

DRIVING GROWTH



Conceptual Rendering of Downtown Rancho Cucamonga Focus Area



A WORLD CLASS COMMUNITY

RANCHO CUCAMONGA

A WORLD CLASS COMMUNITY

The City of Rancho Cucamonga is known for its strong quality of life and vibrant character where one can live, work, raise a family, and retire. The City is continuously innovating and in pursuit of excellence. As one of the fastest growing metropolitan areas in Southern California, Rancho Cucamonga aspires to be equal to or better than those great places throughout the world with a high quality of life.



EPICENTER

MASTER PLAN

The approved Epicenter Master Plan area is envisioned as a fun and active district – a destination for recreation, entertainment and gathering. Lively retail, food and beverage, entertainment, hotels, and office uses will work together to bring new activity to the area surrounding Rancho Cucamonga Quakes LoanMart Field and the Rancho Cucamonga Sports Center.

CIVIC CENTER

MASTER PLAN

The Civic Center Master Plan area is bound by Foothill Boulevard and Haven Avenue, major corridors in the civic heart of Rancho Cucamonga. The corridors will become connectors between adjoining City/County Civic Center and commercial centers to generate high quality walkable public realm that can support more intense, active, mixed-use, pedestrian- and transit-oriented urban district.

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

60,947 Existing Residential Units



1,816 Units
IN REVIEW



2,057 Units
APPROVED



1,374 Units
UNDER CONSTRUCTION

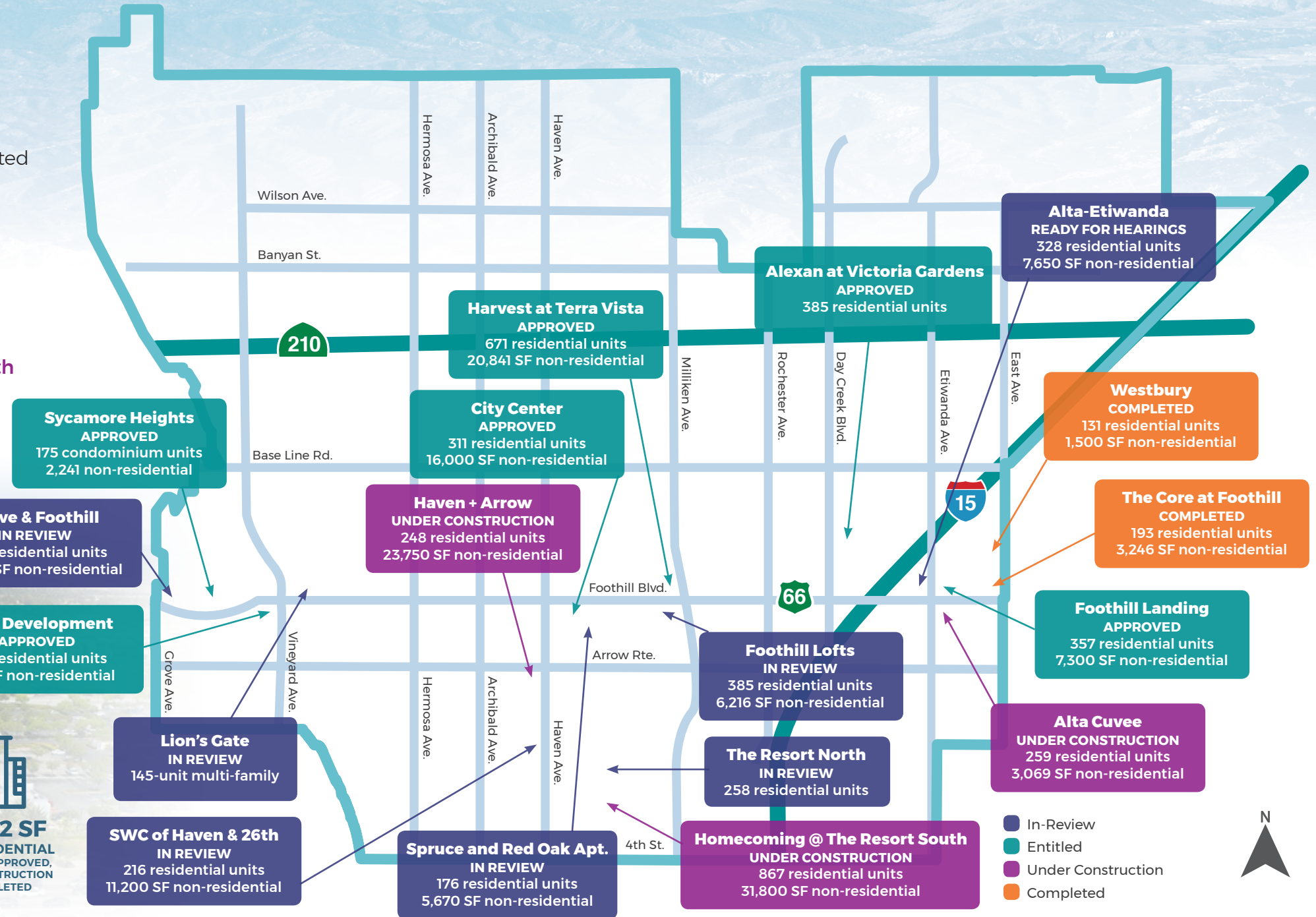


324 Units
COMPLETED



167,932 SF
NON-RESIDENTIAL
IN REVIEW, APPROVED,
UNDER CONSTRUCTION
OR COMPLETED

Last Update May 2024



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.



DEVELOPMENTS

UNDER CONSTRUCTION

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.



THE RESORT

AVAILABLE
FOR LEASE
(3) - 1,248 SF Suites

9301 The Resort Parkway

5,000 SF
Ground Lease or Build-to-Suit

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.

APN
0210-102-83-0000

TOTAL BUILDING
31,800 sf.


GENERAL PLAN
Urban Neighborhood (N)

PERMITTED USES


- General Retail
- Restaurants

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

 **Units**
511 sold to date
586 leased to date

TEASPOON


Now Open

 Entitlement Phase

**AVAILABLE
FOR LEASE**
16,000 SF

SEC Foothill Blvd. and Haven Ave.

CITY CENTER COMING SOON

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.



**Plan
Check**



**311 Units
Residential**



**Luxury
Mixed-use development**

**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 Opportunity

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
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

Development Opportunities

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
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

SWC Eucalyptus St. and Elm Ave.

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

CITY-OWNED PROPERTIES

Development Opportunities

CITY VISION

Hospitality end-user to complement the Epicenter Master Plan Area, an area envisioned as a fun and active district – a destination for recreation, entertainment and gathering.



**AVAILABLE
FOR SALE**
1.85 AC
9070 Milliken Ave.

**HOTEL / MIXED-USE
OPPORTUNITY SITE**

CITY VISION

Hotel or mixed-use adjacent to Cucamonga Station within the HART District, an area that will become an intense, diverse and accessible regional transit hub. A dynamic mix of housing, employment and supporting commercial development.

APN

0209-272-27-0000

GENERAL PLAN

City Center (C)

ZONING

Center 2 Zone (CO2)
Cucamonga Station Overlay

PERMITTED USES

- Hotel
- Mixed-use Residential
- General Retail
- Personal Services
- Restaurants
- Office



the HART DISTRICT



CUCAMONGA STATION

**AVAILABLE
FOR SALE**
10.55 AC

Between Day Creek Blvd.
and I-15 FWY

APN

0029-021-80-0000
0229-021-81-0000
0029-021-91-0000

GENERAL PLAN

Industrial Employment
District (D)

ZONING

Industrial Employment (IE)

DESIRED USES

- Hotel
- General Retail
- Restaurants



**HOSPITALITY
OPPORTUNITY SITE**



Volume

on daily average
204,249 on I-15 Freeway
and Foothill Blvd.
46,842 on Foothill Blvd.
and Day Creek Blvd.



Prime Location

Visible from I-15 FWY



Adjacent

3 minutes from
Victoria Gardens
lifestyle center



Residential

Minimum 60 units
per acre



Non-Residential

Intensity: 3.0 FAR



Multi-level

Up to 5 Stories



Brightline West

First true high-speed passenger
rail system in the nation



Metrolink Station

3rd busiest

Development Opportunities

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

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

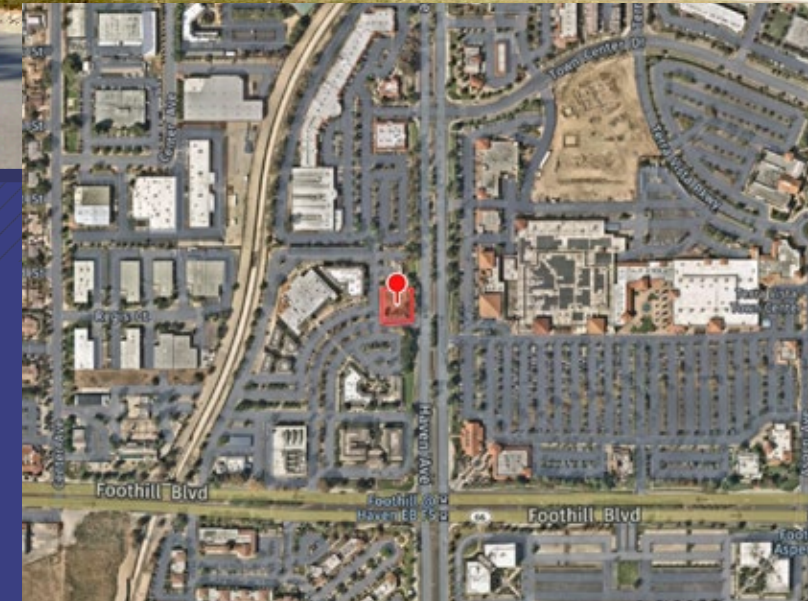


Non-Residential
Intensity: 0.2-0.6 FAR

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

Haven Ave. and Foothill Blvd.

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



Well Traveled
location on Haven Ave. and Foothill Blvd. (Historic Route 66), and 2 miles from State Route 210



291,254
5 mile population

Development Opportunity

Restaurant Pad

AVAILABLE FOR SALE/LEASE
3,500 SF

Day Creek Blvd. and 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
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



Anchor
Stater Bros Market,
Starbucks,
CVS Drug Store



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



**Drive-thru
Opportunity**



AVAILABLE FOR SALE
\$5.6M

9445 Foothill Blvd.

APN
0208-261-55-0000

LAND SIZE
1.86 ac.

TOTAL BUILDING
6,115 SF

GENERAL PLAN
City Corridor Moderate (MU)

ZONING
Corridor 1 Zone (CO1)

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

Available Building

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.



25,599 Volume
on daily average Foothill Blvd.
and Klusman Rd.



Multi-level
Up to 5 Stories



261' Frontage
on Foothill Blvd.

**AVAILABLE
FOR LEASE**
11,500 SF

12499 Foothill Blvd.

Former Restaurant

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**
5,658 SF
11425 Foothill Blvd.

APN
0229-012-37-0000

LAND SIZE
1.33 ac.

GENERAL PLAN
City High Corridor (MU)

ZONING
Corridor 2 Zone (CO2)

PERMITTED USES

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

Former Restaurant

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
0229-031-39-0000

LAND SIZE
2.16 ac.

GENERAL PLAN
City High Corridor (MU)

ZONING
Corridor 2 Zone (CO2)

PERMITTED USES

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



Prime Restaurant
location



204,249 Volume
on daily average I-15 FWY
and Foothill Blvd.



Ample Parking
spaces available



**Prime
Location**

on well-traveled Foothill Blvd.
(Historic Route 66)
with ample parking.



**33,522
Volume**

on daily average
Foothill Blvd.
and Elm Ave.



**1,226
Planned**

residential units
within the vicinity

**AVAILABLE
FOR SALE**
\$5.6M

8338 Day Creek Blvd.

APN
0029-021-75-0000

LAND SIZE
1.48 ac.

TOTAL BUILDING
14,491 SF

GENERAL PLAN
City Center (C)

ZONING
Center 2 Zone (CE2)

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

Available Building

CITY VISION

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



**AVAILABLE
FOR LEASE**
2,025 - 16,725 SF
7211-7233 Haven Ave.

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

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.



Adjacent
3 minutes from Victoria Gardens lifestyle center



204,249 Volume
on daily average I-15 Freeway and Foothill Blvd.



28,628 Volume
on daily average Haven Ave. and Victoria St.



Planned Community
with a projected built-out of 8,000 households



Anchors
Ralphs, Fitness 19, Starbucks and Chase Bank

**AVAILABLE
FOR LEASE**
3,400 - 9,100 SF
12505 N. Mainstreet St.

- 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.



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



Over 12 Million
shoppers visit annually

**AVAILABLE
FOR LEASE**
14,138 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.

PATH

PEOPLE + AMENITIES + TRANSPORTATION + HOUSING =

A BETTER INLAND EMPIRE



ECONOMIC DEVELOPMENT DIVISION

10500 Civic Center Drive, Rancho Cucamonga, CA 91730
www.CityofRC.us/economicdevelopment | ChooseRC@CityofRC.us | 1-909-477-2750

