



MULTI-TENANT DRIVE THRU PAD

210 Fwy & Campus Ave
FOR LEASE | 9,225 SF | UPLAND, CA

COLONIES

CAMPUS CENTER

OPPORTUNITY

Rare drive-thru opportunity with freeway visibility at the new Colonies Campus Center development.

Join In 'n Out, ARCO, Ford of Upland and CNC Motors. Located adjacent to Colonies Crossroads, the most dominant retail center in the region.

LOCATION

NEC 210 Freeway & N Campus Ave
Upland, CA

SIZE

Building: 9,225 SF
Multi-tenant drive thru pad
Lot: 1.3ac

IN GOOD COMPANY

Available unit located between Ford of Upland and a future gas station; Close proximity to In 'n Out and one of the highest volume ARCO stations in the county.

BY THE NUMBERS

UPLAND, CA

POPULATION

1 mile | 9,308
2 mile | 50,264
3 mile | 118,281

HOUSEHOLD INCOME

1 mile | \$138,308
2 mile | \$125,950
3 mile | \$104,719

TRAFFIC COUNT

N Campus Ave | 6,000 CPD
210 Freeway | 168,000 CPD



MORE INFORMATION

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COLONIES CAMPUS NORTH

NEC 210 Freeway & N Campus Ave
Upland, CA

9,225 SF | DRIVE-THRU PAD AVAILABLE



COMMERCIAL
WEST
BROKERAGE

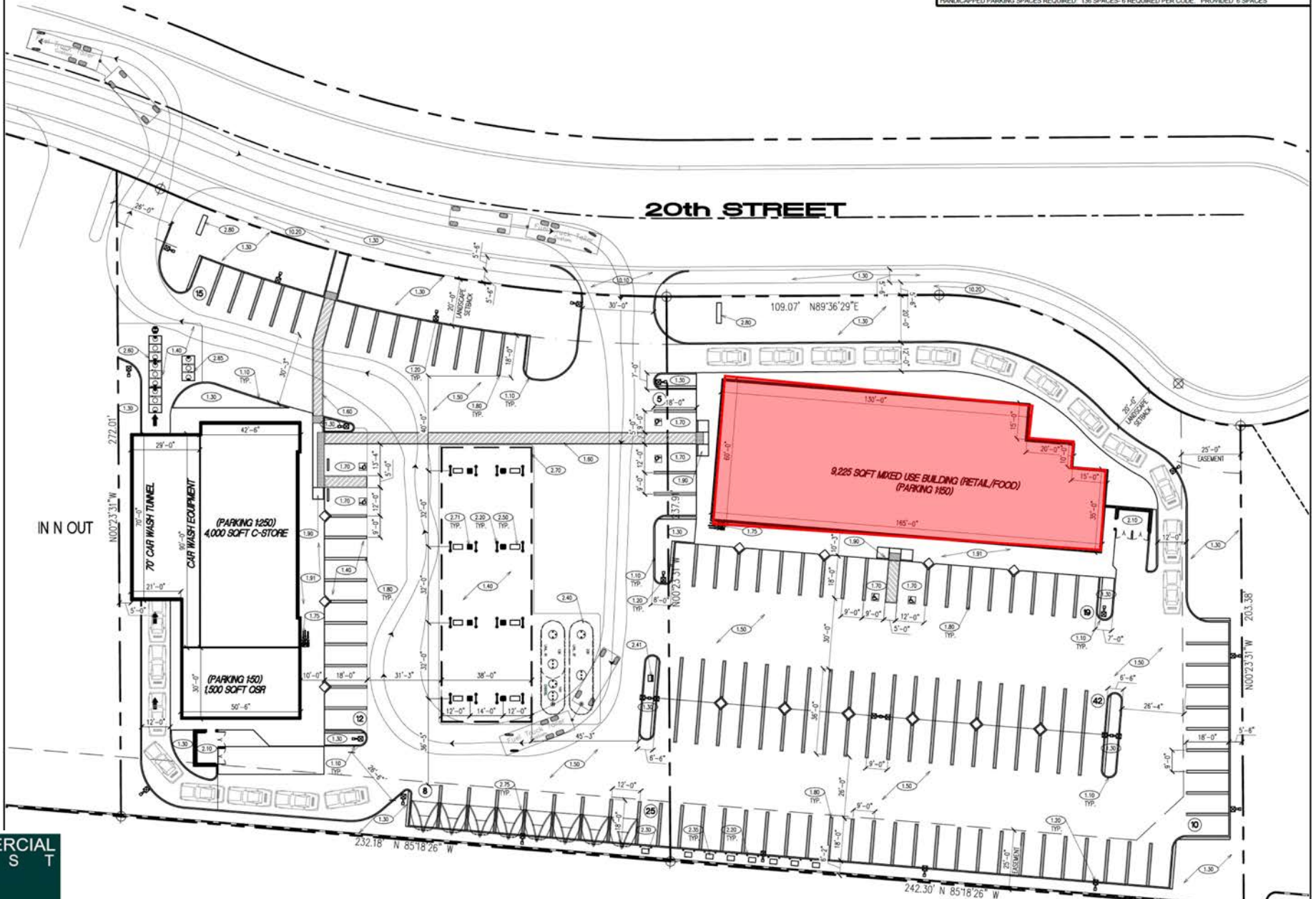
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SITE PLAN & PARKING SUMMARY

BUILDING NO.	SIZE	USE	PARKING EQUATION	REG. NO. SPACES	PROVIDED
C-STORE BUILDING	4,000 S.F.	RETAIL	(1/250)	16	16
QUICK SERVICE RESTAURANT	1,500 S.F.	FOOD	1/50	30	30
RETAIL/FOOD (MIXED USE)	9,225 S.F.	MIXED USE	1/150	62	82
CAR WASH	2,155 S.F.	SERVICE	2 PER TUNNEL	8	8
TOTAL BUILDING S.F.	13,725 S.F.			110	136
TOTAL PARKING PROVIDED:			136 PARKING SPACES		
HANDICAPPED PARKING SPACES REQUIRED:			136 SPACES-6 REQUIRED PER CODE. PROVIDED 6 SPACES		



SITE PLAN

210 FREEWAY

SCALE: 1/8" = 1'-0"