

One Million SF Regional Power Center for Lease

# COLONIES CROSSROADS

I-210 & CAMPUS AVE, UPLAND, CA

## AVAILABLE UNITS

31,125 SF ANCHOR SPACE | 33,000 SF ANCHOR SPACE | 3,700 SF | 1,700 SF INLINE | 1,360 SF END CAP PAD



**NEWMARK**



# ABOUT COLONIES CROSSROADS

Consisting of over 1 million square feet, Colonies Crossroads is the most dominant shopping center in the trade area. The center serves an affluent community with strong demographics – Over 113,000 Residents and Average Household Incomes of \$120,000 Within a 3-Mile Radius. Situated directly off I-210 Freeway at Campus Ave., the Colonies Crossroads draws regional traffic.

AVAILABLE  
3,700 SF

AVAILABLE  
31,125 SF

AVAILABLE  
1,700 SF

AVAILABLE  
1,360 SF

AVAILABLE  
33,000 SF

19TH ST. - 15,00 CARS PER DAY



174,00 CARS PER DAY

CAMPUS AVE.



PLANNED  
DEVELOPMENT



FUTURE  
DEVELOPMENT

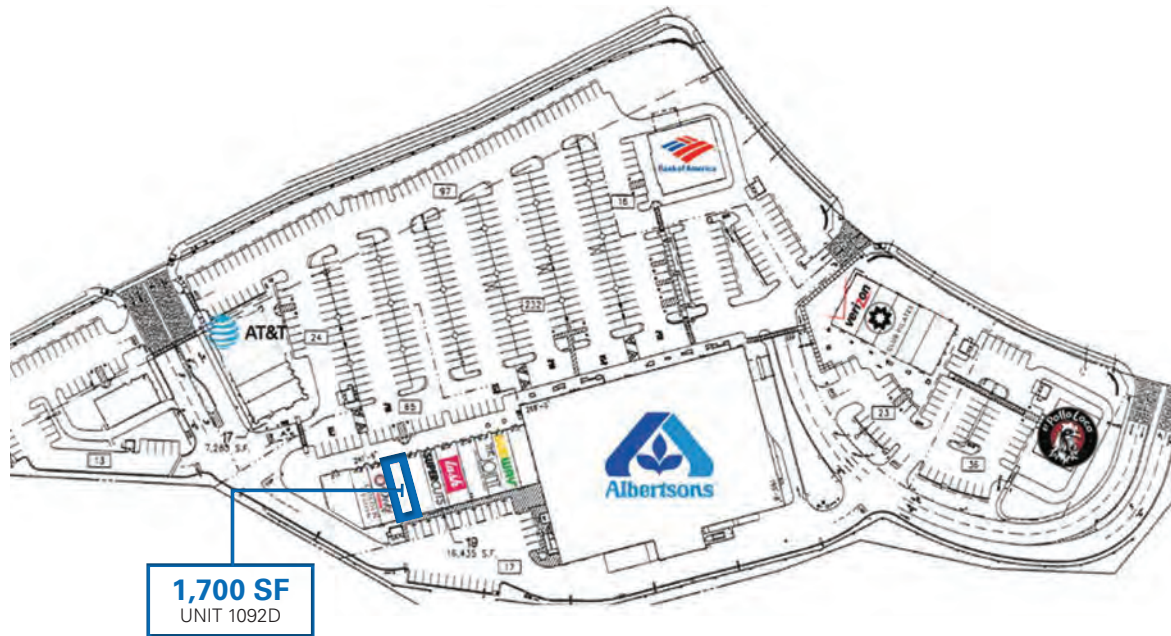
# NORTH COLONIES

New developments have been approved North of I-210 Fwy in this growing trade area - Ford of Upland, In-n-Out, ARCO and more.



Colonies Crossroads

# ALBERTSONS CENTER



## ALBERTSONS CENTER

- 1900A AT&T
- 1900C MASSAGE ENVY
- 1900E EUROPEAN WAX CENTER
- 1092A THE BACK ABBEY
- 1902B GOLDEN SPOON
- 1902C POKE DELIGHT

**1902D AVAILABLE - 1,700 SF**

- 1902E NAVY CENTER
- 1902F SUPER CUTS
- 1902G AMAZING LASHES
- 1902H DRY CLEANER
- 1902I THE JOINT CHIROPRACTIC
- 1902J WINGSTOP
- 1902K HAPPY NAILS
- 1910 ALBERTSONS
- 1916 BANK OF AMERICA
- 1118A VERIZON
- 1118C CLUB PILATES
- 1118E COMING SOON
- 1118F SAN BIAGIO'S PIZZA
- 1126 EL POLLO LOCO





Colonies Crossroads

# TARGET CENTER



## TARGET CENTER

<b>1865</b>	<b>AVAILABLE - 33,000 SF</b>
<b>1875A</b>	<b>AVAILABLE - 1,360 SF</b>
1875B	SHEER BEAUTY
1875C	CROSSROADS DENTAL
1883A	CPR CELL PHONE REPAIR
1883B	LUCKY FEET
1883C	THE HEIGHTS
1889	ROCKSTAR COMPUTERS
1895A	BATH & BODY WORKS
1895C	SCHOOLS FIRST CU
1905A	CHASE BANK
1905C	KUMA SUSHI
1905E	T-MOBILE
1915	CARLS JUNIOR
1919	WELLS FARGO
1923	KOHL'S
1927	ULTA
1931	TARGET
1935	PETSMART
1937	OFFICE DEPOT
1939	DICK'S SPORTING GOODS
1943A	RED PERSIMMON NAILS
1943B	SPORT CLIPS
1943	Z PIZZA
1943D	STARBUCKS
1945A	JERSEY MIKE'S
1945B	JUANCHO'S MEXICAN FOOD
1945C	COMING SOON
1945D	YOGIYO FROYO
1945E	ONO BBO
1945F	VERIZON
1949	CHIC-FILA



Colonies Crossroads

# NORDSTROM RACK CENTER



## TARGET CENTER

NORDSTROM RACK

OLD NAVY

**AVAILABLE - 31,125 SF**

SEPHORA

SCRUBS & BEYOND

FIVE BELOW

TILLY'S

GOLF GALAXY

TJ MAXX

BEVMO

MATTRESS FIRM

PIEOLOGY PIZZERIA

AFTERS ICE CREAM

LEAN FEAST

NEKTER JUICE BAR

HABIT BURGER

CHIPOTLE

PICK UP STIX

PANERA BREAD

CALIFORNIA FISH GRILL

OGGI'S BREWHOUSE

CHILI'S





Colonies Crossroads

# LA FITNESS CENTER



**3,700 SF**  
UNIT 1365

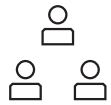
## LA FITNESS CENTER

LA FITNESS

**AVAILABLE - 3,700 SF**



# DEMOGRAPHICS



## POPULATION

1 MILE

10,035

3 MILES

117,144

5 MILES

302,592



## HOUSEHOLDS

1 MILE

3,501

3 MILES

41,625

5 MILES

99,910



## FAMILIES

1 MILE

2,857

3 MILES

30,897

5 MILES

74,629



## MEDIAN AGE

1 MILE

43.8

3 MILES

40.6

5 MILES

36.1



## HH INCOME

1 MILE

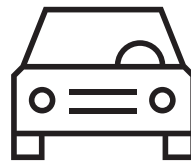
\$173,925

3 MILES

\$128,203

5 MILES

\$120,988



## TRAFFIC COUNTS

I-210 FWY. | 189,000 CPD

E. 19TH ST. | 15,000 CPD

CAMPUS AVE. | 21,900 CPD

*For More Information*

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# NEWMARK

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