

FOR LEASE

VILLAGE GROVE SHOPPING CENTER

1417 E Foothill Blvd, Upland, CA 91786

±2,616 SF AVAILABLE

45,805

CARS PER DAY ON E FOOTHILL
BLVD

184,000+

RESIDENTS WITHIN 3 MILES

\$111,421

AVG. HOUSEHOLD INCOME, 3
MILES

308

UNIT APARTMENT COMMUNITY
PROPOSED NEXT DOOR

Property Highlights

- **Walmart Neighborhood Market—anchored** center serving a dense trade area of over 184,000 residents within 3 miles.
- Sits at a **signalized intersection** on E Foothill Blvd carrying roughly **45,805 vehicles a day** — the heart of Upland's retail corridor.
- Directly across from **San Antonio Regional Hospital**, driving steady daily traffic from patients, staff, and visitors year-round.
- A proposed **308-unit apartment community** next door will add fresh rooftops and foot traffic to the trade area.
- Strong **\$111,421 average household income** within 3 miles supports a broad mix of retail and service uses.

Availability

SUITE	1417
SIZE	±2,616 SF
LEASE RATE	Contact Broker

We are the center of retail. For touring, availability, and lease terms, contact Maggie Gonzalez at D&G Capital Investments.



Site Plan & Trade Area

Village Grove Shopping Center — 1417 E Foothill Blvd, Upland, CA 91786



Available suite outlined in red, on E Foothill Blvd frontage adjacent to Walmart Neighborhood Market.

Center Tenants

Walmart Neighborhood Market	ANCHOR	Wienerschnitzel	FOOD
United Fitness	FITNESS	Transformed Boxing	FITNESS
Dollar Tree	RETAIL	Style Access	RETAIL
5th Ave Bagels	FOOD	La Michoacana	FOOD
Del Taco	FOOD	USA Cleaners	SERVICE
Jiffy Lube	AUTO	Biomat USA Plasma Center	SERVICE

Trade Area Demographics

	1 Mile	3 Miles	5 Miles
Total Population	21,604	188,281	350,972
Total Households	7,443	62,742	115,462
Avg. HH Income	\$102,559	\$111,421	\$116,979



Center monument signage on E Foothill Blvd



In-line shops along the main building



Storefronts on the west building



Interior of ±2,616 SF available suite

The Available Suite

Suite 1417 — ±2,616 SF, ready for tenant improvements



View toward the front service counter



View toward the glass storefront

Suite Features

- ±2,616 SF of open, largely unfinished space ready for a tenant buildout.
- Full glass storefront with strong visibility and signage exposure on E Foothill Blvd.
- Existing service counter and built-in shelving from a prior retail use.
- Wood-look flooring throughout the main sales floor.
- In-line position within the Walmart-anchored Village Grove Shopping Center, steps from ample shared parking.

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