

Shop for Lease & Restaurant with Drive Thru Pads for Ground Lease or Sale

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

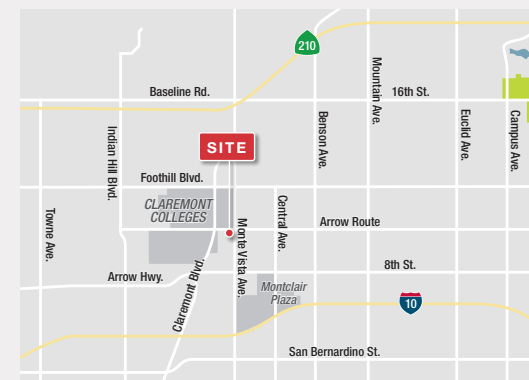
College Park

RETAIL CENTRE



- Shop Space for Lease - 1,413 SF
- Restaurant with Drive Thru for Lease - 4,379 SF (can subdivide)
- Ground Lease
- Pads for Sale
- Build to Suit

Join:



DEMOGRAPHICS	2 MILE	3 MILES	5 MILES
Population	69,482	167,261	423,030
Average HH Income	\$76,229	\$79,691	\$76,938
Daytime Population	38,585	57,907	134,462

Source: Sites USA

NAI Capital

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Another Quality Development by:



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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
- Over 318 new residential units
- 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 (now fully leased, including Rancho Monte Vista Apartments) and 89 recently built homes
- 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



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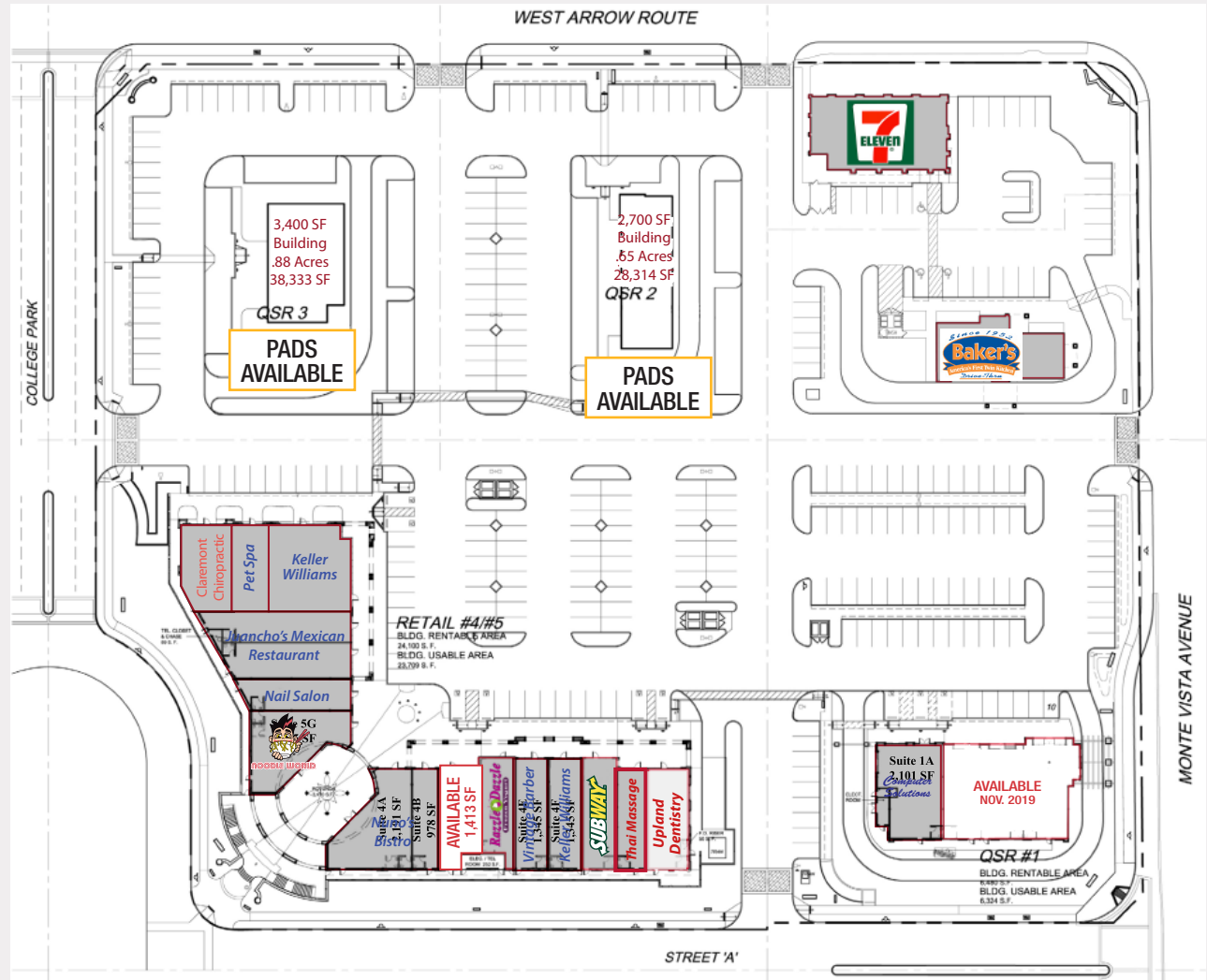
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Suite	Tenant	S.F.
4A	Nuno's Bistro	2,191
4B	Nuno's Bistro	978
4C	AVAILABLE NOW	1,413
4D	Razzle Dazzle Yogurt	1,221
4E	Vintage Barber	1,345
4F	Keller Williams	1,345
4G	Subway	1,342
4H	Thai Massage	1,101
4J	Upland Spa Dentistry	1,428
Bldg. Total		12,419
5A	Claremont Chiropractic	1,524
5B	All About Paws Pet Spa	1,082
5C	Keller Williams	2,445
5D-E	Juancho's Mexican Restaurant	3,275
5F	College Park Nails	1,230
5G	Noodle World Jr.	2,125
Bldg. Total		11,681
1A	Computer Solutions	2,101
1B*	LEGEND'S BURGERS	1,202
1C*	LEGEND'S BURGERS	1,434
1D*	LEGEND'S BURGERS	1,743
Bldg. Total		6,480
Total In-Line Retail		30,525
PADS AVAILABLE		
QSR 2 .65 Acres 2,700 SF Bldg.		
QSR 3 .85 Acres 3,400 SF Bldg.		



* TOTAL AVAILABLE 4,379 SF



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