FOR LEASE · RETAIL OPPORTUNITIES

CBRE



The Colonies Crossroads

UPLAND, CALIFORNIA

1,000,000 SF · I-210 & CAMPUS AVENUE

Seven retail opportunities from 1,300 to 33,000 square feet

01 — THE DESTINATION

The western Inland Empire's most-visited power center.

Set against the San Gabriel Mountains at the I-210 and Campus Avenue interchange, The Colonies Crossroads is the dominant retail destination of the western Inland Empire. Target, Kohl's, The Home Depot, Albertsons, Nordstrom Rack, Dick's Sporting Goods, T.J. Maxx and Macy's anchor a million square feet of retail that draws shoppers from Upland, Rancho Cucamonga, Claremont and beyond.

$183,322

Average household income within 1 mile

121,083

Population within 3 miles

10.6M

Annual visits, up 5.4% year over year

#1

Most-visited of 47 centers within 15 miles

Top 1%

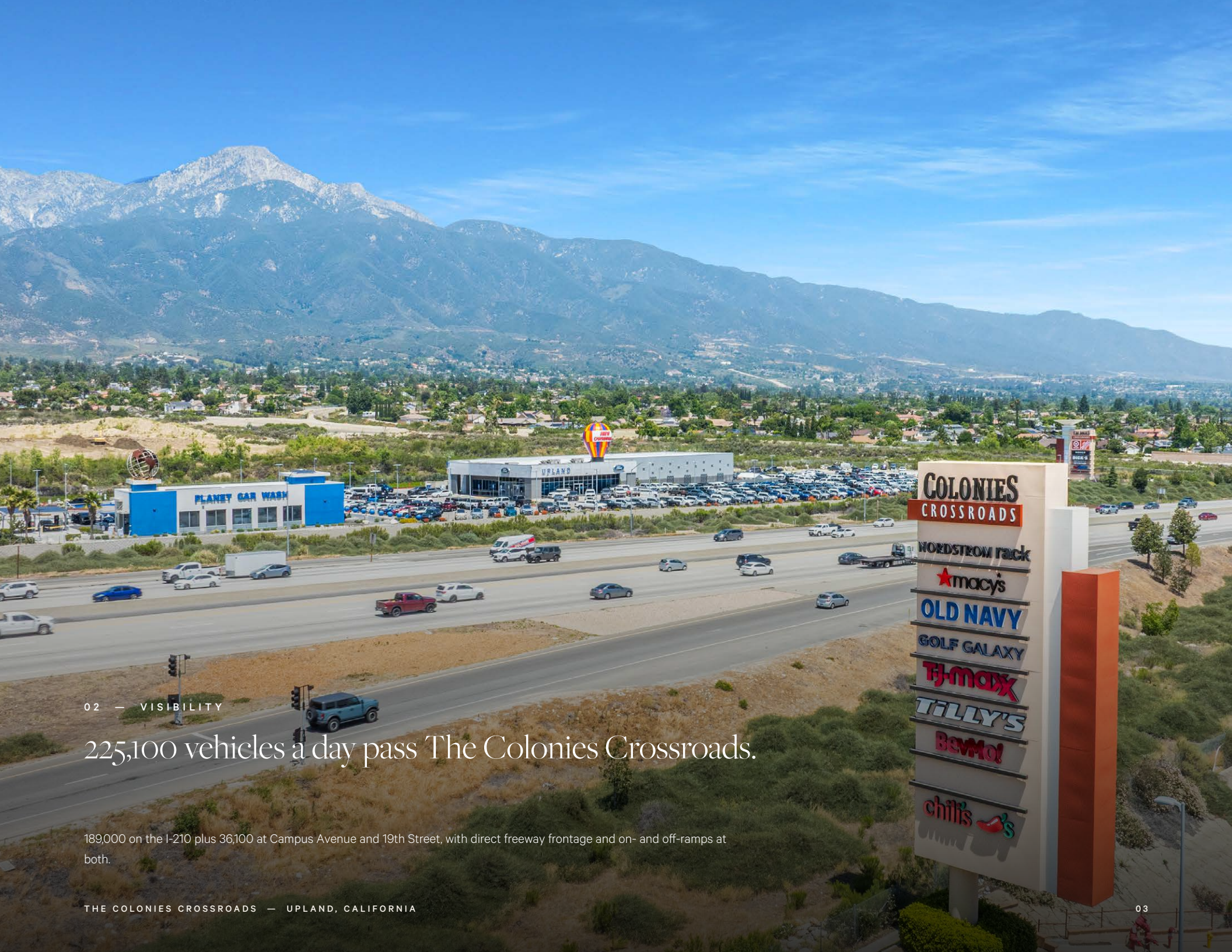
Nationally — 32nd of 7,537 comparable centers

42 min

Average visit length

Visitation data: Placer.ai, November 2025 – October 2026.





02 — VISIBILITY

225,100 vehicles a day pass The Colonies Crossroads.

189,000 on the I-210 plus 36,100 at Campus Avenue and 19th Street, with direct freeway frontage and on- and off-ramps at both.

Seven opportunities, one address.



1 33,000 SF

1865 N CAMPUS AVE

Target Center

Junior anchor on Campus Avenue — available with notice

2 14,000 SF

1937 N CAMPUS AVE

Target Center

Former Office Depot in the soft-goods cluster

3 ±1,400 SF

1943 N CAMPUS AVE, STE D

Target Center

Former Starbucks, second-generation café

4 5,199 SF

1173 E 19TH ST

Nordstrom Rack Center

Second-generation restaurant with I-210 exposure

5 4,000 SF

1271 E 19TH ST

Nordstrom Rack Center

In-line between Five Below and Sephora

6 1,300 SF

1365 E 19TH ST, STE D

Club Studio Center

In-line shop; combines with Ste C for ±2,700 SF

7 ±1,400 SF

1365 E 19TH ST, STE C

Club Studio Center

Available now; combines with Ste D for ±2,700 SF

Target Center

Anchored by Target, Kohl's and Dick's Sporting Goods.





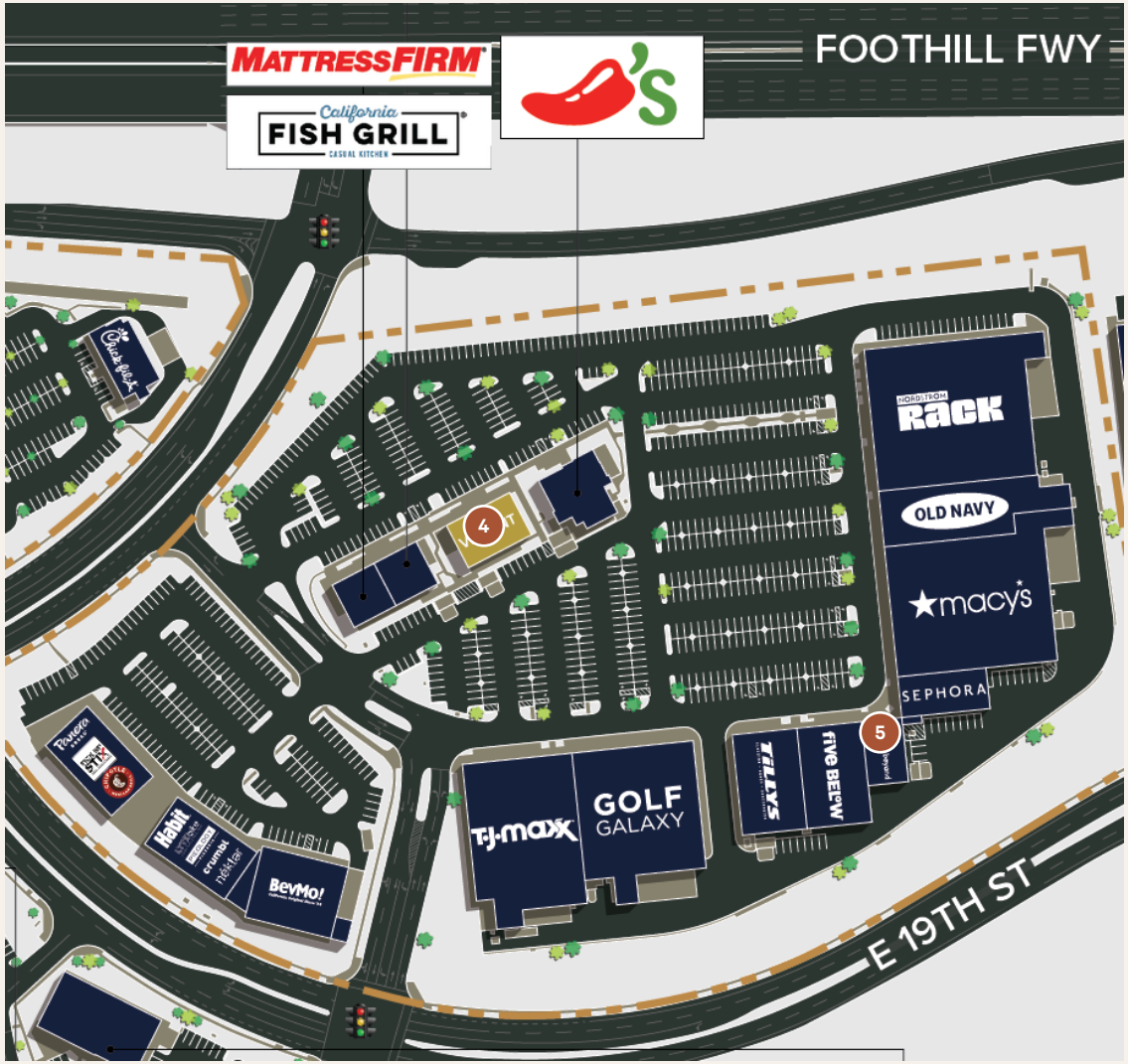
Space 1 — 33,000 SF junior anchor on Campus Avenue.

TENANT ROSTER

1865	**Going Going Gone! · with notice (1)**
1875A	See's Candies
1875B	Sheer Beauty
1875C	Crossroads Dental
1883A	CPR Cell Phone Repair
1883B	Lucky Feet
1883C	The Heights
1889	SchoolsFirst FCU ATM
1895A	Bath & Body Works
1895C	SchoolsFirst FCU
1905A	Chase Bank
1905C	Kuma Sushi
1905E	T-Mobile
1915	Carl's Jr.
1919	Wells Fargo
1923	Kohl's
1927	Ulta
1931	Target
1935	Petsmart
1937	**Available · 14,000 SF (2)**
1939	Dick's Sporting Goods
1943A	Red Persimmon Nails
1943B	Sport Clips
1943	Picante Peruvian
1943D	**Available · ±1,400 SF (3)**
1945A	Jersey Mike's
1945B	Juancho's Mexican Food
1945C	Pho Ha Tien Vietnamese Restaurant
1945D	Yogiyo Frozen Yogurt
1945E	Ono Hawaiian BBQ
1945F	Verizon
1949	Chick-fil-A

Nordstrom Rack Center

Nordstrom Rack, Macy's, Old Navy, T.J. Maxx and Sephora.



TENANT ROSTER

1053C	Panera Bread
1053B	Pick Up Stix
1053A	Chipotle
1071E	The Habit Burger Grill
1071D	Nektar Juice Bar
1071C	Lyte Bite
1071B	Crumbl Cookies
1071A	Pieology
1095	BevMo!
1151	TJ Maxx
1221	Golf Galaxy
1257	Tilly's
1263	Five Below
1271	**Available · 4,000 SF (5)**
1289	Sephora
1293	Macy's
1295	Old Navy
1301	Nordstrom Rack
1191	Chili's
1173	**Available · 5,199 SF (4)**
1135	California Fish Grill
1135B	Mattress Firm

Club Studio Center

Club Studio and The Home Depot, with direct 19th Street access.





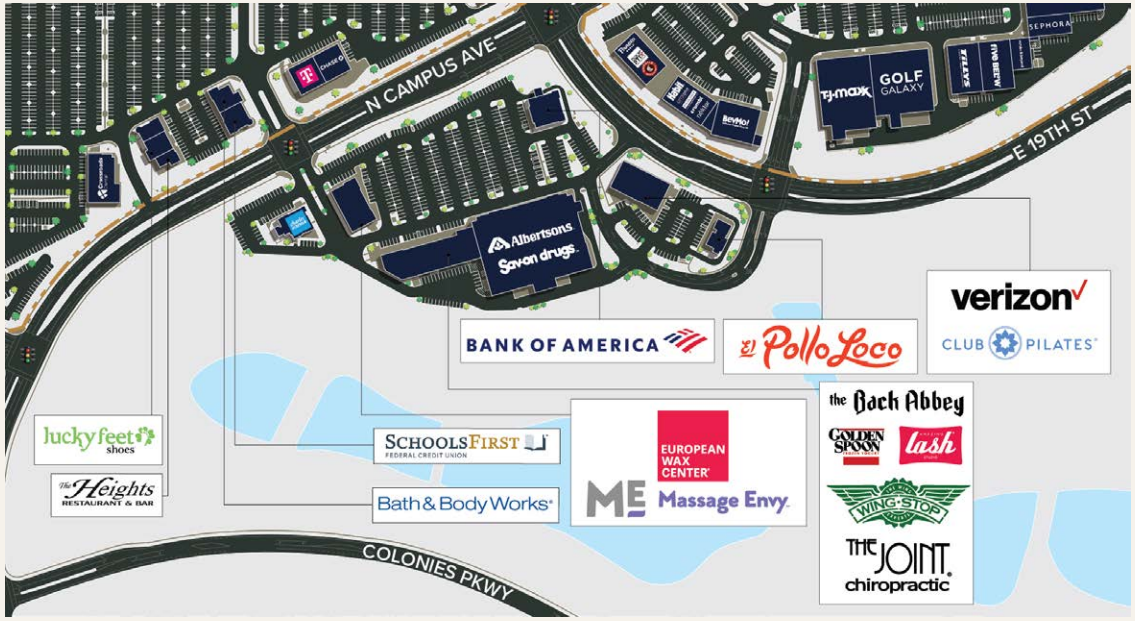
Club Studio and the 19th Street shops.

TENANT ROSTER

1351	Club Studio
1365A	Palm Beach Tanning
1365B	The Dripp Bar
1365C	**Available · ±1,400 SF (7)**
1365D	**Available · 1,300 SF (6)**
1365E & F	Foothill Credit Union

Albertsons Center

Albertsons, Bank of America and everyday services.





Daily-needs services anchored by Albertsons.

TENANT ROSTER

1890	Charles Schwab
1900A	Nothing Bundt Cakes & PopUp Bagels
1900C	Massage Envy
1900E	European Wax Center
1092A&B	The Back Abbey
1902C	El Guero Mariscos
1902D	Sourdough & Co.
1902E	Navy Center
1902F	Supercuts
1902G	Amazing Lash Studio
1902H	Colonies Cleaners
1902I	The Joint Chiropractic
1902J	Wingstop
1902K	Pansy Nails & Spa
1910	Albertsons
1916	Bank Of America
1118A	Verizon
1118C	Club Pilates
1118E	Brew Bee's Coffee
1118F	San Biagio's Pizza
1126	El Pollo Loco



08 — THE CENTER

Mission-style architecture, mature palms and mountain views.







Space 4 — the former Oggi's, a 5,199 SF second-generation restaurant on the I-210.

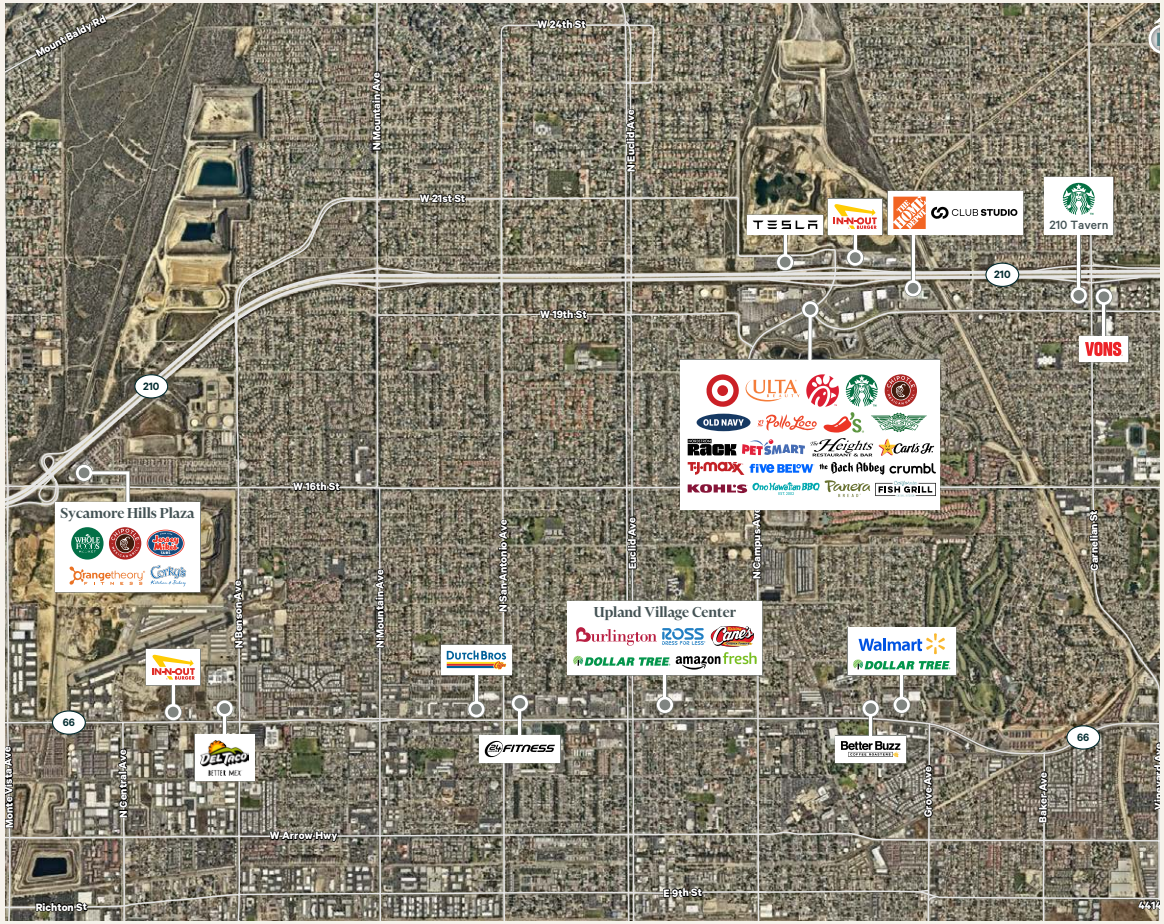
09 — PROVEN PERFORMANCE

National brands that outperform here.

1.6M	**TARGET** annual visits, +3% year over year
980K	**THE HOME DEPOT** annual visits
867K	**ALBERTSONS** annual visits, +2% year over year
814K	**CHICK-FIL-A** annual visits, +4% year over year
627K	**KOHL'S** annual visits — #9 of 105 Kohl's in California
577K	**DICK'S SPORTING GOODS** annual visits — #13 of 48 in California
521K	**T.J. MAXX** annual visits, +10% year over year
479K	**CLUB STUDIO** annual visits in its first full year

Source: Placer.ai, November 2025 – October 2026.

An affluent, established trade area.



105,091

Daytime population, 3 miles

43,312

Households, 3 miles

189,000

Vehicles per day on the I-210

36,100

Vehicles per day, 19th St & Campus Ave

KEY DISTANCES

I-210 Freeway	**Immediate**
Foothill Boulevard	**1 mile**
I-10 Freeway	**2 miles**
Ontario International Airport	**3 miles**
Rancho Cucamonga	**3 miles**
The Claremont Colleges	**4 miles**

Trade-area median household income of $105.7K versus $99.2K statewide (Placer.ai True Trade Area, Census 2024). Radius demographics per CBRE.



The Colonies Crossroads

I-210 & CAMPUS AVENUE · UPLAND, CALIFORNIA

PADS & SHOPS

Pablo Rodriguez

First Vice President, CBRE
+1 909 418 2041
pablo.rodriguez1@cbre.com
Lic. 01870757

ANCHORS

Bryan Norcott

Executive Managing Director, Newmark Pacific
+1 213 298 3595
bryan.norcott@nmrk.com
Lic. 01200077

Bill Bauman

Vice Chairman, Newmark Pacific
+1 213 298 3593
bill.bauman@nmrk.com
Lic. 00969493

NEWMARK | PACIFIC

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE