

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

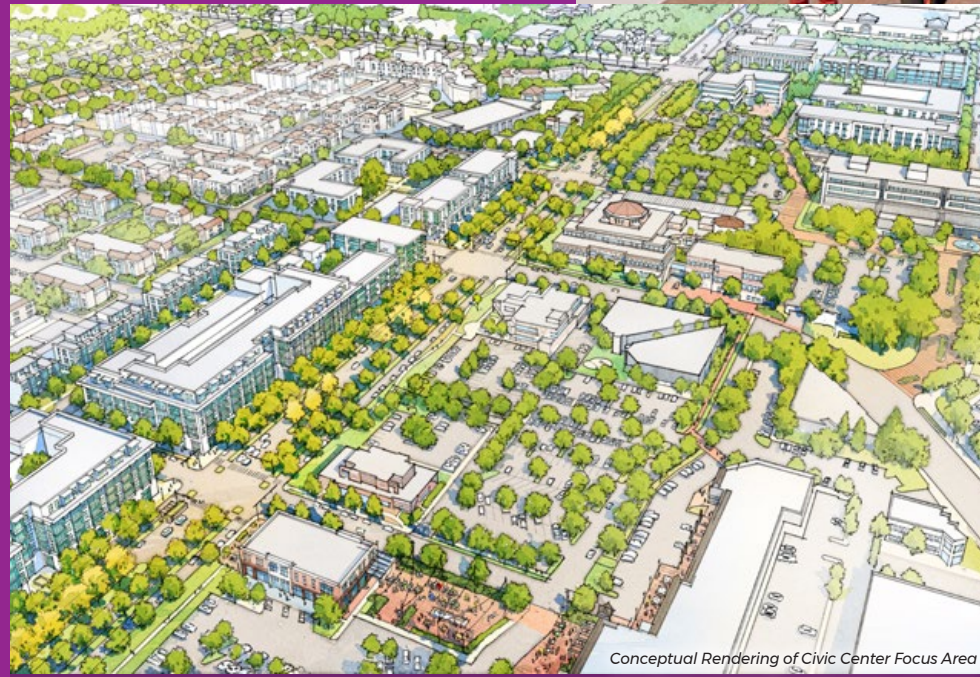
The approved Epicenter Master Plan area is envisioned as a fun and active district – a destination for recreation, entertainment and gathering. Lively retail, food and beverage, entertainment, hotels, and office uses will work together to bring new activity to the area surrounding Rancho Cucamonga Quakes 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 a high quality walkable public realm that can support a more intense, active, mixed-use, pedestrian- and transit-oriented urban district.

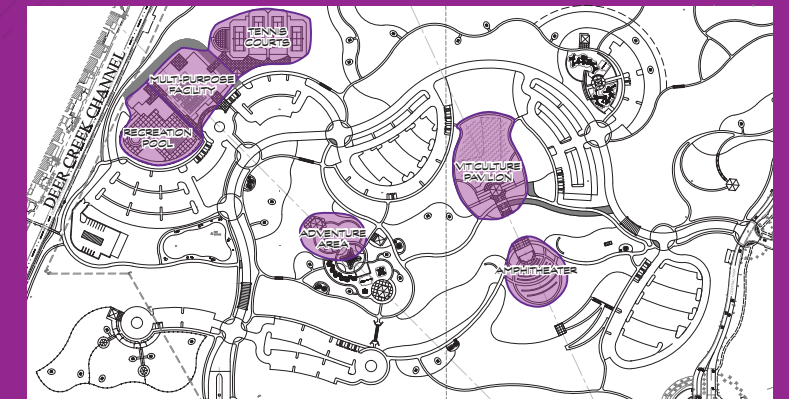


CENTRAL PARK

MASTER PLAN

Public-Private Partnership

Public-Private Partnerships will be important for the generation of revenue for the capital improvement and long-term maintenance of Central Park. This will enable the City to forecast available funds for implementation of future phases of the park. Potential revenue generator elements of the park may include:



- Recreation Pool
- Multi-Purpose Facility
- Tennis Clubs
- Adventure Area
- Viticulture Pavilion- Park Café
- Amphitheater
- Brand Naming of Park Facilities

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

61,806 Existing Residential Units



679 Units
IN REVIEW



2,786 Units
APPROVED



1,534 Units
UNDER
CONSTRUCTION

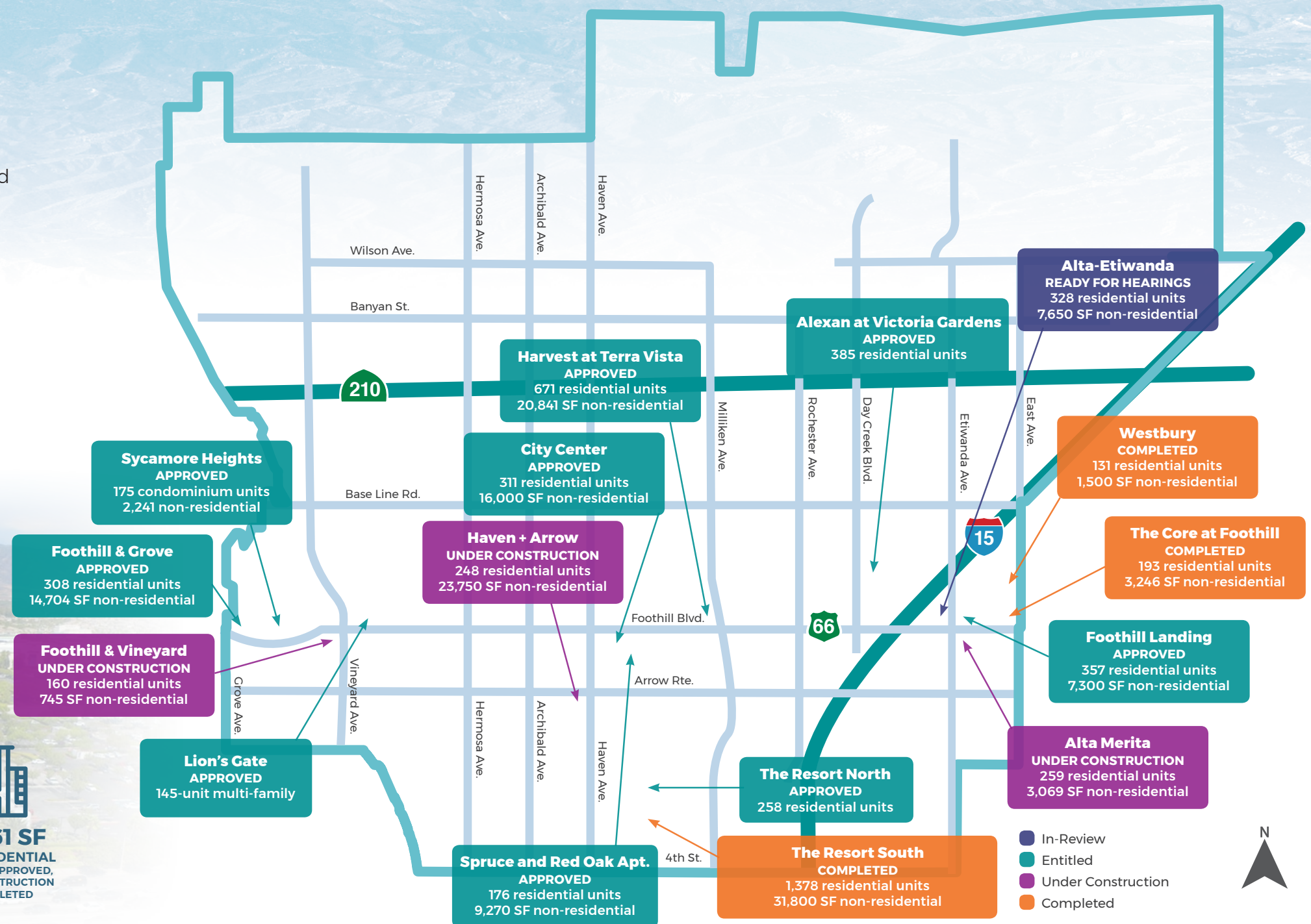


324 Units
COMPLETED



157,461 SF
NON-RESIDENTIAL
IN REVIEW, APPROVED,
UNDER CONSTRUCTION
OR COMPLETED

Last Update March 2025



Under Construction

AVAILABLE

FOR LEASE

24,000 SF

SWC Haven Ave. and Arrow Rt.

HAVEN + ARROW

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.



Conceptual Rendering

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.



AVAILABLE

FOR LEASE

(1) - 1,248 SF Suite

9301 The Resort Parkway

6,000 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



1,378 Units
Sold out and
fully leased

TEASPOON®
NOW OPEN



APPROVED



COMING SOON

Developments Coming Soon

FOR LEASE

9,270 SF

Non-residential and Live/Work
NWC Spruce Ave. and Red Oak St.

SPRUCE & RED OAK APARTMENTS

CITY VISION

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



APN
0208-353-18-0000

GENERAL PLAN
City Center (C)

ZONING
Center 2 (CE2)

PERMITTED USES

- General Retail
- Personal Services
- Restaurants / Cafes



176 Units
Residential

FOR LEASE

14,704 SF

Non-residential and Live/Work
NEC Foothill Blvd. and Grove Ave.

APN

0207-011-35-0000
0207-011-36-0000
0207-011-41-0000
0207-011-43-0000
0207-011-44-0000
0207-011-45-0000

LAND SIZE

9.15 ac.

GENERAL PLAN

Traditional Town Center (C)

ZONING

Center 1 Zone (CE1)

PERMITTED USES

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

FOOTHILL & GROVE

CITY VISION

Active, vibrant town center that promotes walkability with neighborhood-serving commercial and retail uses in proximity to medium density residential development. Buildings front streets and provide a vibrant, safe street environment for pedestrians and cyclists.



208 Units
Residential



FOR LEASE

16,000 SF

SEC Foothill Blvd. and Haven Ave.



CITY CENTER

CITY VISION

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 Blvd. safer, convenient, and comfortable for users of all modes of transportation visiting the property.



Plan
Check



311 Units
Residential



Luxury
Mixed-use
development

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

Development Opportunity

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)

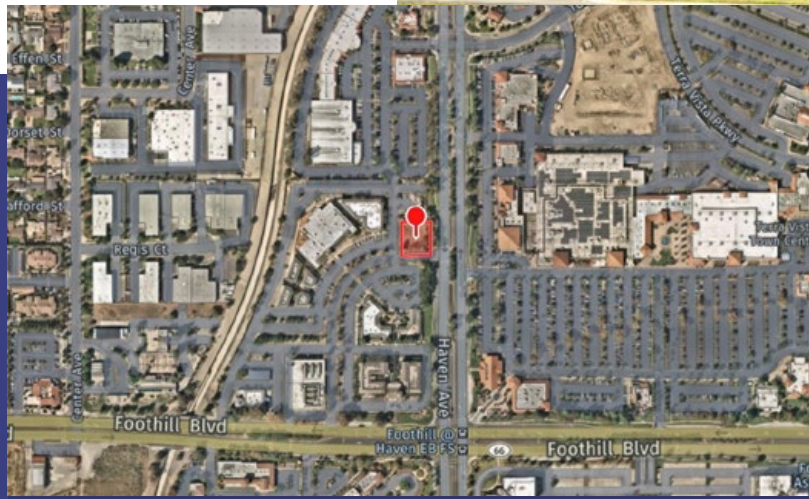
PERMITTED USES

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

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.



Well Traveled

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



287,432

5 mile population

SUNRIZE CENTER

CITY VISION

Transform this center into a more active place in a more comfortable and walkable environment. Streets and spaces should be designed for people and framed by active, human-scale frontages.



EXISTING

SHOPPING CENTER

SWC Base Line Rd. and Carnelian St.

APN

0207-022-42-0000

0207-022-04-0000

0207-022-03-0000

LAND SIZE

9.73 ac.

TOTAL BUILDING

105,522 sf.

GENERAL PLAN

Neighborhood Center (C)

ZONING

Neighborhood General 3 (NG3-L)

PERMITTED USES

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



Residential

Density: max 24 units per acre



Non-Residential

Intensity: 0.2-0.4 FAR



Multi-Level

Up to 3 Stories

AVAILABLE
FOR LEASE
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 lifestyle center
at the heart of a “main street”
community



Over 14 Million
shoppers visit annually

AVAILABLE
FOR LEASE
2,025 - 10,200 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.



NEWLY REMODELED NEIGHBORHOOD CENTER



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

P A T H

PEOPLE + AMENITIES + TRANSPORTATION + HOUSING =

A BETTER INLAND EMPIRE



ECONOMIC DEVELOPMENT DEPARTMENT

10500 Civic Center Drive, Rancho Cucamonga, CA 91730

www.CityofRC.us/EconomicDevelopment | ChooseRC@CityofRC.us | 1-909-477-2750

