

YOUR NAME HERE

Retail Space for Sublease

775 N. CENTRAL AVENUE | UPLAND, CA 91786

AVAILABLE

Size: ±2,480 SF
Rent: \$2.00 PSF/Mo., NNN
Term Through: October 31, 2029

PROPERTY HIGHLIGHTS

- Vacant retail located next to a busy 7-Eleven
- Property is at the intersection of N. Central Avenue and W. 11th Street, one block from Foothill Blvd (Historic Route 66)
- Less than 1 mile to Cable Airport, 5 miles to Ontario Airport, Hwy. 210 and I-10
- Exceptional traffic counts with ±20,235 CPD on N. Central Ave.

Prospective tenants are hereby advised that all uses are subject to City approval

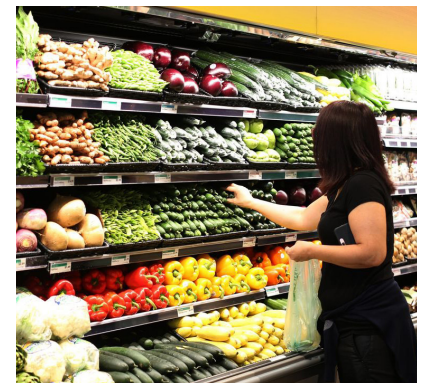
NEIGHBORING TENANTS



View of Entire Center

DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
POPULATION			
2023 Estimated Population	13,332	68,245	405,513
2028 Projected Population	13,715	68,786	404,456
2010 Census Population	10,868	62,934	394,361
Projected Annual Growth 2010 to 2023	22.6%	8.44%	2.83%
Historical Annual Growth 2023 to 2028	2.87%	0.79%	-0.26%
HOUSEHOLDS			
2023 Estimated Households	4,618	22,043	121,742
2028 Projected Households	4,758	22,209	121,431
2010 Census Households	3,755	20,342	117,998
Projected Annual Growth 2010 to 2023	22.9%	8.36%	3.17%
Historical Annual Growth 2023 to 2028	3.03%	0.75%	-0.26%
RACE & ETHNICITY			
2023 Estimated White	9,047	50,483	320,860
2023 Estimated Black or African American	1,558	5,506	25,649
2023 Estimated Asian or Pacific Islander	1,809	8,085	36,669
2023 Estimated American Indian or Native Alaskan	899	2,724	6,676
2023 Estimated Other Races	640	2,840	13,243
2023 Estimated Hispanic	6,334	32,744	246,957
INCOME			
2023 Estimated Average Household Income	\$80,229	\$98,230	\$98,814
2023 Estimated Median Household Income	\$66,836	\$75,912	\$76,747



LOCATION

