

Owner User - 2nd Gen Restaurant

60 N Mountain Ave
Upland CA 91786



HIGHLIGHTS:

- » New updated price - \$2,375,000
- » First time to hit market in 45 years
- » Highway Commercial Zoning
- » 80 Parking Spaces (7.16/1000 SF Ratio)
- » Excellent for an owner user
- » Huge 1.28 Acre lot

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	26,396	187,249	425,232
2023 Average HH Income	\$94,780	\$108,046	\$116,513

Exclusively Marketed by:

Adrian Trejo
Commercial Life Inc
Broker
(909) 548-1027
adrian@commerciallifeinc.com
02253968



PROPERTY SUMMARY

Building SF	6,396
Land SF	55,756
Land Acres	1.28
Year Built	1979
# of parcels	1
Zoning Type	HC
Building Class	B
Location Class	Suburban
Number of Parking Spaces	80
Parking Ratio	7.16/1000

INVESTMENT SUMMARY

Price	\$2,375,000
Price PSF	\$371.33

SUMMARY

Explore a premier owner user opportunity featuring a class C restaurant building built in 1979 on a 1.28 Acre lot with 80 parking spaces. This prime location we present an exceptional chance also for investors seeking redevelopment. The property is currently zoned, Highway Commercial (HC), and is designed to accommodate medium to high-intensity uses, offering a broad range of retail, wholesale, commercial, entertainment, office, service, and professional activities. Located along freeway frontage roads and near freeway on/off ramps, this district is intended to capitalize on high traffic volumes and serve both local consumers and highway travelers. The HC zoning district is characterized by large parcels of land that support the development of retail hubs, regional shopping centers, restaurants, hotels, motels, highway service centers, and large-scale entertainment venues.

