

MILLENNIA

COMMERCIAL REAL ESTATE & ASSET MANAGEMENT

FOR LEASE

ACE PHARMACY

ACE PHARMACY
909-864-3400
Your Neighborhood Independent Pharmacy

Administration Office

EXCLUSIVE LEASE OFFERING • UPLAND, CALIFORNIA

886 W. Foothill Blvd.

Suite D | ±1,500 SF Former Pharmacy on Historic Route 66

AVAILABLE

±1,500 SF

Ground floor, end-cap adjacent

ASKING RATE

Call Agent

Rate & terms negotiable

ZONING

C/O-MU

Commercial / Office Mixed-Use

FRONTAGE

±210 Feet

W. Foothill Blvd. / Rte 66

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886 W. FOOTHILL BLVD.
UPLAND, CA 91786

SECTION 01

The Offering

Millenia Commercial Real Estate & Asset Management is pleased to present the exclusive lease opportunity at **886 W. Foothill Boulevard, Suite D, Upland, California** — a ±1,500 square foot ground-floor suite most recently occupied by Ace Pharmacy, positioned within an established multi-tenant medical and professional building fronting Historic Route 66.

The suite delivers something the West Inland Empire market rarely offers at this size: a build-out that is already substantially in place. A restroom and a break room sit inside the demised premises, four separable rooms are already framed, and the storefront carries full-height glazing beneath a covered entry porch — a configuration that translates directly to pharmacy, medical, dental, therapy, wellness, or service-retail occupancy with modest tenant improvement.

Equally important is the co-tenancy. The building is anchored by healthcare users — dental, orthopedic sports medicine, rheumatology and aesthetics, and acupuncture practices — creating a self-reinforcing patient-referral environment for the incoming tenant. The property sits roughly 400 feet west of Upland Town Square (Sprouts, Burlington), with Stater Bros., Smart & Final and Advanced Medical & Urgent Care Center all within a half-mile.

±1,500	±9,464	±60	±210'
SQUARE FEET AVAILABLE	SF TOTAL BUILDING FOOTPRINT	PARKING STALLS ±5.1 / 1,000 SF	FRONTAGE ON W. FOOTHILL BLVD.

INVESTMENT & OCCUPANCY HIGHLIGHTS

- ◆ **Vacant and delivery-ready.** The former pharmacy tenant has vacated. Existing plumbing, an in-suite restroom, a break room and a divisible four-room layout materially reduce TI cost and time to open.
- ◆ **Healthcare co-tenancy.** Dental, orthopedic, rheumatology, aesthetics and acupuncture practices already operate on site, generating consistent daytime patient traffic.
- ◆ **Historic Route 66 frontage.** ±210 feet of visibility on one of the Inland Empire's principal east-west commercial corridors, with monument signage at the street.
- ◆ **Surface parking at ±6.1 / 1,000 SF.** Free, dedicated, at-grade parking directly in front of the storefront — a decisive advantage for medical and appointment-based users.
- ◆ **Zoning confirmed C/O-MU.** Upland's Commercial / Office Mixed-Use district — governed by Zoning Code Ch. 17.05, Table 17.05-1 — accommodates a broad range of retail, medical, professional and personal-service uses.
- ◆ **Affluent trade area.** Upland's median household income is approximately \$105,800 — roughly 40% above the national median — within a city of nearly 80,000 residents.

PROPERTY SNAPSHOT

ADDRESS	886 W. Foothill Blvd., Suite D Upland, CA 91786
COUNTY / MARKET	San Bernardino County West Inland Empire
AVAILABLE SF	±1,500 SF
BUILDING FOOTPRINT	±9,464 SF (±163' × ±56')
PROPERTY TYPE	Multi-tenant retail / medical office
PRIOR USE / STATUS	Retail pharmacy (Ace Pharmacy) Vacant — premises surrendered
ZONING	C/O-MU — Commercial / Office Mixed-Use, City of Upland
PARKING	±60 surface stalls • ±6.1 / 1,000 SF
FRONTAGE	±210' on W. Foothill Blvd. (Rte 66)
ACCESS	Driveway from W. Foothill Blvd. plus shared cross-drive / east aisle
SIGNAGE	Monument panel at Foothill Blvd. plus building fascia signage
ASKING RENT	CALL AGENT — 909-223-9540
LEASE TYPE / TERM	Negotiable — call agent
AVAILABILITY	Immediate

SECTION 02

Property Photographs



BUILDING ELEVATION — ±9,464 SF MULTI-TENANT MEDICAL / PROFESSIONAL BUILDING AS VIEWED FROM THE W. FOOTHILL BLVD. PARKING FIELD. TENANCY INCLUDES DENTAL, ORTHOPEDIC SPORTS MEDICINE, PHARMACY AND RHEUMATOLOGY USERS.



SUITE D STOREFRONT — DOUBLE-DOOR GLAZED ENTRY BENEATH COVERED ARCADE, WITH FULL-HEIGHT DISPLAY GLASS ON BOTH SIDES.



MONUMENT SIGNAGE — PYLON AT THE W. FOOTHILL BLVD. FRONTAGE; PANEL AVAILABLE.

PHYSICAL POSITIONING

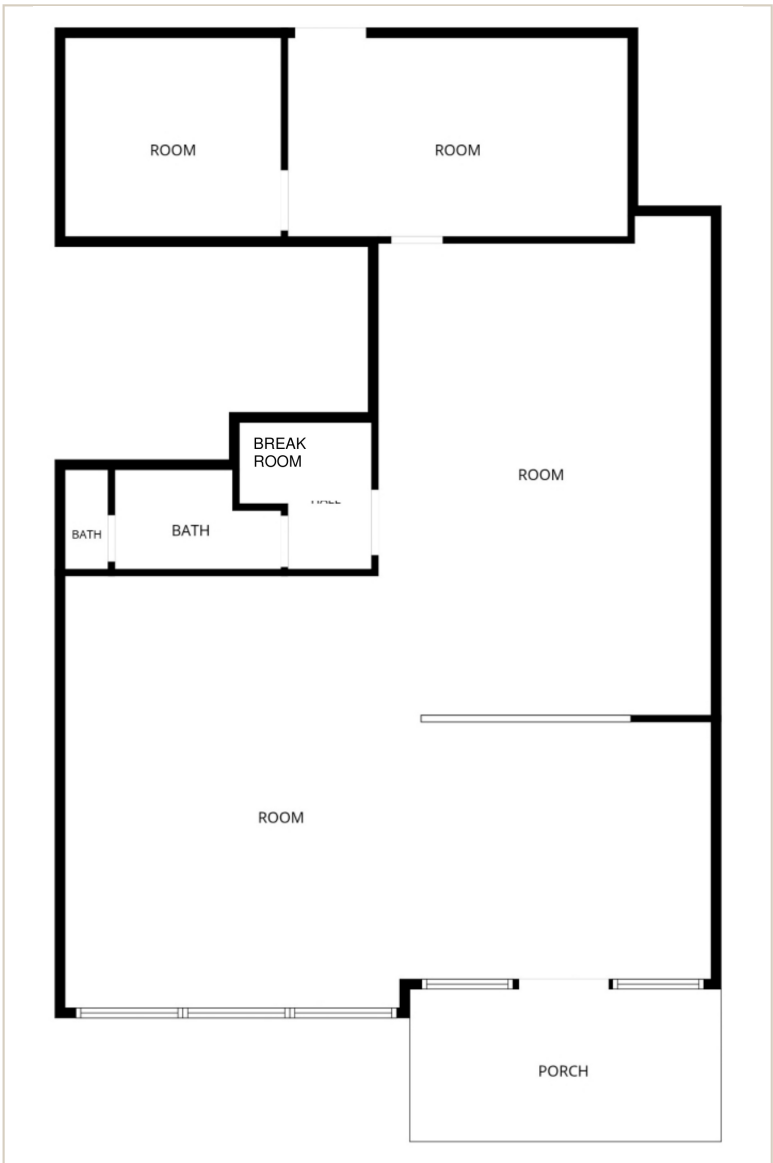
The building presents as a single continuous elevation set behind an open surface parking field, with each suite reading independently from the street. Suite D occupies the central bay beneath the raised parapet, giving it the strongest architectural presence on the elevation and a direct sightline from the Foothill Boulevard approach.

SIGNAGE PROGRAM

Suite D benefits from a two-tier signage program: channel-letter fascia signage on the raised parapet above the storefront, visible across the full parking field and the Foothill Boulevard travel lanes, together with a panel position on the illuminated monument sign at the street. Final sign rights, dimensions and permitting are subject to the lease and City of Upland approval.

SECTION 03

Suite D — Floor Plan



FLOOR PLAN OF SUITE D AS MEASURED. STOREFRONT AND COVERED ENTRY PORCH AT THE BOTTOM OF THE PLAN FACE W. FOOTHILL BLVD. MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED; TENANT TO FIELD-VERIFY ALL DIMENSIONS AND AREAS.

SPACE PROGRAM

TOTAL AREA	±1,500 SF
LEVEL	Ground floor, at grade
ENCLOSED ROOMS	Four (4)
RESTROOM	One (1), within the premises — one toilet stall + one urinal
BREAK ROOM	Yes — small, adjacent to restroom
ENTRY	Double glazed doors under covered porch
GLAZING	Full-height storefront across the Foothill elevation
CIRCULATION	Interior hall serving rear rooms
STAFF AMENITY	Break room off the hall
CONDITION	Vacant; existing pharmacy build-out in place

WHY THE PLAN MATTERS

- ◆ **Restroom and break room already inside the suite** — the restroom is fixtured with one toilet stall and one urinal, and a small break room adjoins it. Staff amenities are in place at ±1,500 SF without cutting new plumbing.
- ◆ **Open front, private rear.** The plan naturally divides into a public reception / retail zone at the storefront and three private treatment, exam, consult or office rooms behind, with the restroom, break room and hall grouped together on the west side.
- ◆ **Existing plumbing infrastructure** from the pharmacy use, concentrated at the restroom and break room, reduces the cost of adding sinks, a lab bay, or a treatment area.

TENANT IMPROVEMENTS

Landlord will consider a tenant improvement allowance and demising modifications for a qualified tenant and appropriate lease term. Contact the listing agent to discuss scope and structure.

SECTION 04

Site Plan



SITE CHARACTERISTICS

BUILDING FOOTPRINT	±9,464 SF (±163' × ±56')
ORIENTATION	East-west; storefronts face north to W. Foothill Blvd.
VISIBLE SITE WIDTH	±210'
VISIBLE SITE DEPTH	±254'
TOTAL PARKING (VISIBLE)	±60 stalls
PARKING RATIO	±6.1 stalls / 1,000 SF
TYPICAL STALL	9'-0" × 18'-0"
DRIVE AISLES	±26'-28' two-way

ACCESS & CIRCULATION

- ◆ **Direct driveway approach** from W. Foothill Blvd. at the northeast corner of the site, with a curved cross-drive aisle serving the full front parking row.
- ◆ **Rear two-way drive aisle** (±26') provides secondary circulation and service access behind the building.
- ◆ **Front-row parking directly at the Suite D storefront**, including accessible stalls with a striped path of travel to the covered entry.
- ◆ **Shared cross-drive / east aisle** connects to adjoining parcels; reciprocal rights, if any, to be confirmed by title report and CC&Rs.

VERIFICATION NOTE

All dimensions, areas, stall counts and property lines are approximate and must be field-verified against a current survey, the recorded parcel map, and the City of Upland approved site plan. Accessible-stall sizing and path of travel to be confirmed for CBC Chapter 11B compliance.

Area & Access Map

Prime Historic Route 66 position — Upland Town Square, I-10, I-210, and major retail, medical and education anchors within minutes.



KEY DESTINATIONS

Upland Town Square	adj. (E)	Montclair Place / Costco	~2.1 mi
Upland High School	~0.5 mi	I-210 interchange	~2.2 mi
Downtown Upland	~0.8 mi	Colonies Crossroads / Target	~2.4 mi
Cable Airport	~1.4 mi	Rancho Cucamonga	~3.5 mi
San Antonio Reg. Hospital	~1.5 mi	The Claremont Colleges	~3.5 mi
I-10 interchange	~1.8 mi	Ontario Int'l Airport	~6.5 mi

TRADE AREA DEMOGRAPHICS · ACS 2024

	ZIP 91786	UPLAND	ZIP 91784
Median HH income	\$92,458	\$105,830	\$154,349
Average HH income	\$117,779	\$135,064	\$178,692
Per capita income	\$42,150	\$47,483	\$60,591
HH over \$200K	13.9%	19.4%	32.9%

PROPERTY AT A GLANCE

Available	±1,500 SF
Zoning	C/O-MU
Status	Vacant
Parking	±6.1/1,00
Frontage	0 ±210'
Asking rate	Call Agent

Aerial: Google Maps / Airbus, Maxar Technologies, 2026. Distances approximate; tenant to verify. Overlays and boundaries are illustrative, not a survey. National tenants shown as nearby trade-area anchors — not part of this offering and not affiliated with the landlord.

Immediate Area & Site Access

Half-mile aerial — grocery, urgent care and high-school demand immediately surrounding the suite.



DRIVE TIMES

Upland Town Square	1 min
Advanced Medical & Urgent Care	1 min
Smart & Final Extra!	2 min
Stater Bros. Markets	2 min
Upland High School	3 min
Downtown Upland	4 min

SUITE D

Available	±1,500 SF
Layout	4 rooms
Restroom	1 (stall + urinal)
Staff	Break room
Entry	Covered porch
Asking rate	Call Agent

WHY THIS BLOCK

- Grocery cluster.** Sprouts, Smart & Final, Stater Bros. and Freshway MarketPlace all within a half-mile — sustained daily trip generation on the corridor.
- Medical cluster.** An urgent care center ±0.1 mi west, plus four healthcare practices operating inside the subject building.
- Institutional draw.** Upland High School and Baldy View Elementary both within a half-mile, with dense single-family residential bracketing the corridor north and south.
- Corridor position.** Mid-block between N. Mountain Ave. and N. Euclid Ave. — the densest commercial segment of Upland's Historic Route 66.

Aerial: Google Maps / Airbus, Maxar Technologies, 2026. Drive times are approximate estimates under typical conditions and should be independently verified. Co-tenancy shown is current to the date of this memorandum and is subject to change. Overlays are illustrative, not a survey.

SECTION 07

Demand Drivers & On-Site Co-Tenancy

SURROUNDING RETAIL & DEMAND DRIVERS

DRIVER	TYPE	DISTANCE
Upland Town Square — Sprouts, Burlington	Grocery-anchored center	±0.1 mi
Advanced Medical & Urgent Care	Urgent care	±0.1 mi
Smart & Final Extra!	Grocery / warehouse	±0.3 mi
Freshway MarketPlace	Specialty grocery	±0.4 mi
Stater Bros. Markets	Grocery	±0.5 mi
Upland Shopping Center	Neighborhood center	±0.5 mi
Upland High School	Public high school	±0.5 mi
Vons / Foothill Town Center	Grocery-anchored center	±0.7 mi
Upland Village Center	Community retail	±0.9 mi
Home Depot / Mountain Square	Power center	±1.1 mi
San Antonio Regional Hospital	Acute-care hospital	±1.5 mi
Kaiser Permanente Upland	Medical offices	±1.6 mi
Montclair Place / Costco	Regional mall / club	±2.1 mi
Target / Colonies Crossroads	Regional lifestyle center	±2.4 mi

Distances are straight-line approximations from the subject property.

ON-SITE CO-TENANCY

TENANT	USE
Bryan Stevens, D.D.S.	Dental
Orthopedic Sports Medicine Clinic	Orthopedics
Upland Rheumatology & Aesthetic Center	Rheumatology / med spa
KL Family Acupuncture & Herb	Acupuncture
Administration Office	Office
SUITE D — AVAILABLE	±1,500 SF

THE CO-TENANCY ARGUMENT

Suite D sits inside a stabilized healthcare cluster rather than a generic strip. A dental practice, an orthopedic sports medicine clinic, a rheumatology and aesthetics center, and an acupuncture clinic already draw scheduled, repeat patient visits to this parking field every weekday. For a pharmacy, therapy provider, lab or draw-station operator, optometrist, podiatrist or med-spa user, that traffic is not incidental — it is the referral base.

CORRIDOR NOTE

W. Foothill Boulevard is Historic Route 66 and the principal east-west commercial spine linking Upland to Rancho Cucamonga, Claremont and Montclair. Current City of Upland average daily traffic counts for this segment are available on request.

SECTION 08

Demographics & Market Overview

Upland anchors the affluent western edge of San Bernardino County, bordered by Claremont to the west and Rancho Cucamonga to the east. Household incomes across the immediate and adjacent trade areas run well above both the county and national medians.

TRADE AREA INCOME & POPULATION

GEOGRAPHY	POPULATION	MEDIAN HH INCOME	AVG HH INCOME	PER CAPITA
ZIP 91786 — subject ZIP	—	\$92,458	\$117,779	\$42,150
ZIP 91784 — North Upland	—	\$154,349	\$178,692	\$60,591
ZIP 91711 — Claremont	—	\$126,056	\$158,367	\$53,619
City of Upland	±79,600	\$105,830	\$135,064	\$47,483
ZIP 91730 — Rancho Cucamonga	—	\$92,237	\$113,876	—
San Bernardino County	±2.2 million	\$85,478	\$109,207	—

Source: U.S. Census Bureau, American Community Survey 2024 5-Year Estimates, in 2024 inflation-adjusted dollars; city population per 2026 projection. Ring-specific (1 / 3 / 5 mile) demographic reports available on request.

\$105,830	13.9%	35.7%	\$688,800
MEDIAN HOUSEHOLD INCOME — UPLAND	ZIP 91786 HOUSEHOLDS OVER \$200,000	BACHELOR'S DEGREE OR HIGHER	MEDIAN HOME VALUE — UPLAND

MARKET FUNDAMENTALS

- ◆ **Household purchasing power.** Upland's median household income of approximately \$105,830 runs roughly 24% above the San Bernardino County median and roughly 40% above the national median — a meaningful spread for discretionary healthcare, wellness and specialty retail.
- ◆ **Educated base.** Approximately 35.7% of Upland residents hold a bachelor's degree or higher, supporting professional-service and specialty medical demand.
- ◆ **Adjacency premium.** North Upland (91784) and Claremont (91711) — both within a short drive of the corridor — post median household incomes of \$154,349 and \$126,056 respectively.
- ◆ **Family demographics.** Roughly 74% of Upland households are family households, averaging near three persons — supporting pediatric, dental, tutoring and family-service uses.

EMPLOYMENT & INSTITUTIONAL ANCHORS

ANCHOR	PROXIMITY
San Antonio Regional Hospital — acute care	±1.5 mi
Kaiser Permanente Upland Medical Offices	±1.6 mi
Upland High School	±0.5 mi
The Claremont Colleges — seven institutions	±3.5 mi
Chaffey College — Rancho Cucamonga	±4.5 mi
Ontario International Airport	±6.5 mi

LABOR POOL

Upland High School, the Claremont Colleges and Chaffey College provide a consistent local hiring pool for part-time clinical assistants, coaches, technicians and front-office staff — a practical consideration for therapy, tutoring and wellness operators.

SECTION 09

Location, Access & Permitted Uses

LOCATION & ACCESS

CORRIDOR	W. Foothill Blvd. — Historic Route 66
CROSS STREETS	Between N. Mountain Ave. and N. Euclid Ave.
TO I-10 FREEWAY	±1.8 mi south via Mountain Ave. or Central Ave.
TO I-210 FREEWAY	±2.2 mi north via Campus Ave. or Mountain Ave.
TO DOWNTOWN UPLAND	±0.8 mi east
TO RANCHO CUCAMONGA	±3.5 mi east on Foothill Blvd.
TO CLAREMONT VILLAGE	±3.5 mi west
TO ONTARIO INT'L AIRPORT	±6.5 mi southeast
TRANSIT	Omnitrans service on Foothill Blvd. corridor

ZONING — C/O-MU (CONFIRMED)

DISTRICT	C/O-MU — Commercial / Office Mixed-Use
JURISDICTION	City of Upland
GOVERNING CODE	Upland Zoning Code Ch. 17.05, Table 17.05-1
USE TABLE	Mixed-use district table — not the standard commercial table
GENERAL CHARACTER	Retail, office, medical, personal service and mixed-use
SUITE STATUS	Vacant — available immediately

Important: because C/O-MU is a mixed-use district, permitted uses are governed by Table 17.05-1 rather than by Upland's standard commercial-zone use table — the two do not match. Prospective tenants must confirm their specific use, parking demand, and any conditional or minor use permit requirement directly with the City of Upland Development Services Department prior to lease execution.

TARGET & COMPATIBLE USES

The following uses are contemplated by the ownership as strong fits for the existing improvements, co-tenancy and parking profile. All uses remain subject to City of Upland zoning confirmation and landlord approval.

PHARMACY

MEDICAL OFFICE

DENTAL / ORTHODONTIC

Physical therapy

Optometry

Podiatry

Chiropractic

Audiology

Med spa / aesthetics

Behavioral & pediatric therapy

Learning & tutoring center

Blood draw / lab services

Home health office

Insurance & financial services

Professional office

Title / escrow

Wellness & nutrition

Personal services

POSITIONING

A rare small-format medical-ready suite.

Small-bay space with two in-suite restrooms, existing plumbing, private rooms and dedicated at-grade parking is thin in the West Inland Empire. Suite D is priced and structured to move — call the listing agent for rate and terms.

TOUR & DUE DILIGENCE

Showings are by appointment through the listing agent. Available upon qualified request: current traffic counts, ring-specific demographic reports, CAM and operating expense history, preliminary title and CC&Rs, and a form lease. Contact Eric Ramirez at 909-223-9540.

EXCLUSIVE LISTING AGENT

886 W. Foothill Blvd., Suite D

±1,500 SF For Lease | Upland, CA 91786

Eric Ramirez

PRESIDENT · DRE #01440538

Millenia Commercial Real Estate & Asset Management
Serving the Inland Empire and Southern California since 2000

DIRECT 909-223-9540

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WEB www.milleniacommercial.com

NEXT STEPS

01 Tour the Suite

Showings by appointment. Call or email the listing agent to schedule.

02 Request Terms

Asking rate, lease structure and TI allowance quoted on qualified inquiry.

03 Submit LOI

Letters of intent reviewed on receipt; qualified tenants prioritized.

DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum has been prepared by Millenia Commercial Real Estate & Asset Management solely for the purpose of evaluating a possible lease of the subject property. It contains selected information and does not purport to be all-inclusive or to contain all of the information a prospective tenant may require. The information contained herein has been obtained from sources believed to be reliable; however, neither Millenia Commercial Real Estate & Asset Management, nor the owner, nor any of their respective agents, has verified, or will verify, any of the information contained herein, and no warranty or representation whatsoever, express or implied, is made as to its accuracy or completeness. Square footages, dimensions, parking counts, site plans, floor plans, maps, distances, traffic counts, demographic figures and zoning references are approximate, are provided for illustrative and marketing purposes only, and are not surveys or legal determinations. Recipients are advised to conduct their own independent investigation and to verify all information, including zoning, permitted use, entitlement, building condition, code compliance and accessibility, with appropriate professionals and with the City of Upland. Rental rates and terms are subject to change or withdrawal without notice. Nothing herein constitutes an offer, a lease, or a binding commitment of any kind. All demographic figures are drawn from U.S. Census Bureau American Community Survey 2024 5-Year Estimates and published derivative sources.