

STATER BROS. ANCHORED CENTER

±960 SF END CAP & ±1,500 SF OFFICE SPACE FOR LEASE

1623 & 1633 N. Mountain Ave., Upland, CA 91784



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PROGRESSIVE
REAL ESTATE PARTNERS

EXECUTIVE SUMMARY



SPACES AVAILABLE HIGHLIGHTS

- ±1,500 SF Fully Built Out Office leased to a successful CPA who is retiring this year. Available May 1, 2022
- ±960 SF End Cap leased for the past 45 years to a jewelry tenant who is retiring this year. The Jewelry store has been in the center since the center first opened in 1976. Available June 30, 2022

SHOPPING CENTER HIGHLIGHTS

- High grossing Stater Bros. Anchored Center
- Mountain Plaza rarely has vacancy
- Average income \$141,936 within a one-mile radius
- Residential in all directions with minimal retail competition
- Many businesses in the center have operated for over 20 years

REGIONAL MAP



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SPACE 1633: OFFICE SPACE PHOTOS



SPACE 1623: END CAP PHOTOS



RETAILER MAP



SITE PLAN



DEMOGRAPHICS

	1 mi	2 mi	3 mi
<u>POPULATION</u>			
2021 Total Population	14,259	51,903	113,164
2021 Median Age	45.7	41.0	38.5
2021 Total Households	5,119	18,827	38,301
2021 Average Household Size	2.8	2.7	2.8
<u>INCOME</u>			
2021 Average Household Income	\$141,936	\$119,930	\$116,997
2021 Median Household Income	\$118,414	\$99,405	\$96,369
2021 Per Capita Income	\$50,994	\$43,606	\$39,976
<u>BUSINESS SUMMARY</u>			
2021 Total Businesses	530	3,175	5,867
2021 Total Employees	3,449	23,212	48,642

MOUNTAIN PLAZA

Presented By



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