



**INTERACTIVE
LEASING BROCHURE**

DRIVE-THRU PAD AVAILABLE | FREESTANDING RESTAURANT

8410 FOOTHILL BLVD

RANCHO CUCAMONGA, CA 91730



**PACIFIC
DENTAL SERVICES®**



COMING SOON

OPPORTUNITY HIGHLIGHTS

- Rare drive-thru opportunity in Rancho Cucamonga's supply constrained market
- Ability to add elevated pylon signage to gain maximum exposure along Foothill Blvd - Rancho Cucamonga's main east-west corridor
- Starbucks and Pacific Dental Services coming soon!
- Close Proximity to Victoria Gardens & Terra Vista Town Center
- Tenants already at the intersection include:



COMING SOON



PACIFIC
DENTAL SERVICES®

STARBUCKS®



\$4.35 PSF
ASKING RENT



\$1.00 PSF
ESTIMATED NNN



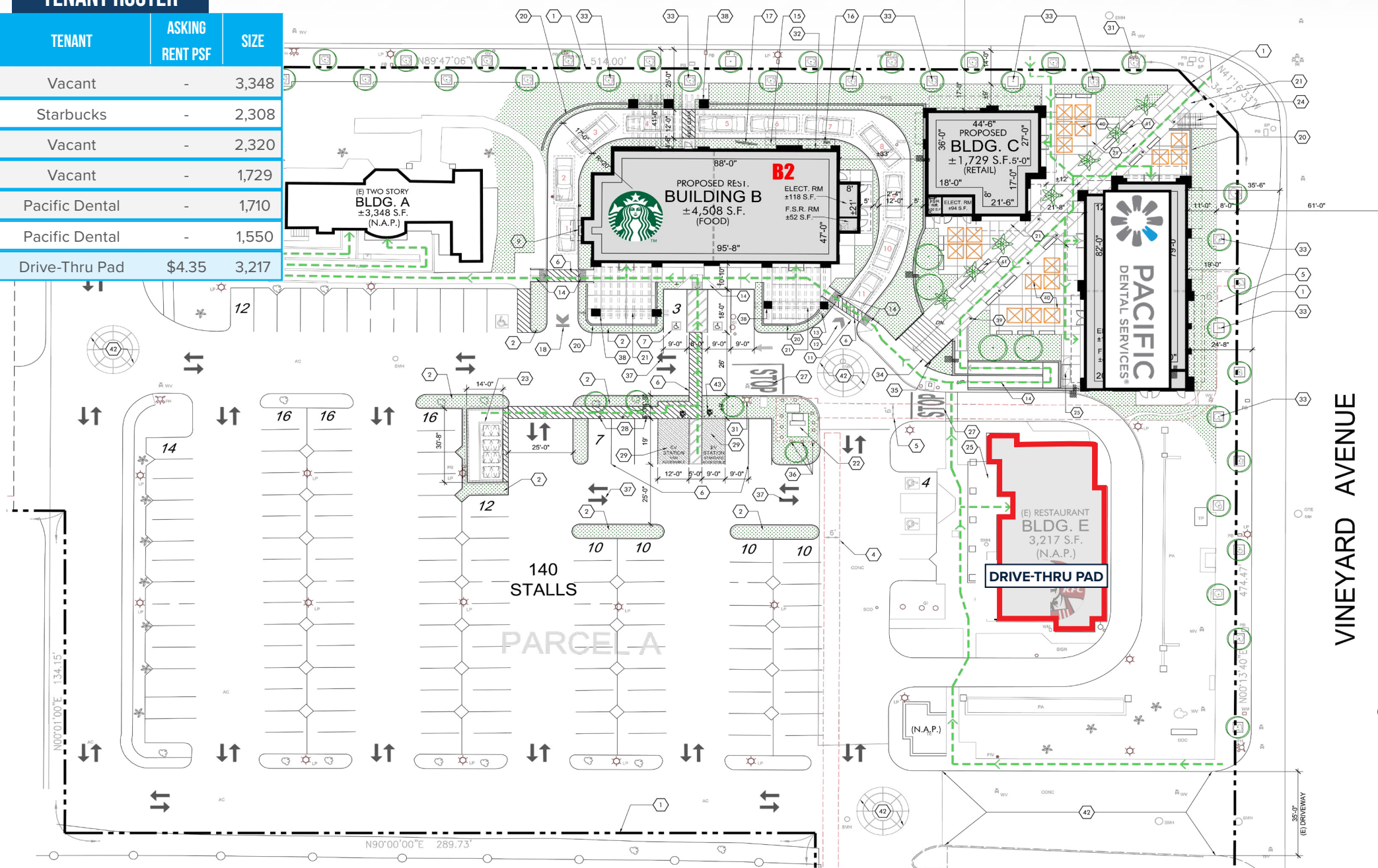
± 3,217 SF
AVAILABLE SPACE

SITE PLAN

TENANT ROSTER

SUITE	TENANT	ASKING RENT PSF	SIZE
A	Vacant	-	3,348
B1	Starbucks	-	2,308
B2	Vacant	-	2,320
C	Vacant	- <td 1,729	
D1	Pacific Dental	-	1,710
D2	Pacific Dental	-	1,550
E	Drive-Thru Pad	\$4.35	3,217

FOOTHILL BOULEVARD



ELEVATED PYLON SIGNAGE

OPPORTUNITY

GAIN EXPOSURE ON FOOTHILL BLVD



AREA TENANT MAP



AREA OVERVIEW



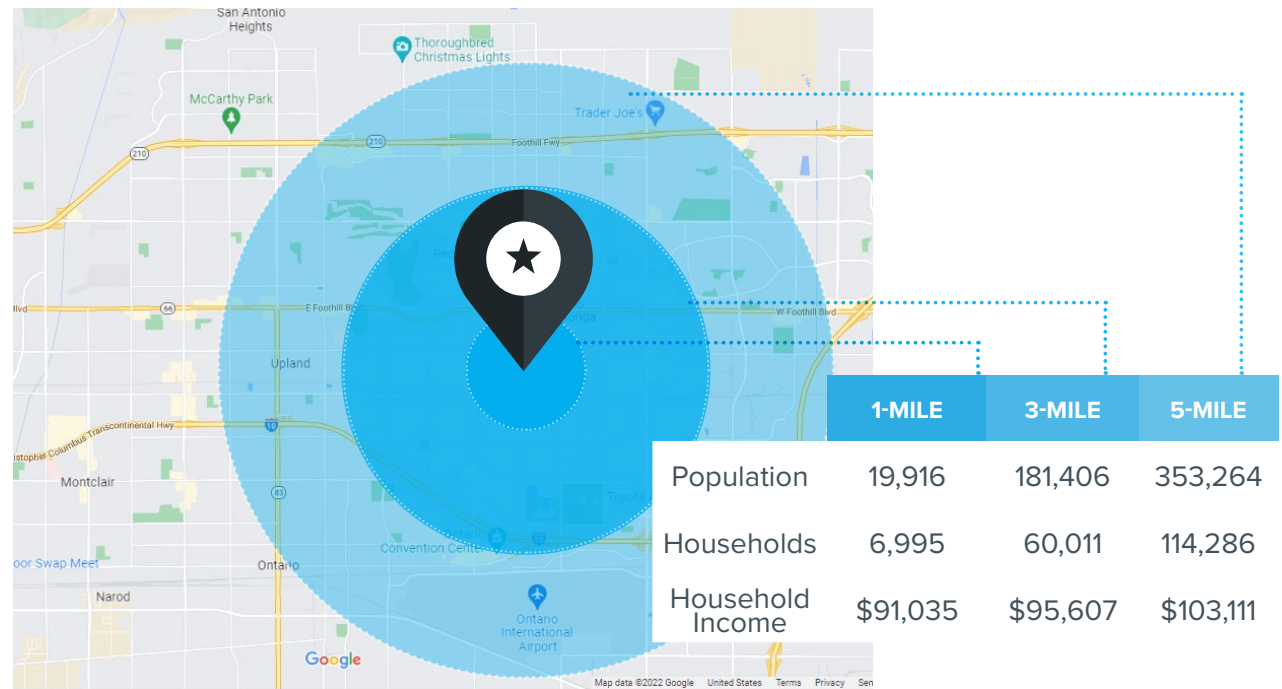
RANCHO CUCAMONGA, CA

Rancho Cucamonga covers city area of 40.12 square miles and has a population of over 176,000 people. This city is the 28th most populated city in California. The town is nestled in the foothills of San Gabriel Mountains and Angeles National Forest in San Bernardino. Rancho Cucamonga is about 37 miles east of Los Angeles. The city has much agricultural history including winemaking. The town is conveniently located not major transportation hubs, airports, highways, shopping centers, and more. Residents of the town love living here for many reasons such as weather, job opportunities, diversity, activities, and more. People are moving to Rancho Cucamonga because of its family-friendly and diverse city, safety, and ideal location. There is much to explore in this city, and it offers several opportunities for anyone who resides or visits here.

ECONOMIC SNAP SHOT

- » The job market has increased by 2.3% in the last year and is expected to grow by 40.4% in the next 10 years, much higher than the US average.
- » The average income of a resident is \$31,528 and the median household income is \$77,061, both are much higher than the US averages.
- » The city employs over 88,000 people and the largest industries include Health Care, Education, and Retail Trade.

DEMOGRAPHICS



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EXCLUSIVE LEASING AGENTS

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