

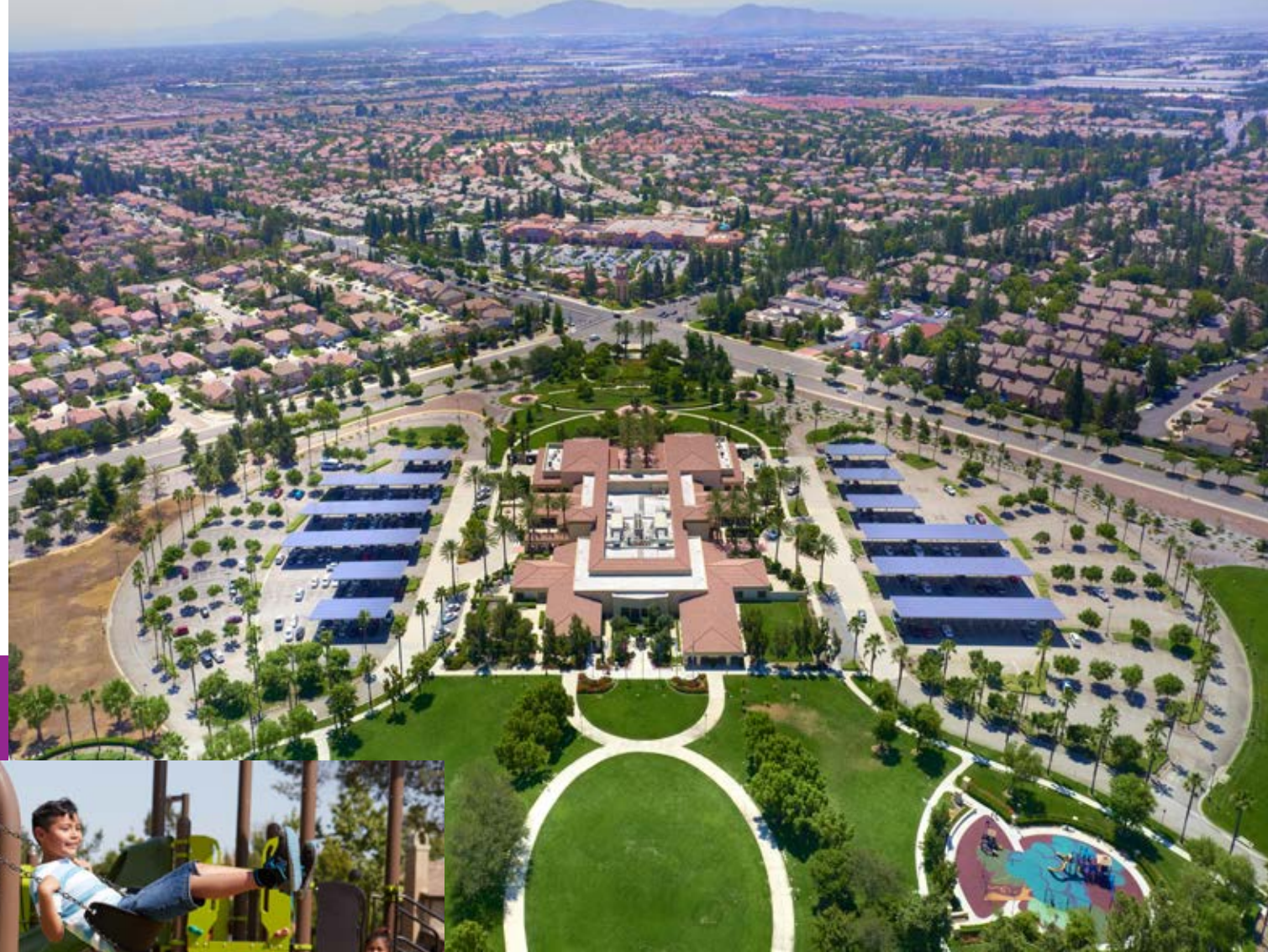


A WORLD CLASS COMMUNITY **DRIVING GROWTH**

# RANCHO CUCAMONGA

## A WORLD CLASS COMMUNITY

People who live and work here believe the City provides a better, safer, healthier, more vibrant and equitable place than any other community in California. The idea of being the best and creating something unique, that does not exist elsewhere, is the essence of Rancho Cucamonga.



# BIG IDEAS

-  Design for People First
-  Provide Connectivity and Accessibility
-  Create Destinations
-  Establish Rancho Cucamonga as the Cultural and Economic Hub of the Inland Empire
-  Address Environmental Justice

The City is continuously pushing the envelope and always innovating in pursuit of excellence, as we aspire to be equal to or better than those great places throughout the world that people associate with a high quality of life.



## Did You KNOW?

*The Inland Empire is the same size as the State of South Carolina!*



# PATH

PEOPLE + AMENITIES + TRANSPORTATION + HOUSING =

## A BETTER INLAND EMPIRE



## PEOPLE



**TOP 15**  
SAFEST CITY IN THE STATE

**46.5** SQ. MILES

210 10 15

**Growth**  
Specialized industries that are well positioned to grow:

- Retail
- Restaurants
- Full Service Hotels
- Electric Vehicles Sales / Services
- Advanced Manufacturing
- Medical Manufacturing
- Food / Beverage Manufacturing

**174,476** RANCHO CUCAMONGA POPULATION

**4.6M** INLAND EMPIRE

**8.2%** POPULATION GROWTH FROM 2010 TO 2021

**71,845** TOTAL JOBS

## Top Private Employers

- Inland Empire Health Plan
- Amphastar Pharmaceuticals
- Frito Lay
- Bass Pro Shops
- Walmart
- C&C Organization
- Coca-Cola Bottling Co.
- Artic Mechanical
- Macy's
- Adecco

LIVE.  
WORK.  
PLAY.  
SHOP.  
DINE.  
STAY.



Loan Mart Field at Quakes Stadium

## AMENITIES

- Victoria Gardens
  - HART District
  - Haven City Market
  - Lewis Family Playhouse
  - Joseph Filippi Winery
  - Multiple Breweries
  - Pacific Electric Trail
  - Future Dog Park at Central Park
  - 30+ City Parks
- plus more...*



Victoria Gardens



North Etiwanda Preserve



Victoria Gardens Cultural Center



Historic Route 66



Cucamonga Station

# HART DISTRICT

## A NEW DISTRICT WITHIN A NEXUS

The HART District is a new transit-oriented, mixed-use district, elevating the area into a walkable, culture-rich experience.

Located within the area of Haven Avenue, Arrow Route, Rochester Avenue and the Transit station in Rancho Cucamonga, it will serve as a crossroads of food, travel, culture and commerce. The HART District is poised to be the next key economic catalyst in the region.

The City of Rancho Cucamonga, Omnitrans, Greater Ontario California (GOCAL), Ontario International Airport, and San Bernardino County have established a joint effort for the project development.



the HART DISTRICT



# CUCAMONGA STATION

Serving as a key transportation hub for multiple modes of transportation service, Cucamonga Station will be a full-service multi-modal transportation hub in the heart of the Inland Empire with planned projects and enhancements that will elevate the regions foothold of being a global connectivity point and destination to everything California has to offer.

The Cucamonga Station's strategic location makes the vision for the HART District as a 21st Century Employment District a reality, creating a catalyst for employment growth; an economic driver for technology, businesses, entertainment, and development; and a touchstone for a thriving community culture.

*Connecting people through rail, bus, and air to destinations throughout Southern California and beyond.*



Proposed rendering of Cucamonga Station

## TRANSPORTATION

### KEY PROJECT FEATURES

-  New designated passenger waiting areas with modern amenities
-  Omnitrans will provide Bus Rapid Transit (BRT) service and new multi-bay bus terminals
-  High-speed rail between Rancho Cucamonga and Las Vegas, with easy connections from Los Angeles via Metrolink San Bernardino Line
-  New bicycle paths, sidewalks, walkways, and platforms; connectivity to 6th Street bicycle track
-  Metrolink San Bernardino Line that extends to Redlands through the new Metrolink Arrow Line
-  Entrance to the tunnel to the Ontario International Airport
-  Taxis and ride-shares services

# DRIVING GROWTH

Rancho Cucamonga has identified specific parts of the city where the vision indicates focused change. The potential value of coordinated private and public investment in these areas is especially high.

*Rancho Cucamonga is driving growth by:*

- Providing a rich variety of housing options
- Creating an exceptional place to live, work and thrive
- A care for community through intentional planning and growth
- 8 focus areas to implement PlanRC
- Densifying key corridors and centers
- Encouraging sustainable and alternative forms of transportation

## 60,797 Existing Units



**2,373 Units**  
IN REVIEW



**1,414 Units**  
APPROVED



**1,453 Units**  
UNDER CONSTRUCTION



**146,849 SF**  
NON-RESIDENTIAL  
IN REVIEW, APPROVED,  
UNDER CONSTRUCTION



# VICTORIA GARDENS

## CITY VISION

A pedestrian-oriented, transit-ready environment with intense concentrations of retail and civic activity, employment, and multi-family housing.



**1.2 Million SF**  
open air town center at the heart of a 160-acre, "main street" community



**Over 16 Million**  
shoppers visit annually

**AVAILABLE FOR LEASE**  
3,400-9,100 SF

**APN**  
1090-531-03-0000  
1090-551-04-0000

**TOTAL BUILDING**  
1.2M sf.

**LAND SIZE**  
40 ac.

**GENERAL PLAN**  
City Center (C)

**ZONING:**  
Center 2 Zone (CE2)

- PERMITTED USES**
- General Retail
  - Personal Services
  - Banks
  - Restaurants / Cafes



# SANCTITY HOTEL TAPESTRY COLLECTION BY HILTON

**AVAILABLE FOR LEASE**  
14,000 SF  
12255 Base Line Rd.

## CITY VISION

A range of daily needs-commercial goods and services, civic amenities, and community gathering spaces-at prime locations within easy reach of neighborhood residents.



**APN**  
1090-331-20-0000

**LAND SIZE**  
1.83 ac.

**GENERAL PLAN**  
Neighborhood Center (C)

**ZONING**  
Neighborhood General 3 Limited (NG3-L)

## PERMITTED USES

- General Retail
- Personal Services
- Banks
- Restaurants / Cafes
- Office



**Prime Restaurant**  
and spa space located within 68-room boutique hotel



**Walking Distance**  
from 380-unit residential development

# HAVEN + ARROW

**AVAILABLE  
FOR LEASE**  
24,000 SF

SWC Haven Ave. and Arrow Rt.

## CITY VISION

A mix of uses at moderate development intensities along Foothill Boulevard. Medium- and medium-high density residential and a broad range of commercial uses.



**APN**  
0209-092-09-000

**LAND SIZE**  
8.1 ac.

**GENERAL PLAN**  
City Corridor Moderate (MU)

**ZONING**  
Corridor 1 Zone (CO1)

**PERMITTED USES**

- General Retail
- Personal Services
- Banks
- Restaurants / Cafes
- Office

 **248 Units**  
Residential

 **29,671 Volume**  
on daily average  
Haven Ave. and Arrow Rt.

**AVAILABLE  
FOR LEASE**  
6,973/24,000 SF  
11530-11540 4th St.

**APN**  
0229-411-05-0000  
0229-411-04-0000  
0229-411-03-0000  
0229-411-02-0000  
0229-411-01-0000

**TOTAL BUILDING**  
110,000 sf.

**LAND SIZE**  
11.56 ac.

**GENERAL PLAN**  
21st Century Employment  
District (D)

**ZONING**  
Mixed Employment 2 Zone  
(ME2)

**PERMITTED USES**

- General Retail
- Professional Office
- Business
- Service
- Creative Industrial

# SIGNATURE CENTER


## CITY VISION

Professional office and innovative businesses in a multi-functional environment that has an array of amenities and services, is close to housing, and is conveniently accessible by all modes of transportation.



 **Prime Location**  
on well traveled 4th St. off  
of Interstate 15 Freeway

 **Access**  
signalized intersections  
with easy east/west traffic  
access to shopping center

 **35,932 Volume**  
on daily average  
4th St. and Franklin Ave.





**AVAILABLE  
FOR LEASE**  
1,400-12,000 SF  
9301 The Resort Parkway

APN  
0210-102-83-0000

TOTAL BUILDING  
31,800 sf.

GENERAL PLAN  
Urban Neighborhood (N)

PERMITTED USES

- General Retail
- Restaurants

# THE RESORT

## CITY VISION

Multi-family neighborhoods adjacent to and supportive of higher intensity mixed-use centers of activity. Uses include medium- to high-density residential and mixed-use that comprise residential uses with non-residential uses.



**New Urban Village**  
with the potential of 3,450  
housing units



**511 Units**  
sold to date

**AVAILABLE  
FOR LEASE**  
60,000 SF  
8998-9116 Foothill Blvd.



# ORCHARD PLAZA

## CITY VISION

A mix of uses at moderate development intensities along Foothill Boulevard. Uses comprise of medium- and medium-high density residential and a broad range of commercial uses.



APN  
0208-101-20-000

TOTAL BUILDING  
102,654 sf.

LAND SIZE  
14.84 ac.

GENERAL PLAN  
City Corridor Moderate (MU)

ZONING  
Corridor 1 Zone (CO1)

PERMITTED USES

- General Retail
- Personal Services
- Banks
- Restaurants / Cafes
- Office



**Prime Location**  
on well traveled Foothill Blvd.  
(Historic Route 66) with ample parking



**Anchor**  
Chuze Fitness

# Foothill Marketplace

## CITY VISION

High development intensities along Foothill Boulevard, particularly adjacent to city centers. Uses comprise of medium-high and high density residential and a broad range of commercial uses.



## AVAILABLE

### FOR LEASE

1,200-25,015 SF  
12449-12899 Foothill Blvd.

#### APN

0229-031-27-0000  
0229-031-29-0000  
0229-031-31-0000  
0229-031-32-0000  
0229-031-33-0000  
0229-031-37-0000  
0229-031-39-0000  
0229-031-40-0000  
0229-031-41-0000

#### LAND SIZE

7.18 ac.

#### GENERAL PLAN

City Corridor High (MU)

#### ZONING

Corridor 2 Zone (CO2)

#### PERMITTED USES

- Mixed-use residential
- General Retail
- Personal Services
- Banks
- Restaurants / Cafes



# Terra Vista Village

## CITY VISION

A range of daily needs-commercial goods and services, civic amenities, and community gathering spaces-at prime locations within easy reach of neighborhood residents.



## AVAILABLE

### FOR LEASE

10,200 SF  
7211-7233 Haven Ave.

NEWLY REMODELED NEIGHBORHOOD CENTER



## Anchors

Ralphs, Fitness 19, Starbucks and Chase Bank



## 28,628 Volume

on daily average  
Haven Ave. and Victoria St.



## Planned Community

with a projected built-out  
of 8,000 households

#### APN

1076-481-29-0000

#### TOTAL BUILDING

131,700 sf.

#### LAND SIZE

13.5 ac.

#### GENERAL PLAN

Neighborhood Center (C)

#### ZONING

Neighborhood General 3  
Limited (NG3-L)

#### PERMITTED USES

- General Retail
- Personal Services
- Banks
- Restaurants / Cafes
- Office



## Prime Location

Foothill Blvd. (Historic  
Route 66) and I-15  
Freeway.



## Access

Signalized  
intersection and  
dedicated turn lane



## Anchors

Walmart,  
Living Spaces and  
Food 4 Less

# Development Opportunities

## CITY VISION

Neighborhood-serving commercial uses and amenities within an active, walkable mixed-use environment harkening back to the original historic communities of Rancho Cucamonga.

### APN

0209-032-35-0000

### GENERAL PLAN

Traditional Town Center (C)

### ZONING

Center 1 Zone (CE1)

### PERMITTED USES

- Mixed-use Residential
- General Retail
- Personal Services
- Restaurants / Cafes
- Offices



AVAILABLE

**FOR SALE**  
5.7 AC

## CITY VISION

High development intensities along Foothill Boulevard, particularly adjacent to city centers. Uses comprise of medium-high and high density residential and a broad range of commercial uses.

### APN

0208-355-24-0000  
0208-355-09-0000  
0208-355-08-0000

### GENERAL PLAN

City Corridor High (MU)

### ZONING

Corridor 2 Zone (CO2)

### PERMITTED USES

- Mixed-use Residential
- General Retail
- Personal Services
- Banks
- Restaurants / Cafes
- Offices

AVAILABLE

**GROUND LEASE**  
2.31 AC

8768 Archibald Ave.



**Residential**

Density: max 30 units per acre



**Non-Residential**

Intensity: 0.2-0.6 FAR



**Multi-Level**

Up to 4 Stories



OPPORTUNITY  
TO BUILD-TO-SUIT



**Residential**

Density: 36-60 units per acre



**Non-Residential**

Intensity: 0.6-1.5 FAR



**Multi-Level**

Up to 7 Stories

**AVAILABLE  
FOR SALE**  
1.7 AC

APN  
0207-031-28-0000

GENERAL PLAN  
Neighborhood Center (C)

ZONING  
Neighborhood General 3  
Limited (NG3-L)

- PERMITTED USES
- Mixed-use Residential
  - General Retail
  - Personal Services
  - Banks
  - Restaurants / Cafes
  - Offices

# Development Opportunities

## CITY VISION

A range of daily needs-commercial goods and services, civic amenities, and community gathering spaces-at prime locations within easy reach of neighborhood residents.



 **Residential**  
Intensity: max 24 units per acre

 **Non-Residential**  
Intensity: 0.4-0.6 FAR

 **Multi-level**  
Up to 3 Stories

## CITY VISION

Neighborhood-serving commercial uses and amenities within an active, walkable mixed-use environment hearkening back to the original historic communities of Rancho Cucamonga.



APN  
0202-161-43-0000  
GENERAL PLAN  
Traditional Town Center (C)  
ZONING  
Center 1 Zone (CE1)

- PERMITTED USES
- Mixed-use Residential
  - General Retail
  - Personal Services
  - Restaurants / Cafes
  - Offices

**AVAILABLE  
FOR SALE**  
2.03 AC

Base Line Rd. and Archibald Ave.

 **Residential**  
Density: max 30 units per acre

 **Non-Residential**  
Intensity: 0.2-0.6 FAR

 **Multi-Level**  
Up to 4 stories



# Development Opportunities

## AVAILABLE FOR LEASE/SALE 2.5 AC

NWC Arrow Rt. and Archibald Ave.

**APN**  
0208-811-61-0000

**GENERAL PLAN**  
Traditional Town Center (C)

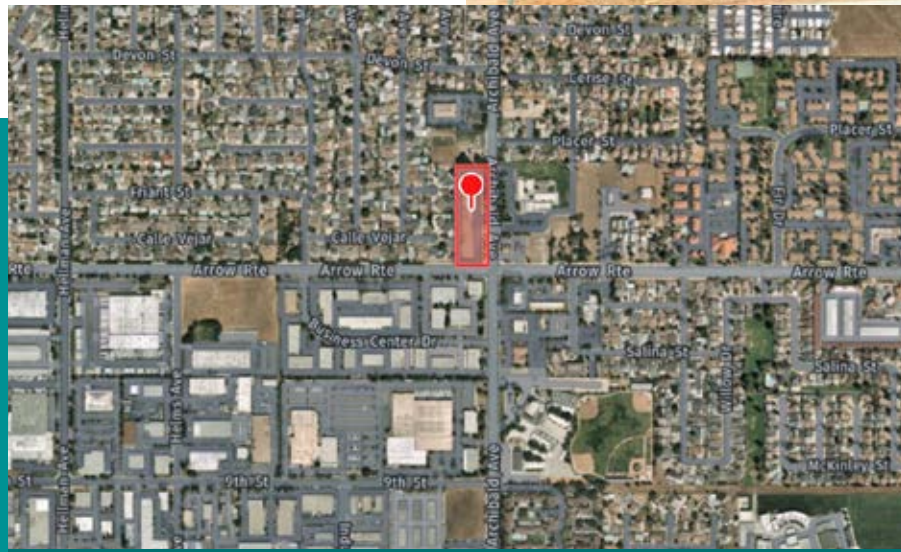
**ZONING**  
Center 1 Zone (CE1)

**PERMITTED USES**

- Mixed-use Residential
- General Retail
- Personal Services
- Restaurants / Cafes
- Offices

### CITY VISION

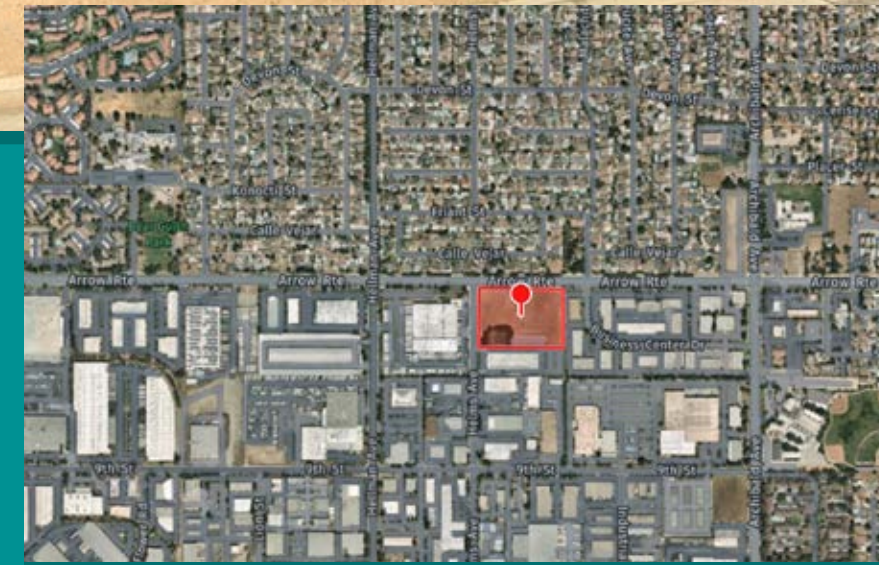
Neighborhood-serving commercial uses and amenities within an active, walkable mixed-use environment harkening back to the original historic communities of Rancho Cucamonga.



- Residential**  
Density: 30 units per acre
- Non-Residential**  
Intensity: 0.2-0.6 FAR
- Multi-level**  
Up to 4 stories

### CITY VISION

Neighborhood-serving commercial uses and amenities within an active, walkable mixed-use environment harkening back to the original historic communities of Rancho Cucamonga.



- Grocery Store**  
Opportunity for serving neighborhood
- Residential**  
Intensity: 30 units per acre
- Non-Residential**  
Intensity: 0.2-0.6 FAR

## AVAILABLE OPPORTUNITY 5.5 AC

SEC Arrow Rt. and Helms Ave.

**APN**  
0209-021-44-0000  
0209-021-45-0000

**GENERAL PLAN**  
Traditional Town Center (C)

**ZONING**  
Neo Industrial (NI)

**PERMITTED USES**

- Mixed-use Residential
- General Retail
- Personal Services
- Restaurants / Cafes
- Offices

# Development Opportunities

**AVAILABLE**  
**FOR SALE**  
3.4 AC

10315 Foothill Blvd.

**APN**  
0208-331-08-000  
0208-331-17-0000

**GENERAL PLAN**  
City Corridor Moderate (MU)

**ZONING**  
Corridor 1 Zone (CO1)

- PERMITTED USES**
- Mixed-use Residential
  - General Retail
  - Personal Services
  - Banks
  - Restaurants / Cafes
  - Offices

## CITY VISION

A mix of uses at moderate development intensities along Foothill Boulevard. Medium- and medium-high density residential and a broad range of commercial uses.



# Restaurant Pad

## CITY VISION

High development intensities along Foothill Boulevard, particularly adjacent to city centers. Uses comprise of medium-high and high density residential and a broad range of commercial uses.



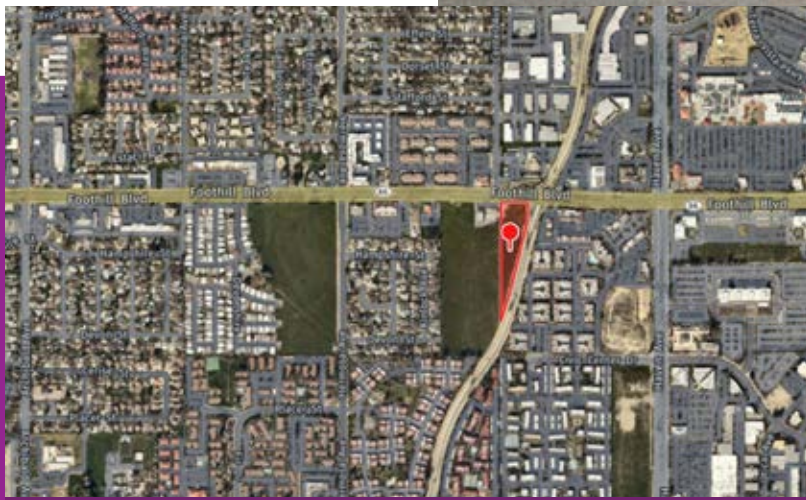
**AVAILABLE**  
**FOR SALE**  
.25 AC

**APN**  
1077-661-25-0000

**GENERAL PLAN**  
City Corridor High (MU)

**ZONING**  
Corridor 2 Zone (CO2)

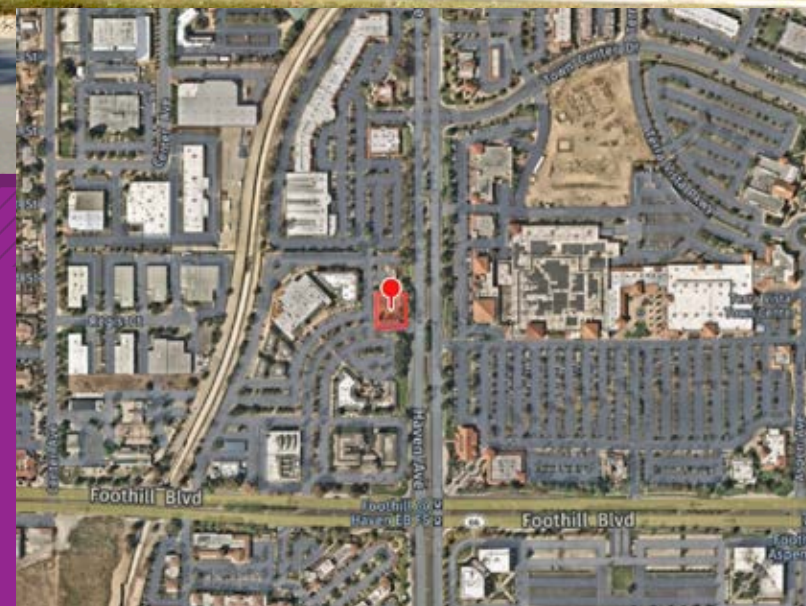
- PERMITTED USES**
- General Retail
  - Personal Services
  - Banks
  - Restaurants / Cafes
  - Offices



 **Residential**  
Density: 24-42 units per acre

 **Non-Residential**  
Intensity: 0.4-1.0 FAR

 **Multi-level**  
Up to 5 stories



**Well Traveled**  
location on Haven Avenue and Foothill Boulevard (Historic Route 66), and 2 miles from State Route 210



**Anchors**  
Bowlero, a bowling alley and sports bar, and across the street from Target, Big 5 Sporting Goods

# Development Opportunities

## Restaurant Pad

### CITY VISION

*Intense concentrations of retail and civic activity, multi-family housing, and employment in a pedestrian-oriented, transit-ready environment.*

### APN

0210-391-25-0000

### RENTABLE BUILDING AREA (RBA)

7,500 sf.

### GENERAL PLAN

City Center(C)

### ZONING

Center 2 Zone (CE2)

### PERMITTED USES

- General Retail
- Personal Services
- Banks
- Restaurants / Cafes
- Offices



## Restaurant Pad

AVAILABLE

**FOR SALE/LEASE**  
3,500 SF

### CITY VISION

*A range of daily needs-commercial goods and services, civic amenities, and community gathering spaces- at prime locations within easy reach of neighborhood residents.*

### APN

1089-031-38-0000

### LAND SIZE

92 ac.

### GENERAL PLAN

Neighborhood Center (C)

### ZONING

Neighborhood General 3 - Limited (NG3-L)

### PERMITTED USES

- General Retail
- Restaurants / Cafes

AVAILABLE

**FOR SALE**

.22 AC

NWC 4th St. and Haven Ave.



### Prime Location

corner on well traveled Haven Ave. and 4th St.



### Adjacent

to Aloft Hotel, office and professional offices



### Prime Location

shopping center on well traveled Day Creek Blvd. and Base Line Rd.



### Anchors

Stater Bros Market, Starbucks, CVS Drug Store



### Drive-thru Opportunity

# DEVELOPMENTS COMING SOON

Harvest at Terra Vista is a development that will foster a sense of community, incorporate more activity into everyday life and encourage fewer car trips. Harvest at Terra Vista includes the City's first wrap style development surrounded by 20,000 square feet of retail space and 671 luxury units for lease.



## Harvest AT TERRA VISTA

**AVAILABLE FOR LEASE**  
20,000 SF  
NWC Foothill Blvd. and Milliken Ave.



**Entitled**  
Property



**671 Units**  
Residential



**150k+**  
Population density  
within a 5-mile radius

**AVAILABLE FOR LEASE**  
16,000 SF

SEC Foothill Blvd. and Haven Ave.

# City Center

City Center will offer its residents and visitors a range of retail and civic amenities within walking distance. City Center includes the creation of a slip road making Foothill Boulevard safer, convenient, and comfortable for users of all modes of transportation visiting the property.



**Entitled**  
Property



**311 Units**  
Residential



**Luxury**  
Mixed-use  
development





**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
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