

Restaurant & Shop Spaces for Lease

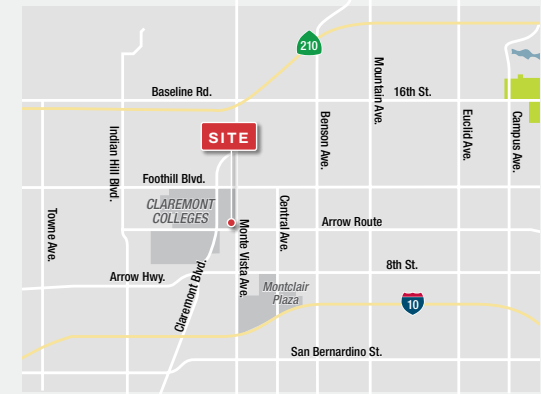
2440 W Arrow Route | SWC of Monte Vista & Arrow Route • Upland, CA

College Park
RETAIL CENTRE



- Restaurant Space for Lease with Patio: 2,125 SF
- Inline Space for Lease: 1,345 SF
- Serving Upland, Montclair and Claremont
- Over 1,000 Residential Units Within Close Proximity
- Located on Busy Monte Vista Ave – No/So Arterial Connection Between I-10 & 210 Fwy
- Roberts Sports Bowl (Coming 2nd Qtr 2026 — See Attached)

Join:



DEMOGRAPHICS	2 MILE	3 MILES	5 MILES
Population	72,647	168,316	416,720
Average HH Income	\$97,415	\$97,244	\$95,549
Daytime Population	69,850	126,913	273,040

Source: Sites USA

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Another Quality Development by:



For more information, please contact your exclusive listing agents:

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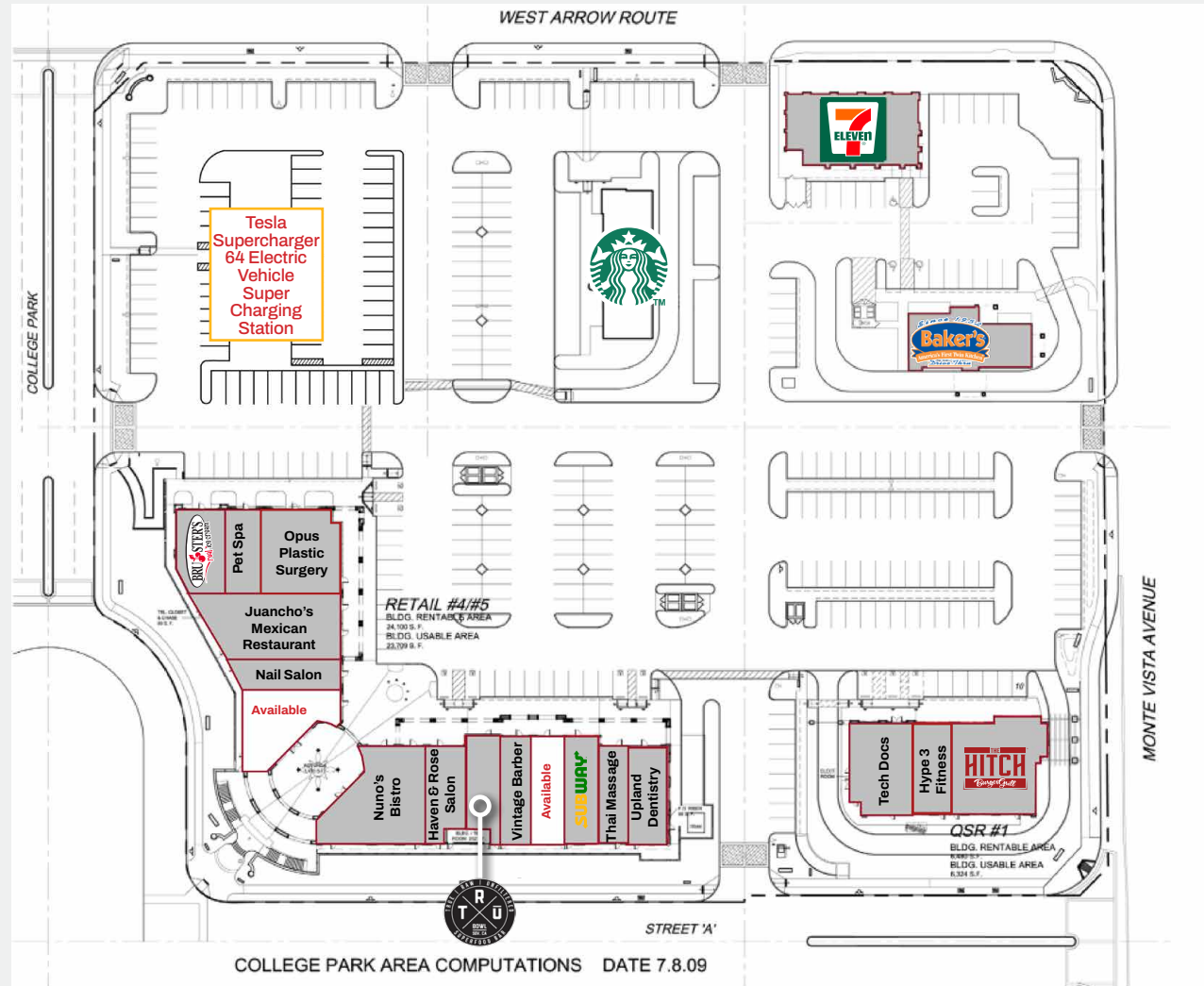
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Suite	Tenant	S.F.
4A	Nuno's Bistro	2,191
4B	Nuno's Bistro	978
4C	Haven & Rose Salon	1,413
4D	Tru Bowl	1,221
4E	Vintage Barber (Available December 31, 2026)	1,345
4F	Available	1,345
4G	Subway	1,342
4H	Thai Massage	1,101
4J	Upland Spa Dentistry	1,428
Bldg. Total		12,419
5A	Bruster's Real Ice Cream	1,524
5B	All About Paws Pet Spa	1,082
5C	Opus Plastic Surgery	2,445
5D-E	Juancho's Mexican Restaurant	3,275
5F	College Park Nails	1,230
5G	Restaurant Space Available Now	2,125
Bldg. Total		11,681
1A	Tech Docs	2,101
1B	Hype 3 Fitness	1,202
1C-1D	The Hitch	3,101
Bldg. Total		6,480
Total In-Line Retail		30,525



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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
- Hundreds of residential units approved for construction
- 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. Including Rancho Monte Vista Apartments, Arrow Vista Village and College Park Apartment Homes and 89 recently built homes by Standard Pacific
- 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
- Walkable community to thousands of residents



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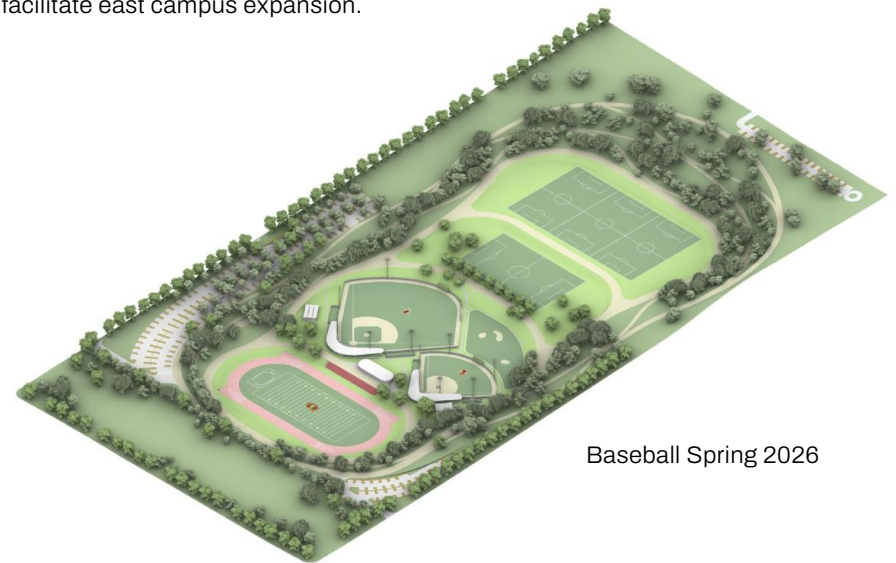
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Aerial View of East Campus Site



Full Build Out of Roberts Sports Bowl (Claremont McKenna College East Campus)

Billionaire George Roberts, co-founder of private equity firm Kravis, Kohlberg and Roberts donates \$140 million to Claremont McKenna to facilitate east campus expansion.



Baseball Spring 2026

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