

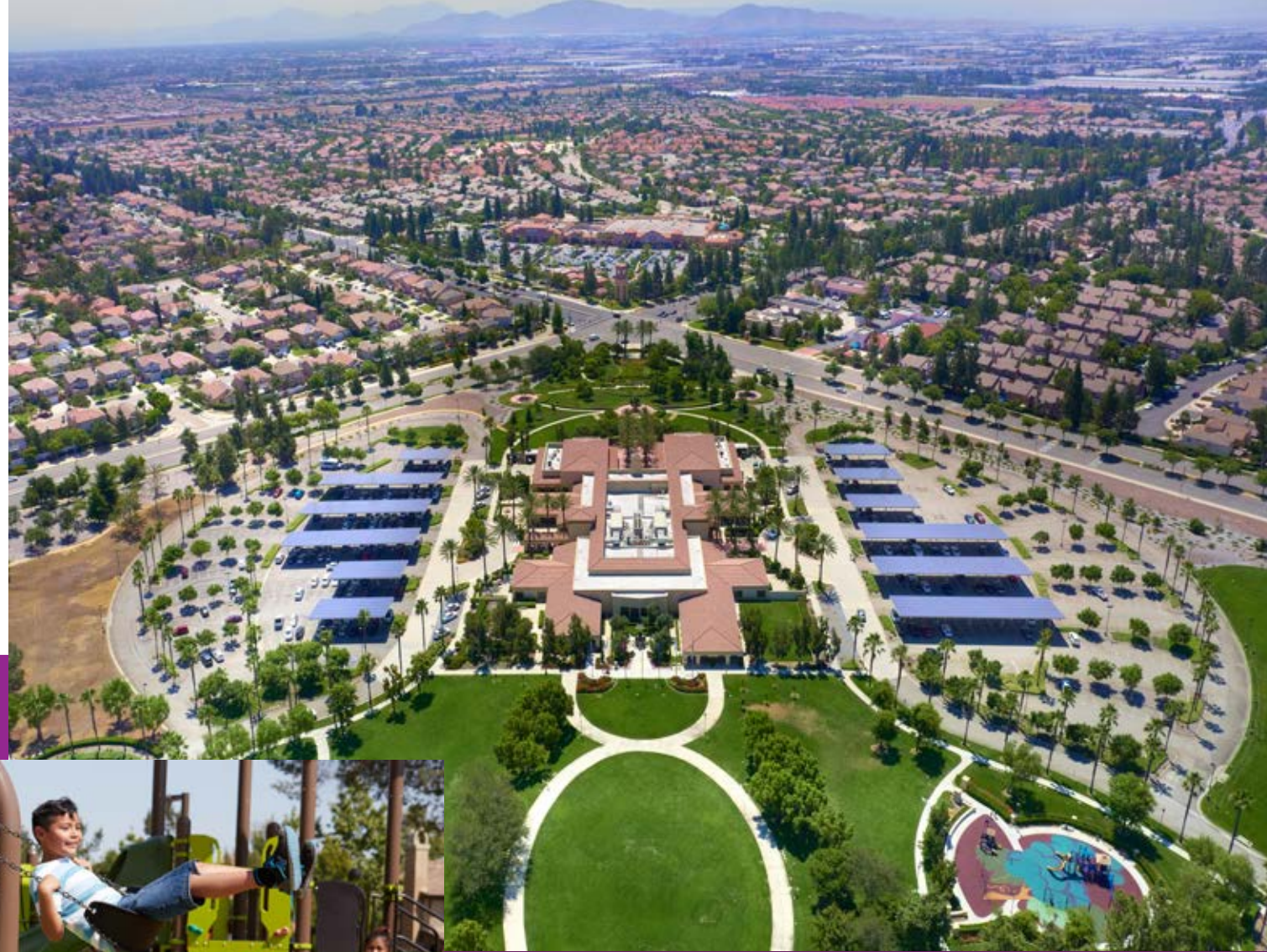


A WORLD CLASS COMMUNITY **DRIVING GROWTH**

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

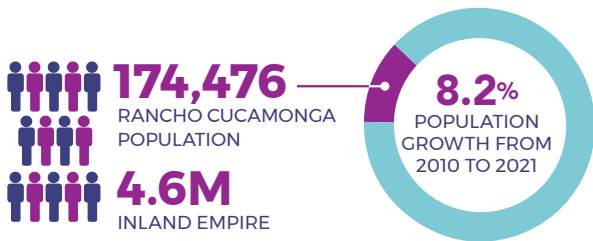


PEOPLE



TOP 15
SAFEST CITY IN THE STATE

46.5
SQ. MILES



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

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.



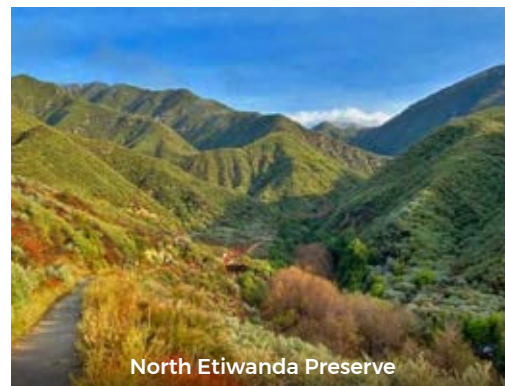
LoanMart Field

AMENITIES

- Victoria Gardens
 - LoanMart Field
 - HART District
 - Haven City Market
 - Lewis Family Playhouse
 - Joseph Filippi Winery
 - Multiple Breweries
 - Pacific Electric Trail
 - The Bark 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.

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 Residential Units



1,847 Units
IN REVIEW



1,677 Units
APPROVED



1,695 Units
UNDER CONSTRUCTION



148,487 SF
NON-RESIDENTIAL
IN REVIEW, APPROVED,
UNDER CONSTRUCTION

Last Update October 2023



**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

VICTORIA GARDENS

CITY VISION

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



**AVAILABLE
FOR LEASE**
23,987/26,018 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.



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



Over 16 Million
shoppers visit annually



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
0208-101-20-0000

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
4,393 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
2,025 - 16,725 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)

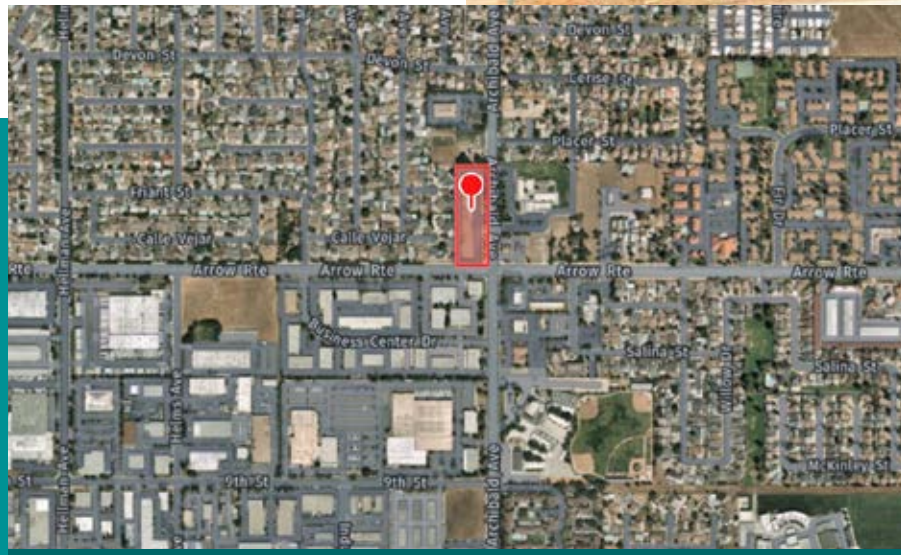
ZONING
Center 1 Zone (CE1)

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.



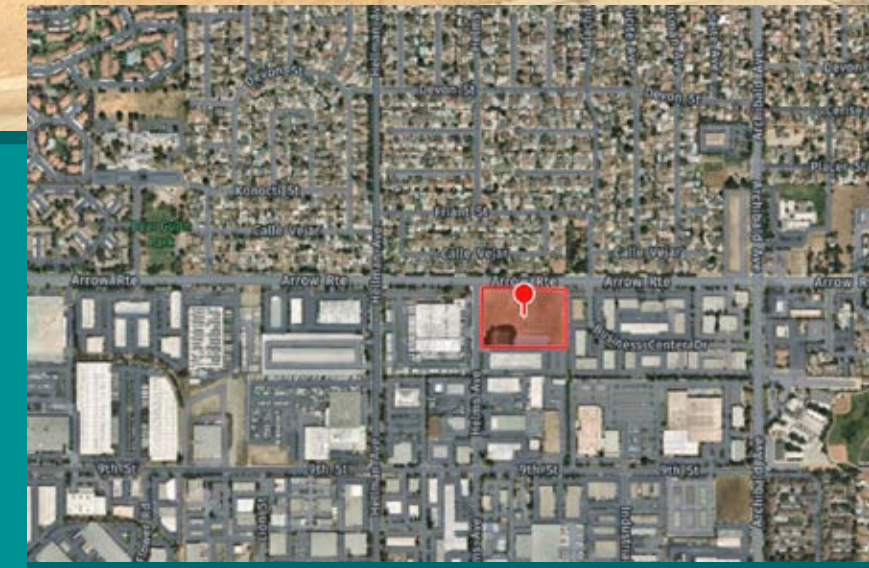
 **Residential**
Density: 30 units per acre

 **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.



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

 **Grocery Store**
Opportunity for serving neighborhood

 **Residential**
Intensity: 30 units per acre

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

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.



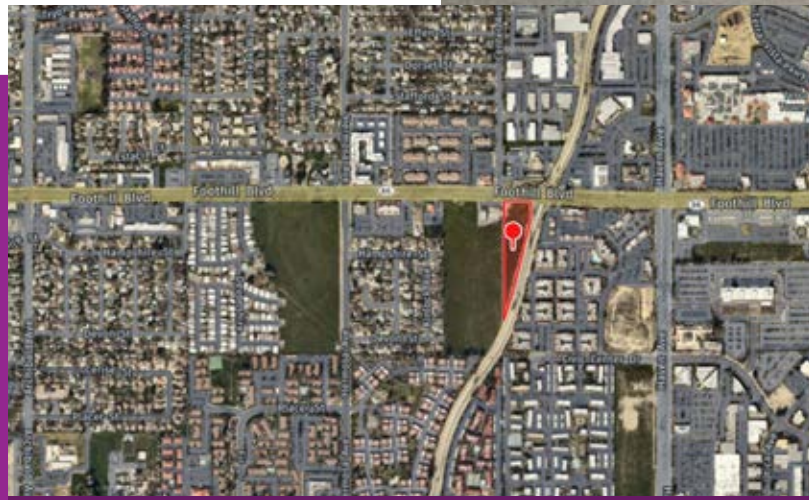
AVAILABLE
FOR SALE
.25 AC

APN
1077-661-25-0000

GENERAL PLAN
City Corridor High (MU)

ZONING
Corridor 2 Zone (CO2)

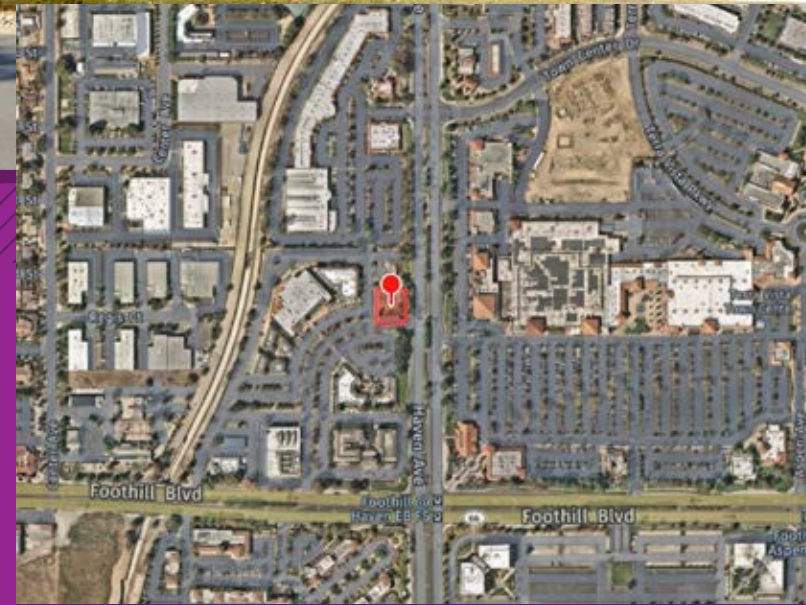
- PERMITTED USES
- General Retail
 - Personal Services
 - Banks
 - Restaurants / Cafes
 - Offices



 **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

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
0209-092-09-0000

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.

DEVELOPMENTS

UNDER CONSTRUCTION

SANCTITY HOTEL

TAPESTRY COLLECTION
BY HILTON

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)

 **Boutique Hotel**
68 Room Keys

 **Opening Spring 2024**

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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