

AVAILABLE FOR SUBLEASE



FORMER CVS
MOUNTAIN GREEN SHOPPING CENTER
311 S MOUNTAIN AVE, UPLAND, CA 91786



PROPERTY FEATURES

- Former CVS sublease opportunity
- Approx. 25,015 SF available
- Strong visibility along S Mountain Avenue
- Convenient access to the I-10 Freeway
- High traffic location with exposure to approximately 49,602 cars per day at S Mountain Avenue & I-10 Freeway
- Dense infill trade area with strong surrounding residential population and daytime traffic
- Ample on-site parking
- Large-format retail opportunity ideal for a variety of users
- Surrounded by strong national and regional retailers
- Existing retail improvements may provide value to a replacement user
- Well-positioned within an established shopping center environment

3 MILE RADIUS DEMOS

190,492
POPULATION

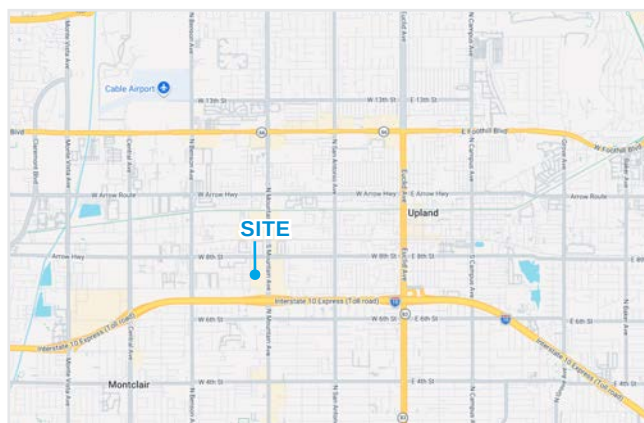


\$116,532
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**
120,356

TRAFFIC COUNTS

On S Mountain Ave & 10 FWY Toll Rd:
±49,602 CPD



John Jennings

(909) 406 4000
jjennings@catalystretail.com
Lic. #02025511

Jay Nichols

+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

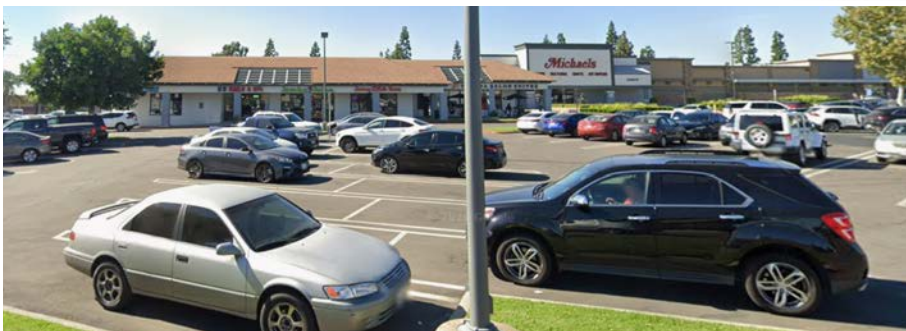
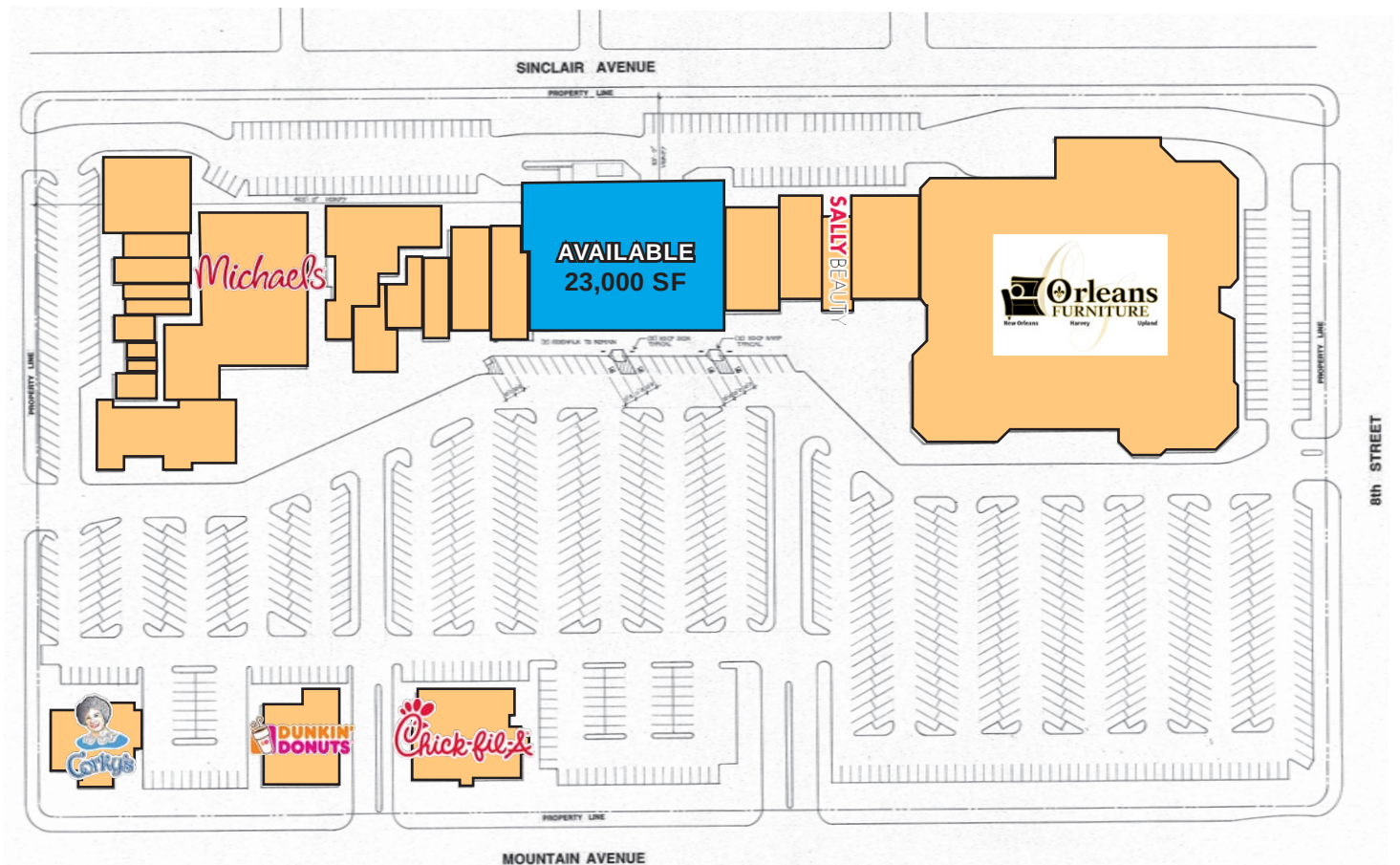


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SITE PLAN



TENANT AERIAL



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