

11995 FOOTHILL BLVD

RANCHO CUCAMONGA, CA



±2,233 SF 2ND GENERATION RESTAURANT + PATIO
FOR LEASE





2nd generation restaurant opportunity



2,233 sf +
540 sf patio



available-now



parking available

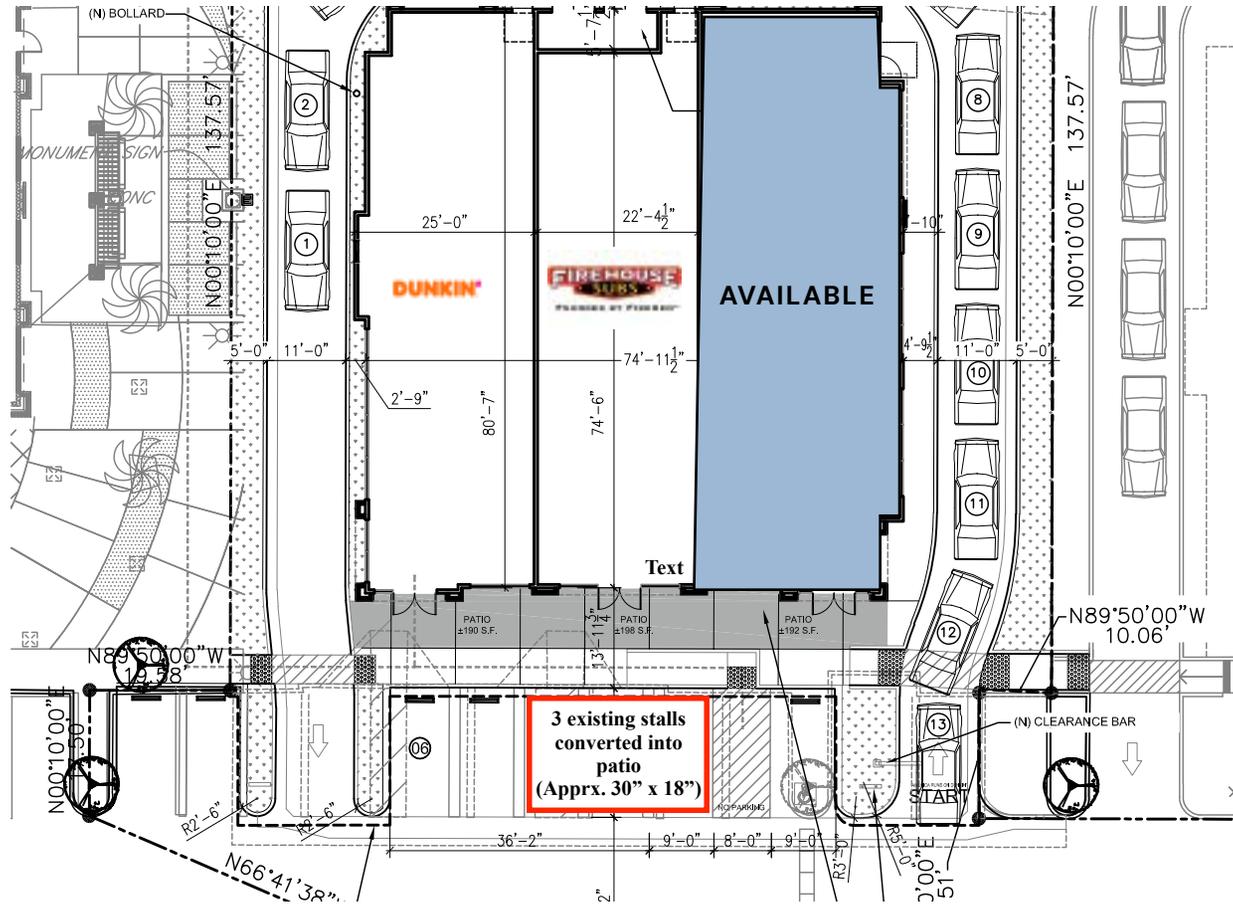
Property Highlights

- Victoria Gardens is located to the NE of the site and has an estimated 16 million visitors annually.
- Great visibility with $\pm 30,000$ CPD on Foothill Blvd. (Route 66).
- Excellent demographics with Average Household Incomes in excess of \$137,000 within 3 miles.
- Neighboring tenants include: 24 Hour Fitness, Best Buy, BevMo!, Home Depot, REI, ULTA Beauty & More!

RANCHO CUCAMONGA
RUNS ON DUNKIN'

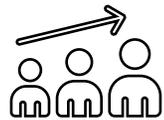
Floor Plan

Foothill Blvd.



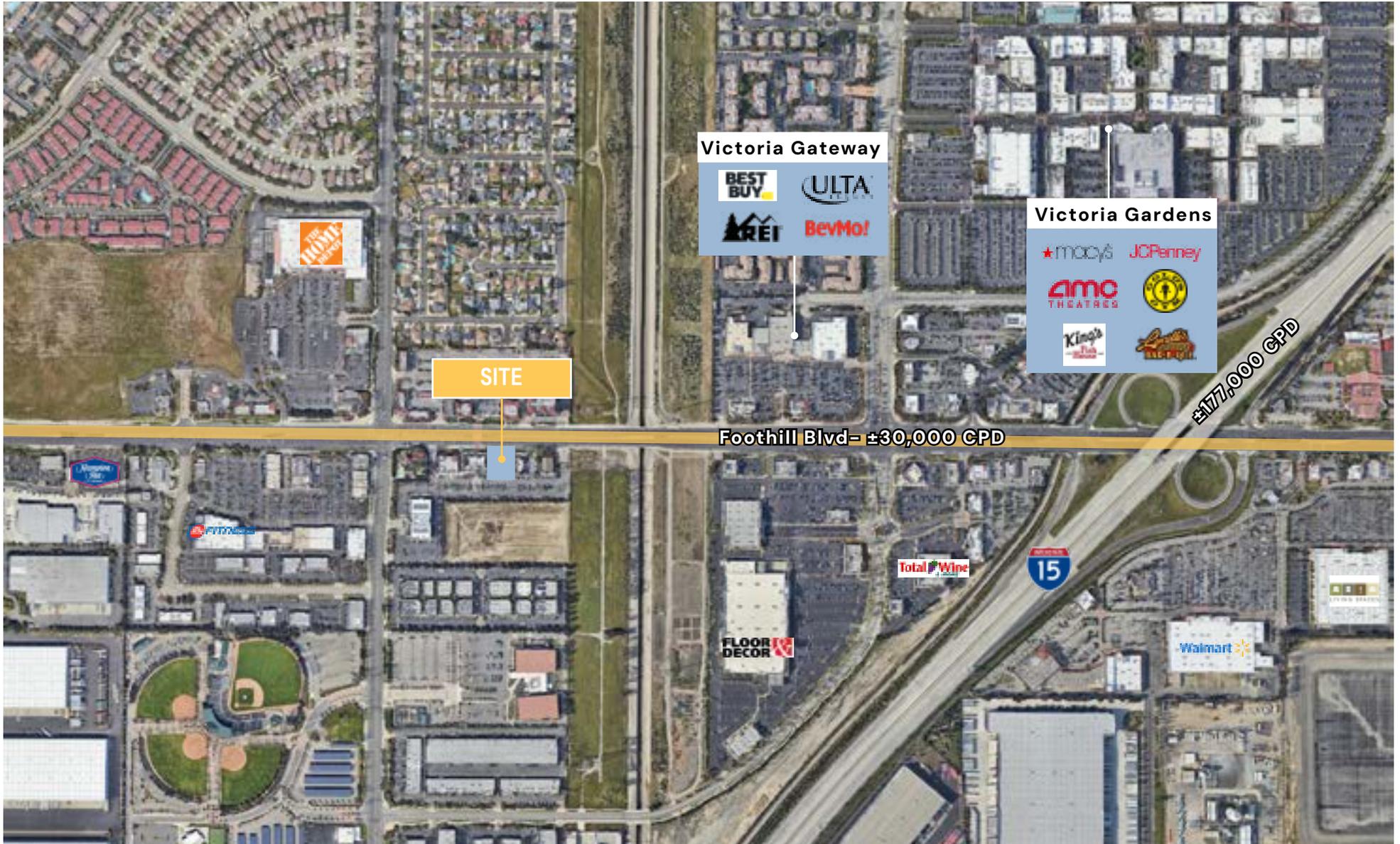
2,233 SF + 540 SF PATIO

Demographics



	Total Population	Employee Population	Median Age	Avg. Household Income	Median Home Value
1 mile ▶	13,239	8,032	34.7	\$132,817	\$678,207
3 miles ▶	124,271	65,768	35.6	\$137,229	\$672,462
5 miles ▶	272,837	140,677	35.7	\$140,198	\$668,809

Local Aerial





For more information contact:

Blake Kaplan
Managing Director
License #02001158
Tel: +1 909 702 3367
blake.kaplan@jll.com

Drew Olson
Vice President
License #02051219
Tel: +1 949 870 0565
drew.olson@jll.com

Erik Westedt
Managing Director
License #01372758
Tel: +1 213 545 4500
erik.westedt@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

