



For Lease

Upland Village Center

65 & 235 E. Foothill Blvd
Upland, CA 91786

Anchor Opportunity in Upland's Dominant Retail Corridor

CO-ANCHOR

±35,000 SF

IMPROVED RESTAURANT ENDCAP + PATIO

±2,598 SF

2025 Est Demographics

	1 MILE
Population	18,604
Avg Household Income	\$110,325
Daytime Population	14,345
	3 MILE
Population	167,702
Avg Household Income	\$122,288
Daytime Population	76,782
	5 MILE
Population	384,970
Avg Household Income	\$122,111
Daytime Population	179,032

SOURCE esri



About the Property

- Established value-oriented retail destination generating ±2.4 million annual visits (placer.ai)
- Co-anchored by Burlington (±39K SF) and Ross
- Located at signalized intersection of Foothill Blvd & Euclid Ave (±41,000 CPD combined)
- Large-format space ideal for fitness, discount retail, entertainment, or medical
- Positioned within dense infill trade area with 171K+ population (3-mile)
- Surrounded by dense residential base with high household incomes (~\$121K within 3 miles)

Traffic Counts

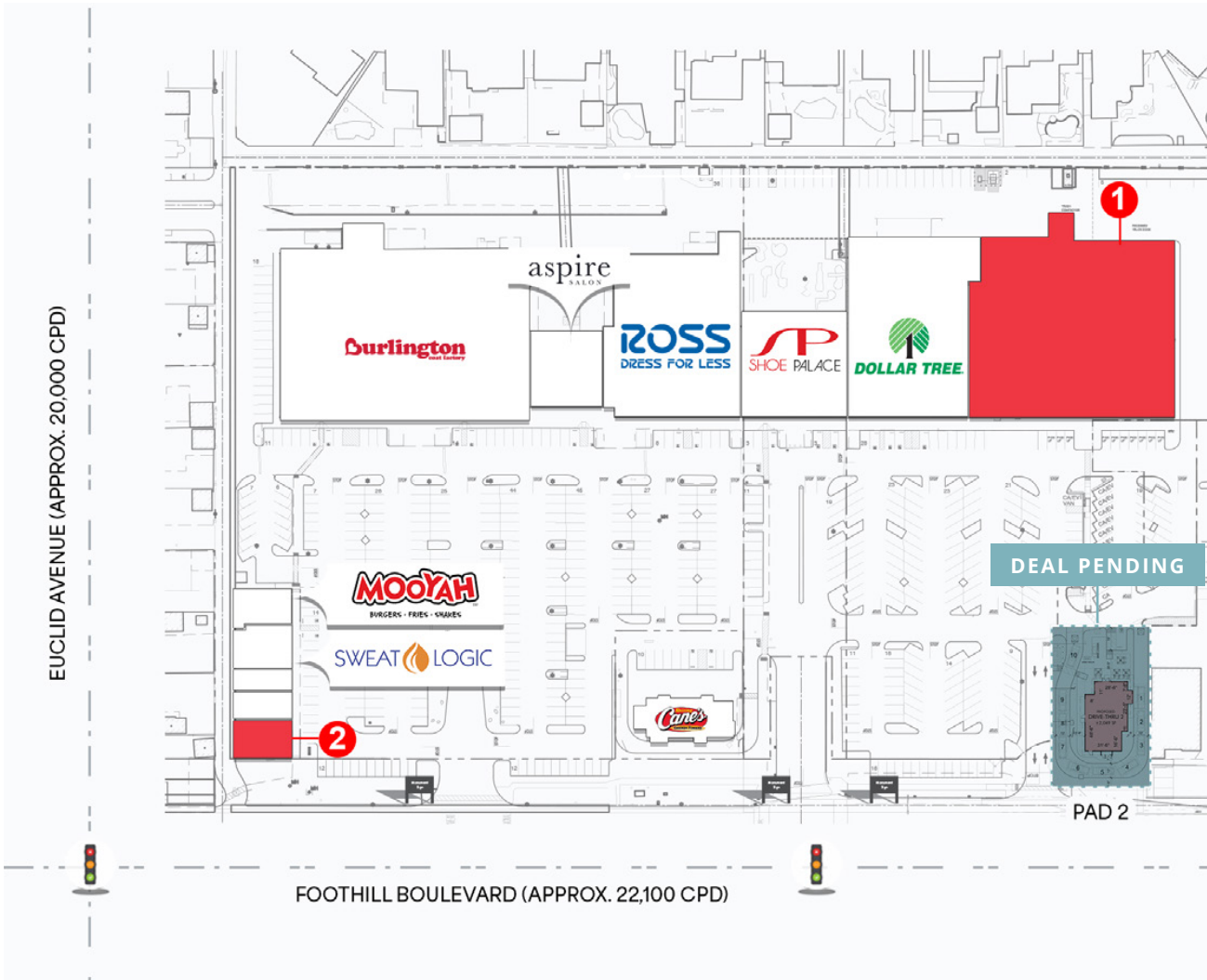
Foothill Blvd	±22,100 CPD
Euclid Ave	±20,000 CPD

Year: 2025 | Source: Costar

Contact

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TENANT DIRECTORY

Upland Village Center

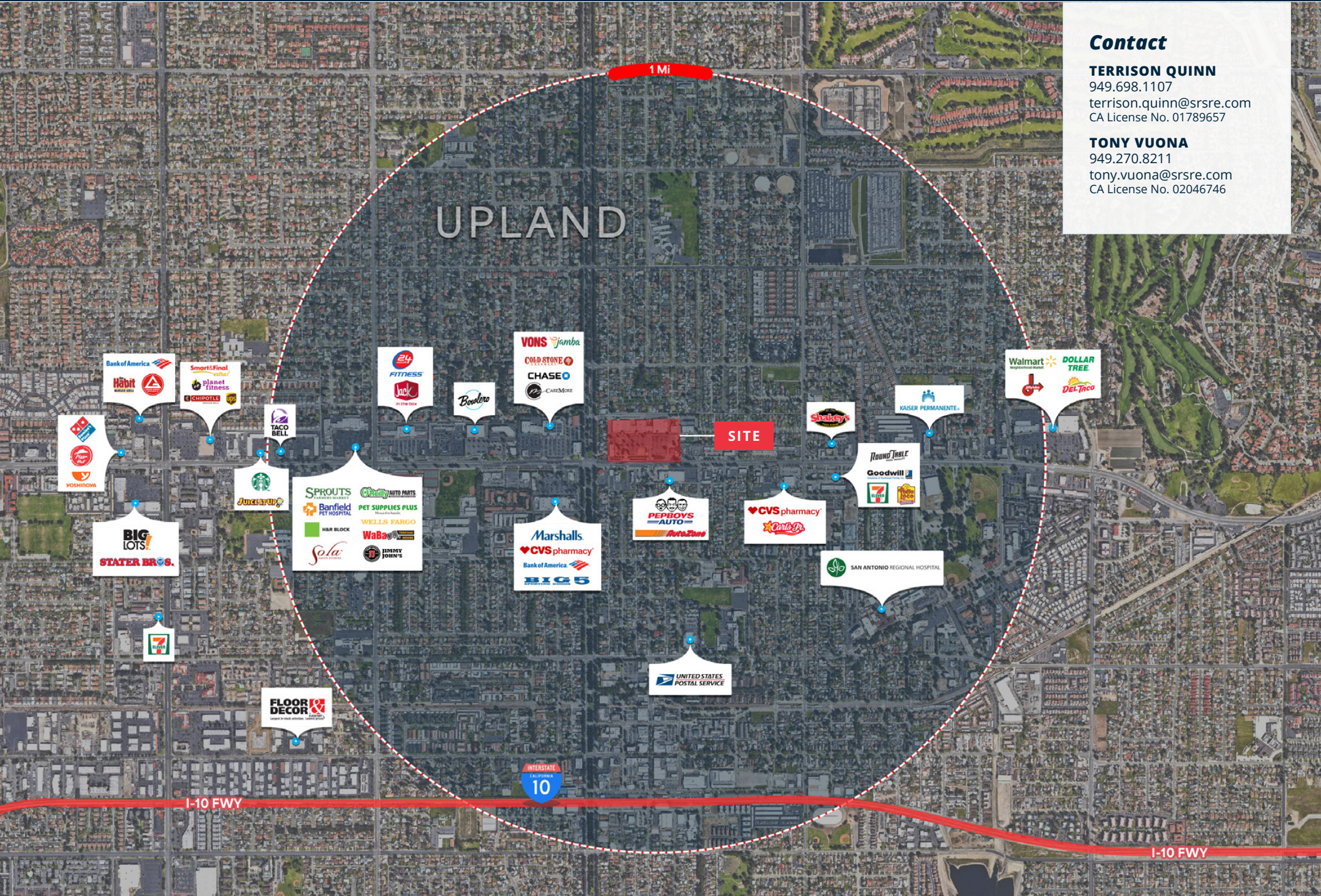
Total GLA: 146,610 SF

NO.	TENANT	SF
1	Burlington	39,469
2	Ross	23,585
3	Shoe Palace	8,000
4B	Dollar Tree	11,500
1 5	Available	35,015
PAD 1		
	Raising Cane's	3,500
PAD 2		
	DEAL PENDING	±2,049
SHOP 1		
1	Aspire Salon	5,031
SHOP 3		
1	Mooyah Burger	1,825
2/3	SweatLogic	1,887
4	Fabulous Nails	1,102
5	La Michoacana	1,535
2 6	Improved Restaurant + Patio (Do Not Disturb)	±2,598

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