



Development Opportunity

±5.95 ACRES OF VACANT LAND ZONED MU CITY CORRIDOR HIGH
EUCALYPTUS ST. & ELM AVE., RANCHO CUCAMONGA, CA 91730



DISCLAIMER

KWP Real Estate (Responsible Broker Identity, DRE #00659610, "Broker"), exclusive marketing representative of Mercury Casualty Company ("Seller"), is solely authorized to present this property investment offering (the "Offering").

Prior to submitting an offer to acquire the fee interest in **Eucalyptus St. & Elm Ave., Rancho Cucamonga, CA 91730** (the "Property"), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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The Offering

PROPERTY OVERVIEW

As exclusive advisors to the Seller, Kennedy-Wilson Properties, Ltd. is pleased to present this opportunity to acquire the fee simple interest in approximately **5.95 acres of land** at Eucalyptus St. and Elm Ave. in Rancho Cucamonga, California (the “Property”).

Located in San Bernardino County approximately three miles northeast of Ontario International Airport, the Property **is zoned MU City Corridor High** and well-positioned one block south of Foothill Blvd. across from two busy regional shopping centers, Terra Vista Town Center and Town Center Square, with easy access to the I-10, I-5 and CA-210 Freeways.

DEVELOPMENT OPPORTUNITY

The Property presents a strong **multifamily development opportunity**. The City of Rancho Cucamonga recently updated its General Plan and the Property is now zoned MU City Corridor High “to provide for high development intensities along Foothill Blvd., particularly adjacent to city centers.” See page 12 for recent multifamily development activity nearby. Buyers are encouraged to consult the City of Rancho Cucamonga and their land use attorney regarding proposed future development.

This Property is offered unpriced.

Key Property Features

PROPERTY DATA

Address: Eucalyptus St. & Elm Ave.
Rancho Cucamonga, CA 91730

Product Type: Land

Land Area: 5.95 Total Acres (See page 8)

Zoning: MU City Corridor High (See page 10)

APNs: 0208-355-24, -08, -09

Ownership: Fee Simple

VALUE PROPOSITION

The offering presents and incredible development opportunity in the Inland Empire, a market that is seeing job growth at logistics firms and e-commerce companies, as well as ongoing multifamily construction. See page 12 for more.

San Antonio Regional Hospital purchased the adjacent 127,000 square foot office property in May of 2023 as the new home for its area administrative offices.





TOWN CENTER SQUARE



Office DEPOT

PartyCity



SAN ANTONIO
REGIONAL HOSPITAL

Administrative Offices

HARVEST AT TERRA VISTA
671 Units / 20,841 SF Commercial
Entitled

33,500 CPD

Eucalyptus St.

5.95 ACRES

Foothill Blvd.

Elm Ave.

Overview of Site

Foothill Blvd.

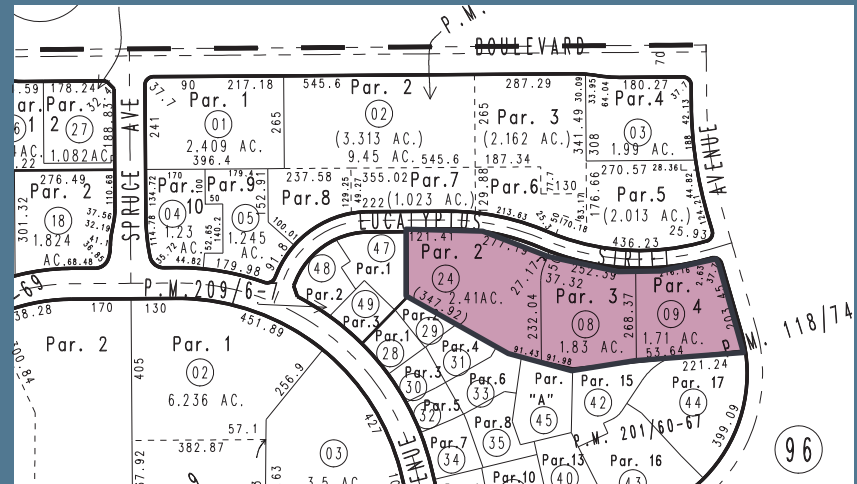
Elm Ave.

Eucalyptus St.

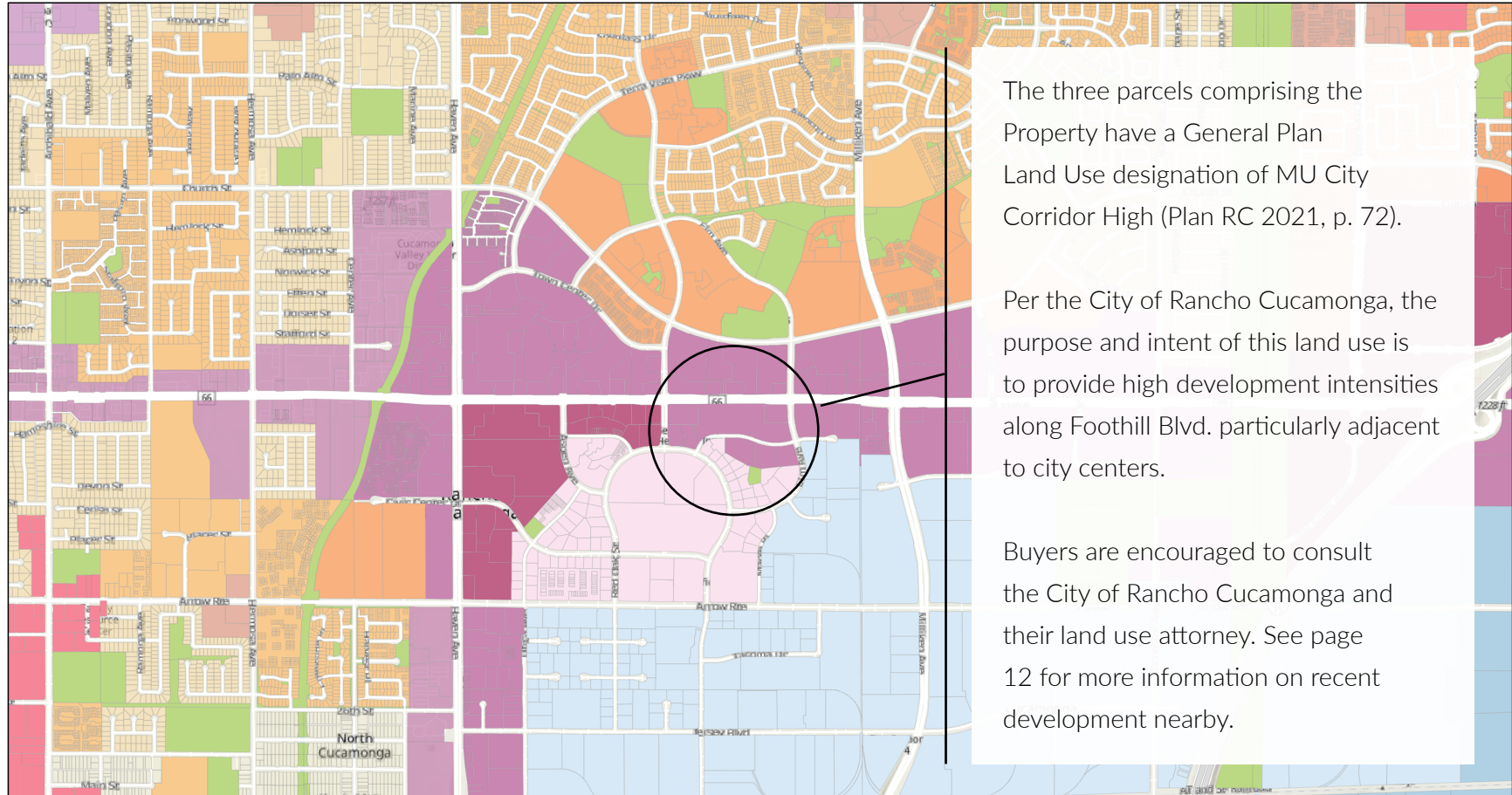
APNs: 0208-355-08, -09, -24
Size: 5.95 Acres
Zoning: MU City Corridor High

Proposed Use:
Multifamily Development

Location



Zoning

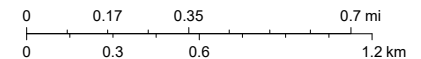


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General Plan

OS General Open Space and Facilities	D Neo-Industrial Employment District	N Traditional Neighborhood Low
C Neighborhood Center	D Industrial Employment District	N Suburban Neighborhood Very Low
C Traditional Town Center	MU Neighborhood Corridor	N Suburban Neighborhood Low
C City Center	MU City Corridor Moderate	N Suburban Neighborhood Moderate
D Office Employment District	MU City Corridor High	N Urban Neighborhood

1:18,056




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City of Rancho Cucamonga General Plan Viewer
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12.51 Acres
Zoned MU City Corridor High
Owned by Lewis Retail Centers

HARVEST AT TERRA VISTA
671 Units / 20,841 SF Commercial
Entitled by Lewis Retail Centers

 FordParts.com

ULINE

 **AVERY
DENNISON**

 **SAN ANTONIO
REGIONAL HOSPITAL**
Administrative Offices



Market Overview

INLAND EMPIRE ECONOMY

The Property is located in the Ontario/Rancho Cucamonga submarket of the Inland Empire, one of the largest and fastest growing logistics hubs in the United States due to its proximity to the southern California ports and its relatively affordable land. Nearly a third of all U.S. imports come through Los Angeles ports, and much of that cargo's eventual destination is farther inland, making the metro's rail and highway connections extremely valuable.

The Inland Empire leads Southern California in post-pandemic job growth and has significantly outpaced the national average, with an aggregate 7% gain based on an increase of over 110,000 workers. Bolstered by e-commerce growth and industrial space development, transportation and warehousing account for the majority of post-pandemic job growth in the metro. Employment in the sector has expanded nearly 30% from pre-pandemic levels to over 200,000 workers.

Housing is also affordable by southern California standards, and many residents commute west and south to job nodes Los Angeles, Orange County, and San Diego.

MULTIFAMILY DEVELOPMENT OVERVIEW

Greater Ontario/Rancho Cucamonga is one of the few submarkets in the Inland Empire that developers have targeted consistently over the past twenty years. A handful of projects delivered over 1,400 units to the market in the fourth quarter of 2023. GH Palmer opened Vineyards at Ontario in October 2023, a 925-unit luxury development within a mile of Ontario International Airport.



Lewis Operating Corp delivered Homecoming at the Preserve, an 184-unit complex in Chino, in late 2023. It is currently in lease-up. Several larger developments that remain under construction should reach delivery in late 2024 or 2025. Newport Beach-based Village Partners is developing a 350-unit complex on 5050 Arrow Highway called Village at Montclair, and L.A.-based Wood Partners is developing a 260-unit complex in Rancho Cucamonga called Alta Cuvee Apartments.

To the east of the subject property, Lewis Operating Corp. completed Homecoming at the Resort, an 867-unit development that opened in July 2022 in Rancho Cucamonga. Also entitled on the northwest corner of Milliken and Foothill is Lewis' Harvest at Terra Vista project with 671 units and 20,841 SF of retail.

Source: CoStar

Demographics

2024 DATA ESTIMATES

Distance from Property

	1 mile	3 miles	5 miles
Population	18,544	138,778	273,416
Median Age	34.8	37.3	37.2
Households	6,986	47,771	87,539
Average HH Income	\$103,285	\$111,231	\$114,519
Total Businesses	2,173	9,659	15,527
Total Employees	16,872	90,651	150,157

Source: CoStar

— Eucalyptus St. & Elm Ave.





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