# Mountain Square Plaza 250 S. Mountain Ave., Upland, CA

FOR LEASE | JR. ANCHOR SPACE AVAILABLE



**NEWMARK** 

## **Bryan Norcott**

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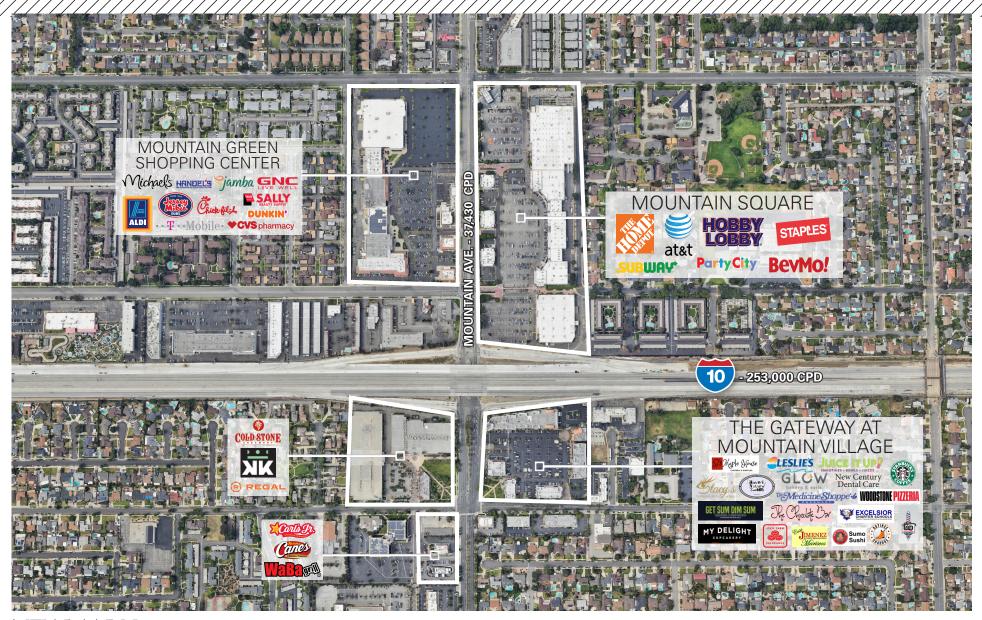
## **Pablo Rodriguez**

Managing Director t 213-340-5682 pablo.rodriguez@nmrk.com CA RE Lic. #01870757



	TENANT	SQ FT
1	Home Depot	98,064
2	Bright Now! Dental	4,000
3	Home Depot	4,800
4	LuxThreading	1,000
5	Monetary Management	1,000
6	EggnBird	1,400
7	Subway	1,000
8	Staples	24,133
9	Available	1,400
10	GolfTec	2,269
11	Available	1,806
12	AT&T Mobility	3,000
13	Beverages & More	8,970
14	America's Best Contacts & Glasses	5,000
15	China One	1,830
16	Party City	11,882
17	Guitar Center	2,095
18	HoneyBaked Ham	3,572
19	Available	1,505
20	Ahipoki Bowl	2,606
21	Ono Hawaiian BBQ	2,000
22	Available	2,400
23	GameStop	1,625
24	Available	18,000
25	Available	1,300
26	Mountain Sq. Cleaners	1,300
27	Savy Nail Spa	1,300
28	Mr. Keys	144
29	Hobby Lobby	63,748









## **Property Features**

- Plaza features ± 271,867 SF of GLA
- Situated on 22.53 Acres
- Ample parking (1,074 total spaces)
- Immediate access to and from the San Bernardino 10 Freeway

± 34,500 CPD

- Excellent regional access
- Anchor, Junior anchor, pad & shop space available



## TRAFFIC COUNTS Mountain Ave.

8th St.  $\pm$  10,700 CPD San Bernardino Fwy (I-10)  $\pm$  253,000 CPD

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	24,686	192,058	437,918
Daytime Population	11,317	70,296	154,796
Average Household Income	\$91,419	\$99,633	\$110,815

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## For More Information Contact:

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