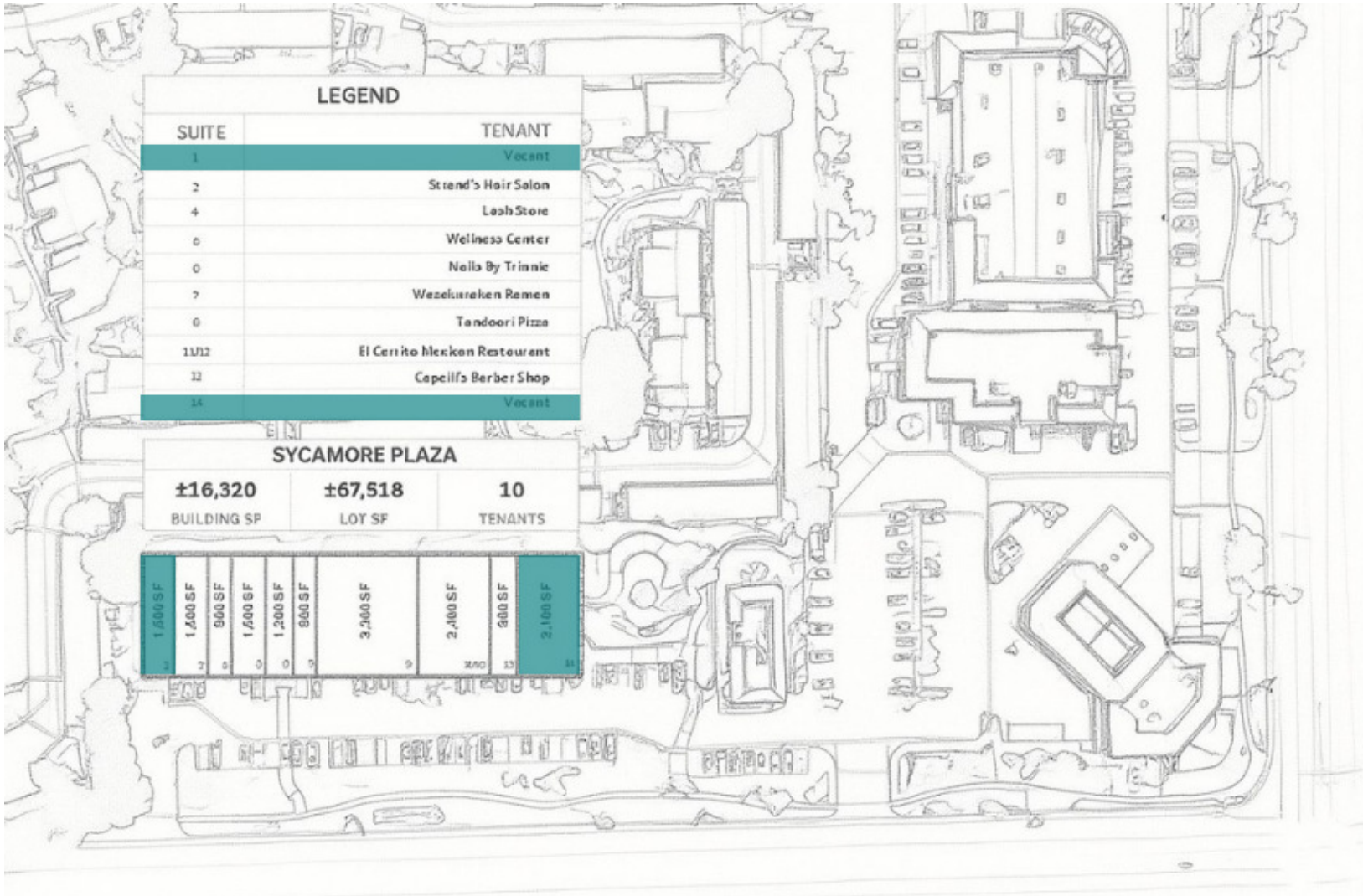
JASON EHRENPREIS

CaDRE #1741961
310.231.5213
jason@cbm1.com

SITE PLAN

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER | 7201 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91701

BROCHURE | PAGE 4



JASON EHRENPREIS

CaDRE #1741961
310.231.5213
jason@cbm1.com

RETAILER MAP

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER | 7201 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91701

BROCHURE | PAGE 5



Imagery ©2026 Airbus

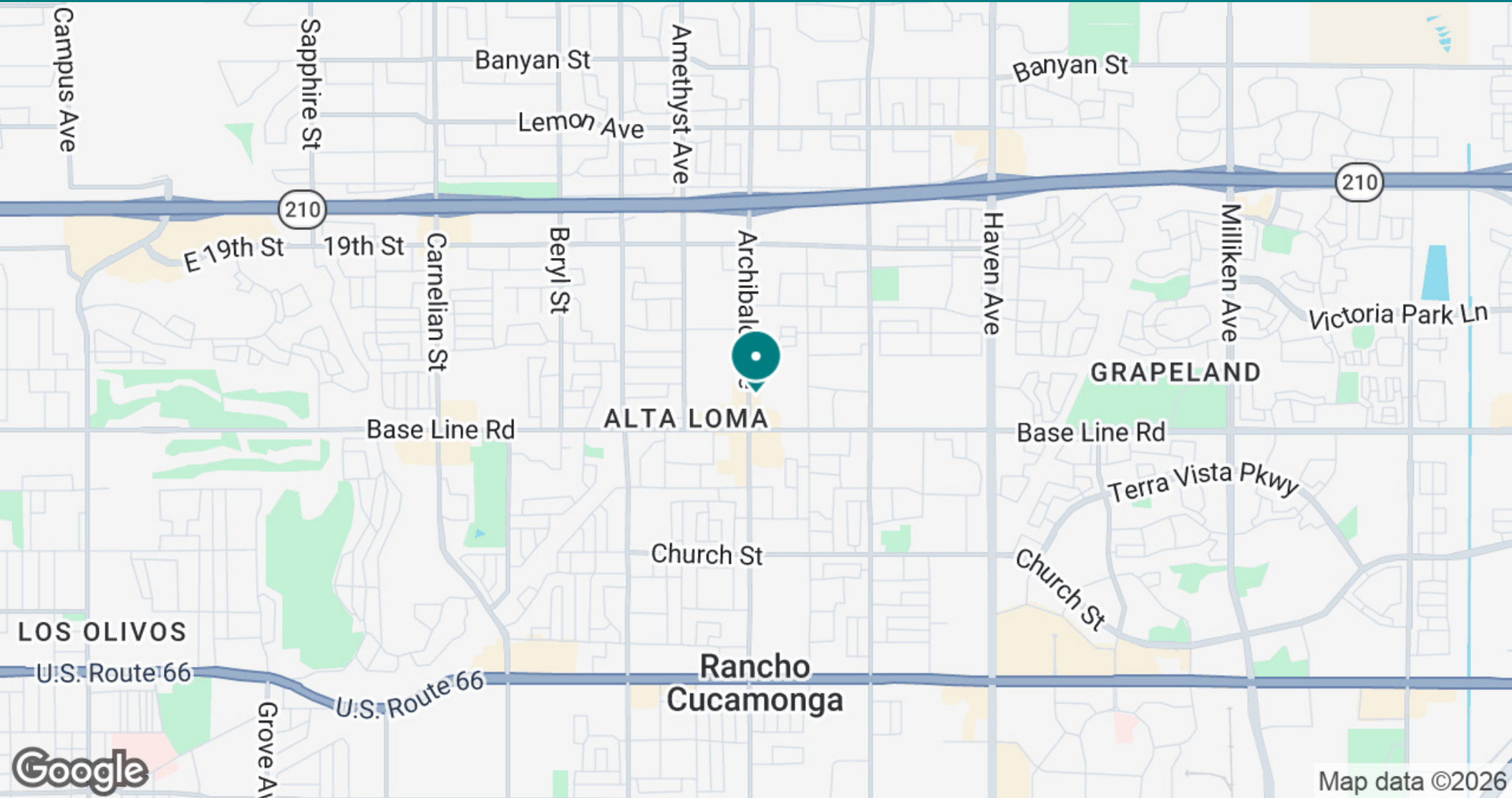
JASON EHRENPREIS

CaDRE #1741961
310.231.5213
jason@cbm1.com

LOCATION MAP

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER | 7201 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91701

BROCHURE | PAGE 6



JASON EHRENPREIS

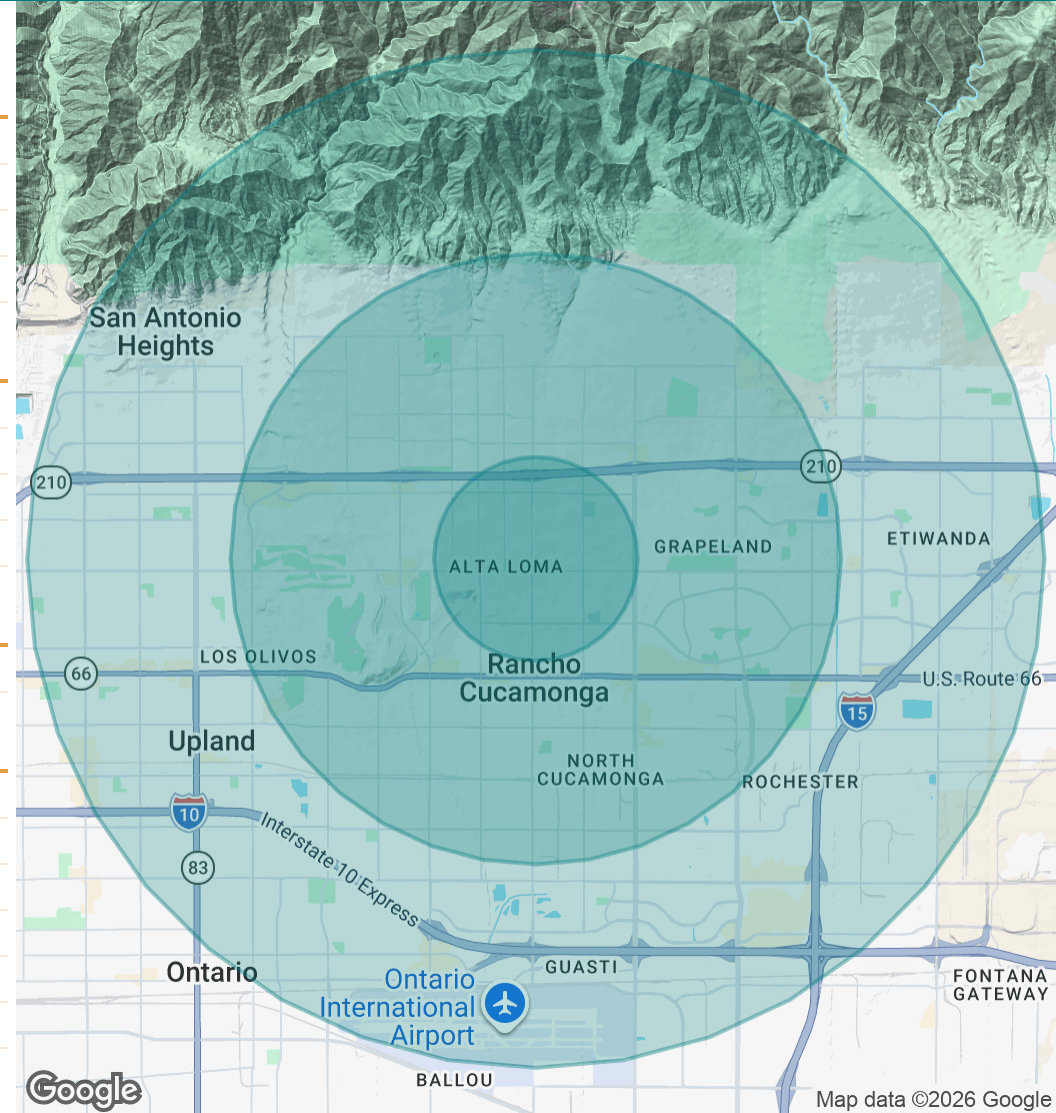
CalDRE #1741961
310.231.5213
jason@cbm1.com

DEMOGRAPHICS MAP & REPORT

END-CAP UNITS IN PROMINENT INLAND EMPIRE CENTER | 7201 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91701

BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,293	149,226	301,793
Average Age	42.4	39.7	38.2
Average Age (Male)	37.1	38.4	37.4
Average Age (Female)	46.3	41.4	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,657	51,076	98,540
# of Persons per HH	2.7	2.9	3.1
Average HH Income	\$108,904	\$123,487	\$125,826
Average House Value	\$572,404	\$679,228	\$708,604
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	41.8%	41.2%	45.8%
RACE	1 MILE	3 MILES	5 MILES
% White	50.0%	43.8%	41.4%
% Black	7.1%	7.7%	7.7%
% Asian	6.7%	13.7%	12.2%
% Hawaiian	0.3%	0.1%	0.2%
% American Indian	2.8%	1.3%	1.3%
% Other	11.9%	16.1%	18.4%



JASON EHRENPREIS

CalDRE #1741961
310.231.5213
jason@cbm1.com