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BUSINESS GROWTH OPPORTUNITIES - RETAIL AND PROPERTIES / SPRING 2009

**VICTORIA COMMONS**  
 SOUTHEAST CORNER OF Foothill Boulevard AND ROCHESTER AVENUE, RANCHO CUCAMONGA



Located on Foothill Boulevard, also known as Historic Route 66, this outstanding retail opportunity is only one block from Victoria Gardens regional life style center. This newly constructed shopping center includes leasing opportunities for a sit-down restaurant, bank, and retail space. The property is adjacent to a new 40,000 square foot office building and is accessible via the I-15 Freeway.

MIKE NELSON, CITY OF RANCHO CUCAMONGA  
 909.477.2700 EXT 2052  
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**VINTNER'S GROVE**  
 NORTHWEST CORNER OF ARROW ROUTE AND HAVEN AVENUE, RANCHO CUCAMONGA



Vintner's Grove is strategically located in the heart of Rancho Cucamonga. This master-planned mixed-use campus includes two premier three-story Class A office buildings ideal for corporate or administrative uses. The two office buildings total 120,972 square feet and are for sale or lease. The property, in close proximity to restaurants and shopping, has immediate access to the LA/Ontario International Airport, I-10 and I-15 Freeways.

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**VICTORIA GATEWAY CENTER**  
 12188-12260 FOOTHILL BOULEVARD, RANCHO CUCAMONGA



The 38,885 square foot former Circuit City building is available for lease in the Victoria Gateway Center. Other tenants in the center include REI, Fresh & Easy Neighborhood Market, and BevMo. Built in 2005, the Center, adjacent to Victoria Gardens regional life style center, is located at the intersection of Foothill Boulevard (Route 66) and Day Creek Boulevard in the City of Rancho Cucamonga.

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**COLLEGE PARK RETAIL CENTRE**  
 SOUTHWEST CORNER MONTE VISTA AVENUE AND ARROW ROUTE, UPLAND



College Park Retail Centre is at the heart of the 40-acre College Park master-planned development. College Park will have 40,000 square feet of retail, 448 luxury apartments and 90 single family homes. The center is within walking distance from all the Claremont Colleges with over 7,500 students and 3,300 faculty and staff. The shopping center can accommodate freestanding restaurants, banks and gas station as well as quick-service restaurants, traditional retail and service oriented retail from 1,000-5,000 square feet. National tenants such as Subway and Fantastic Sam's have committed to the project in addition to several local and regional retailers.

IRIS PATRONITE, CITY OF UPLAND 909.931.4303  
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**VICTORIA PROMENADE**  
 NORTHEAST CORNER OF Foothill Boulevard AND ROCHESTER AVENUE, RANCHO CUCAMONGA



Victoria Promenade is nearing completion. There are still in-line retail and office spaces available ranging between 1,100 to approximately 1,789 square feet on both the first and second floors with two out pads, 4,934 and 7,368 square feet. In total, the center totals 137,000 square feet that is anchored by a Four Points four-story hotel with approximately 112 rooms. Located in a strong retail corridor, national tenants within the intersection include Home Depot, 24-Hour Fitness and Denny's. The site is close to Ontario Mills and LA/Ontario International Airport and less than one mile from Victoria Gardens and Sears Grand.

SANDIE SMITH / ANGIE NETT / MARIO ALVAREZ,  
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**THE COLONIES CROSSROADS**  
 210 FREEWAY AND CAMPUS AVENUE, UPLAND



The Colonies Crossroads is an ideally situated, prestigious open-air community center. Tenants include Target, Kohl's, Home Depot, and Albertson's. Phase III is currently undergoing the entitlement process and will include approximately 17.53-acres of which includes 74,590 square feet of retail space and three freestanding restaurant pads ranging from 6,000 to 7,500 square feet each. Anticipated tenants for this phase include Best Buy, Nordstrom Rack, Fresh & Easy Neighborhood Market, and BevMo.

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