

Restaurant & Shop Spaces for Lease

2440 W Arrow Route | SWC of Monte Vista & Arrow Route • Upland, CA

College Park

RETAIL CENTRE



- Restaurant Space for Lease with Patio: 2,125 SF
- Inline Space for Lease: 1,345 SF
- Serving Upland, Montclair and Claremont
- Over 1,000 Residential Units Within Close Proximity
- Located on Busy Monte Vista Ave – No/So Arterial Connection Between I-10 & 210 Fwy
- Roberts Sports Bowl (Coming 2nd Qtr 2026 — See Attached)

Join:



| DEMOGRAPHICS | 2 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| Population | 72,647 | 168,316 | 416,720 |
| Average HH Income | \$97,415 | \$97,244 | \$95,549 |
| Daytime Population | 69,850 | 126,913 | 273,040 |

Source: Sites USA



Another Quality Development by:



For more information, please contact your exclusive listing agents:

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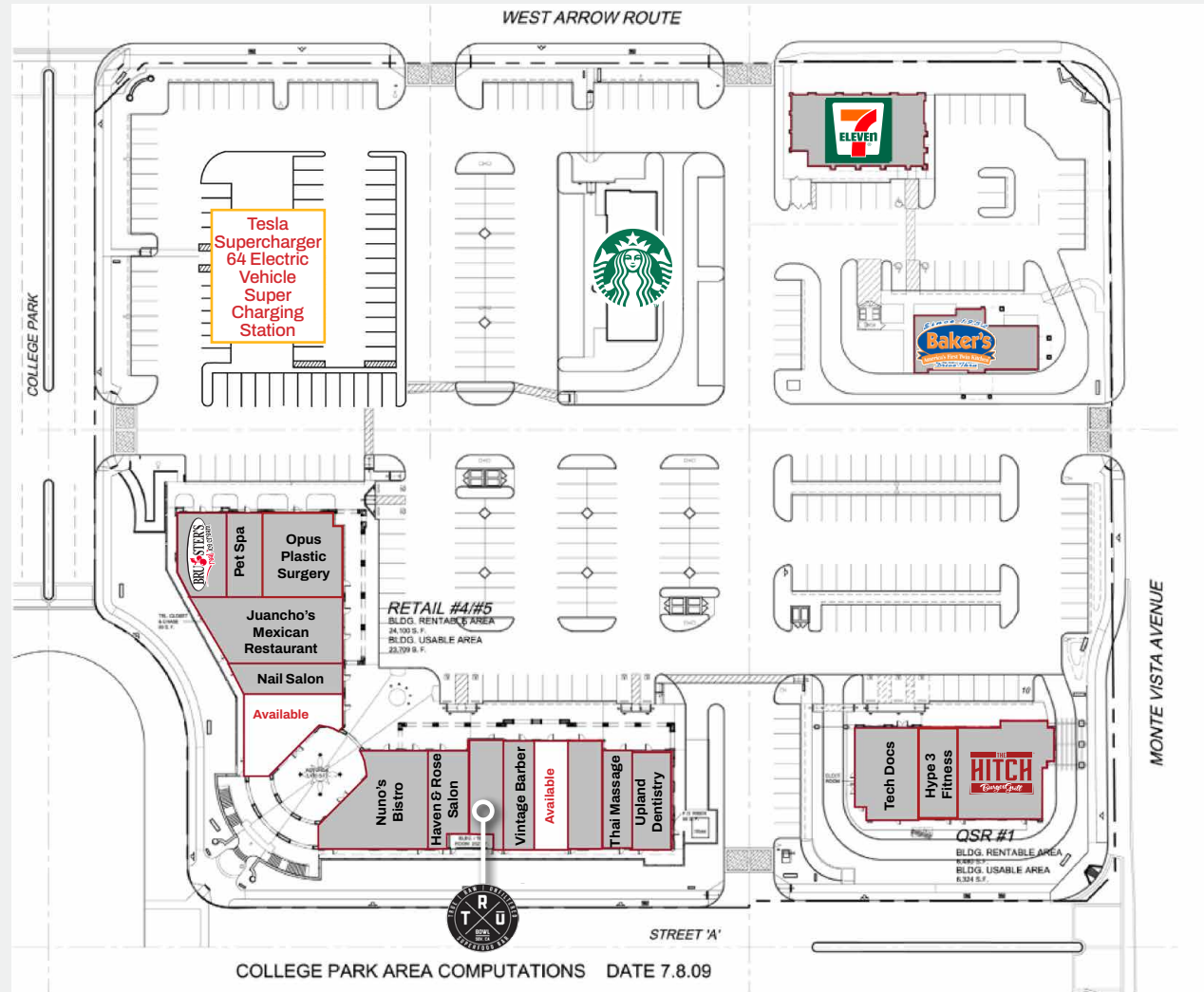
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| Suite | Tenant | S.F. |
|-----------------------------|--|---------------|
| 4A | Nuno's Bistro | 2,191 |
| 4B | Nuno's Bistro | 978 |
| 4C | Haven & Rose Salon | 1,413 |
| 4D | Tru Bowl | 1,221 |
| 4E | Vintage Barber (Available December 31, 2026) | 1,345 |
| 4F | Available | 1,345 |
| 4G | Subway | 1,342 |
| 4H | Thai Massage | 1,101 |
| 4J | Upland Spa Dentistry | 1,428 |
| Bldg. Total | | 12,419 |
| 5A | Bruster's Real Ice Cream | 1,524 |
| 5B | All About Paws Pet Spa | 1,082 |
| 5C | Opus Plastic Surgery | 2,445 |
| 5D-E | Juancho's Mexican Restaurant | 3,275 |
| 5F | College Park Nails | 1,230 |
| 5G | Restaurant Space Available Now | 2,125 |
| Bldg. Total | | 11,681 |
| 1A | Tech Docs | 2,101 |
| 1B | Hype 3 Fitness | 1,202 |
| 1C-1D | The Hitch | 3,101 |
| Bldg. Total | | 6,480 |
| Total In-Line Retail | | 30,525 |



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Features:

- Strategically located to serve Claremont, Upland and Montclair and 10 minutes from Ontario Airport
- Outstanding access and visibility from two signalized intersections
- Across the street from the seven Claremont Colleges and Montclair Metrolink station
- Hundreds of residential units approved for construction
- 80 acre Claremont Colleges expansion project underway North of Arrow Route to move athletic fields, parking and administrative offices off main campus and directly across the street
- Part of 40 acre master planned College Park featuring 755 luxury apartments. Including Rancho Monte Vista Apartments, Arrow Vista Village and College Park Apartment Homes and 89 recently built homes by Standard Pacific
- Situated one mile from the I-10 and I-210 Freeways
- Located on Monte Vista Avenue, the main connector of two major freeways and primary freeway access to the Claremont Colleges
- Walkable community to thousands of residents



MONTCLAIR PLAZA:

- 1.3 Million SF Regional Mall
- Several Hundred-thousand SF Power Center
- Nordstroms, Macy's, Target, Costco, and Best Buy

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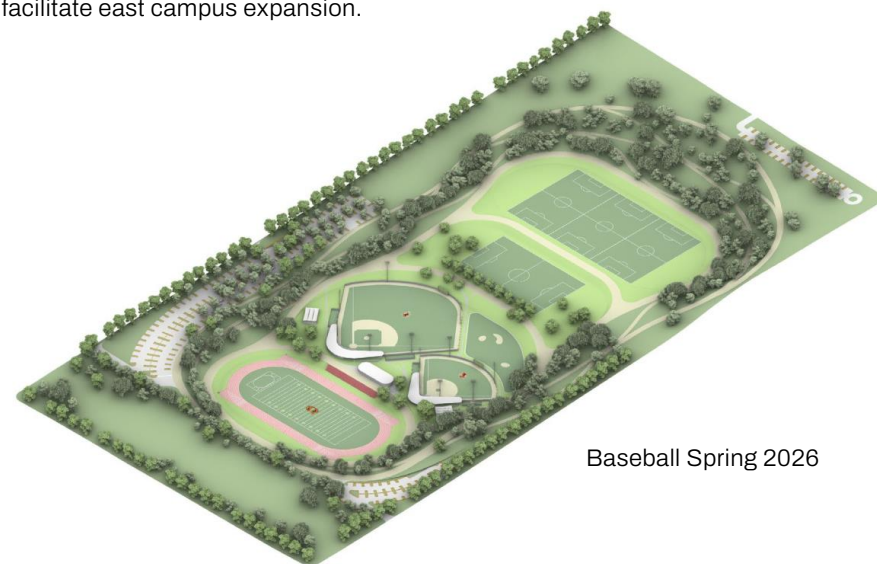
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Aerial View of East Campus Site



Full Build Out of Roberts Sports Bowl (Claremont McKenna College East Campus)

Billionaire George Roberts, co-founder of private equity firm Kravis, Kohlberg and Roberts donates \$140 million to Claremont McKenna to facilitate east campus expansion.



Baseball Spring 2026

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