

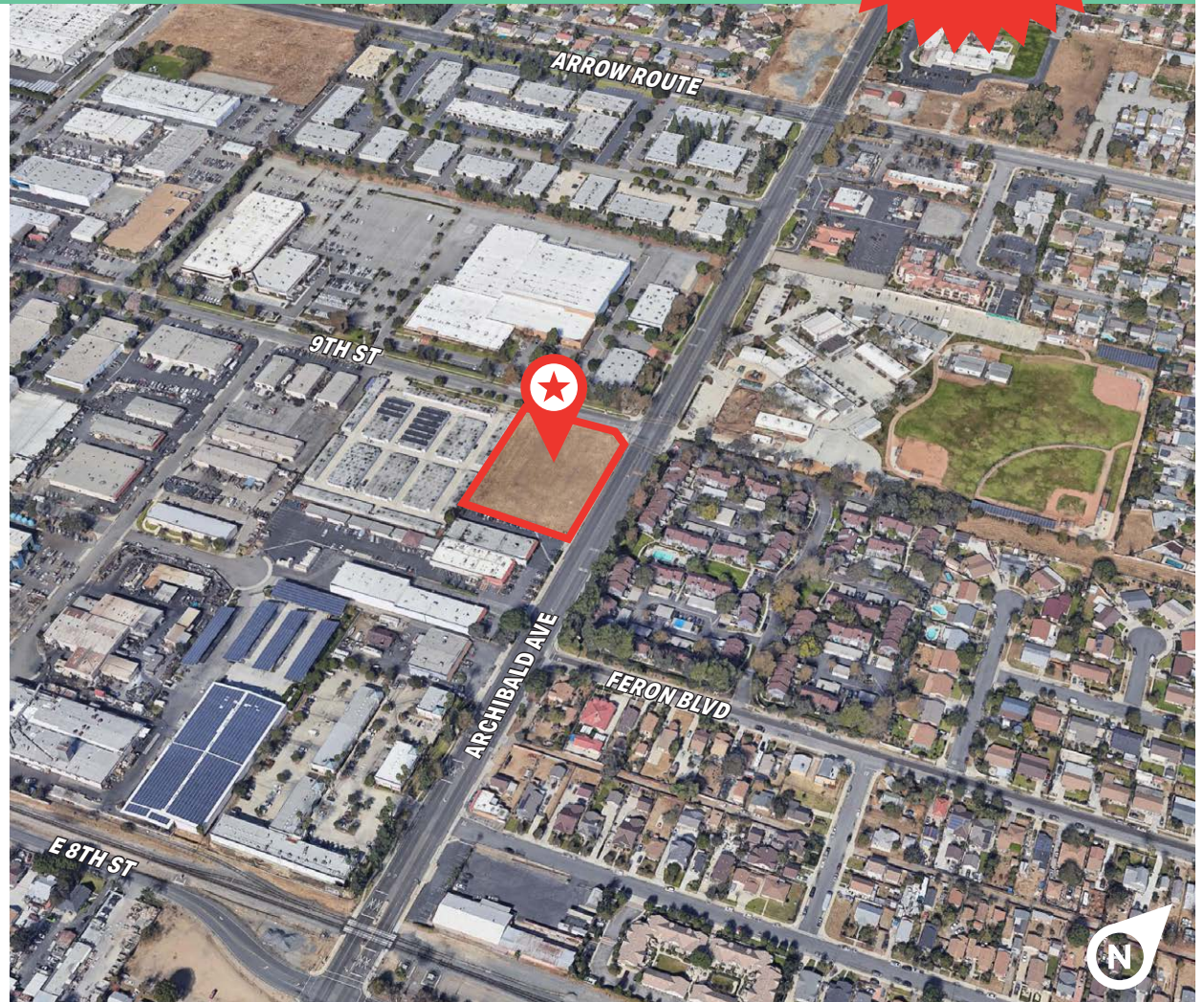
1.68 Acres | Rancho Cucamonga

SAN BERNARDINO COUNTY, CA

FOR SALE
EXCLUSIVE
OFFERING

Property Details

ADDRESS	8768 Archibald Avenue
CITY	Rancho Cucamonga, CA
APN	209-032-35-000
ACRES	1.68
ZONING	<p>The General Plan designation for the site is Traditional Town Center. The purpose of the Traditional Town Center is to provide neighborhood-serving commercial uses and amenities within an active, walkable mixed-use environment harkening back to the original historic communities of Rancho Cucamonga. Maximum residential density is 30 dwelling units per acre, maximum non-residential density is an floor area ratio of 0.2 to 0.6, and the target residential/non-residential mix is 50%/50%. The site is 1.68 acres so the site could accommodate about 50 units and approximately 15,000 square feet at a 0.2 FAR. The City recently changed the general plan and zoning for the site from industrial designations and initial conversations with the City were that they were very supportive of multi-family residential and/or retail uses.</p>
NOTES	<p>The final parcel map for the property should be recorded in mid-May 2022. Parcel #0209-032-35 is 2.38 acres, but after the map is recorded the original owner will retain the improved south portion of the site. The new parcel offered will be 1.681 acres.</p>



THE
HOFFMAN
COMPANY

Tom Dallape • (949) 705-0928

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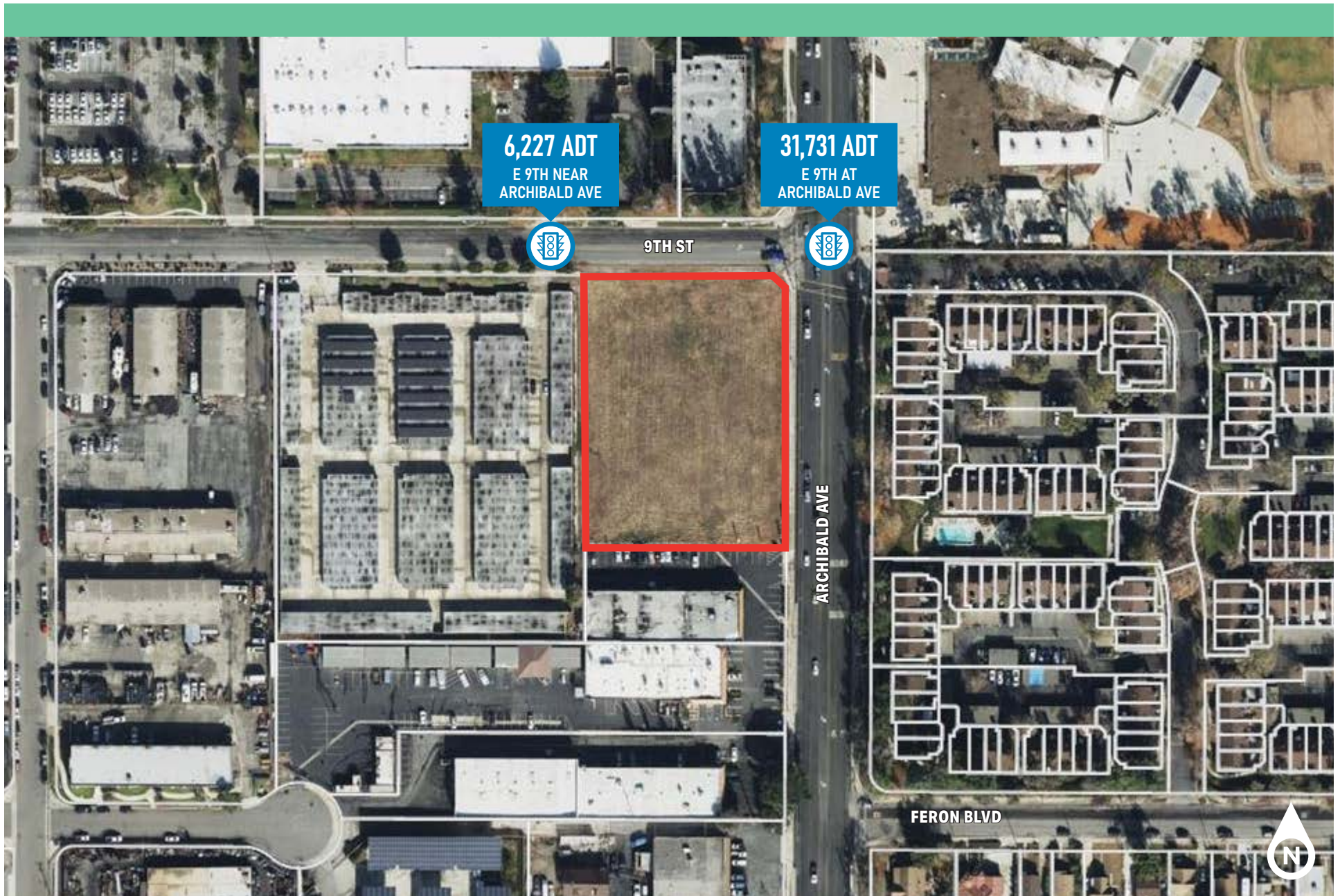
Norm Scheel • (949) 705-0932

nscheel@hoffmanland.com • CA DRE #00999403

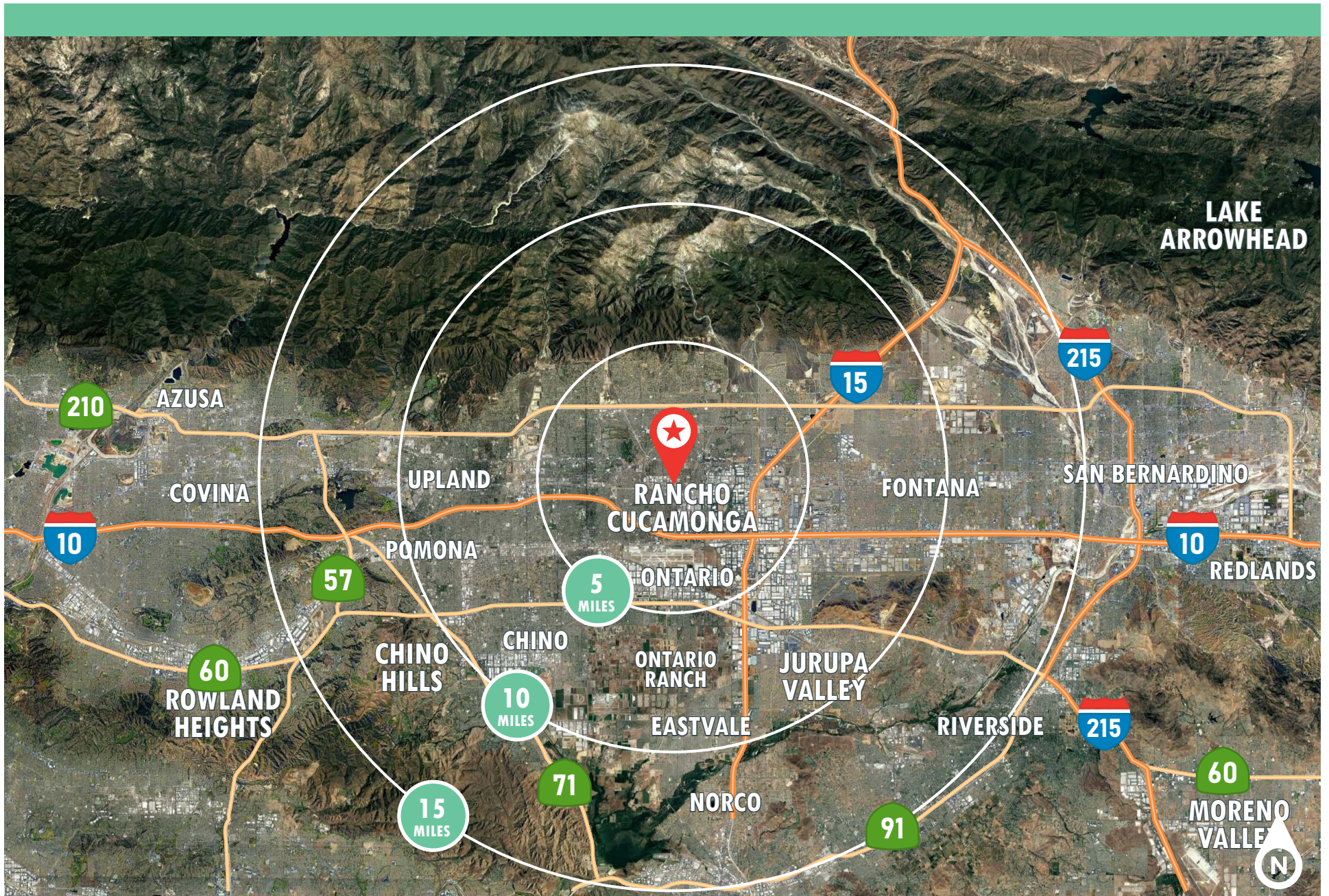
The Hoffman Company | 18881 Von Karman Ave., Ste 150, Irvine, CA 92612
T (949) 553-2020 • www.hoffmanland.com • CA Lic #01473762

Disclaimer: The information contained herein is provided from sources deemed reliable. The Hoffman Company does not guarantee the accuracy of any of the information herein. All information should be independently verified.

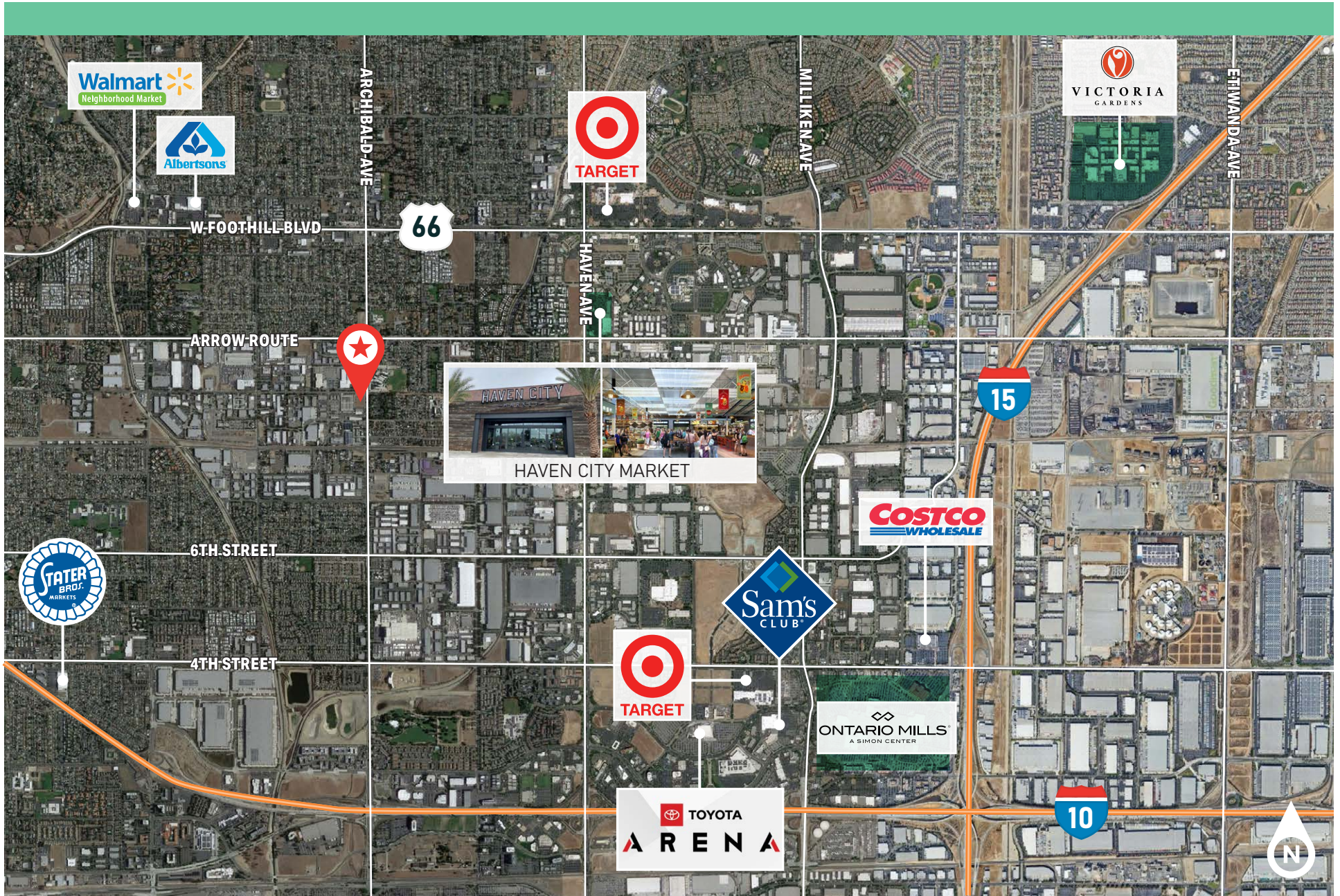
Close-Up Aerial with Average Daily Traffic (ADT) Counts



Vicinity Aerial



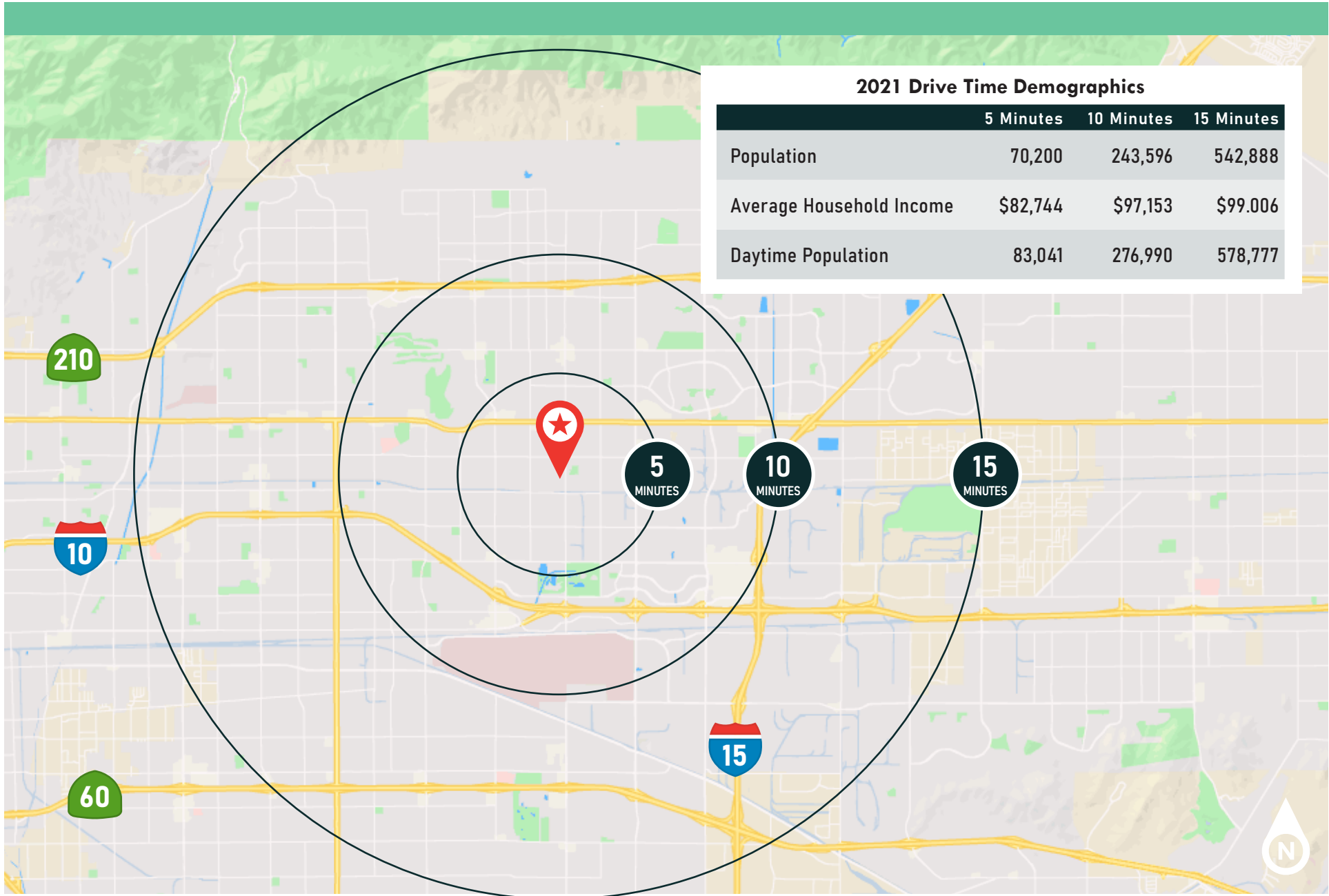
Retail Aerial



1.68 Acres | Rancho Cucamonga 4

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Drive Times Demographics



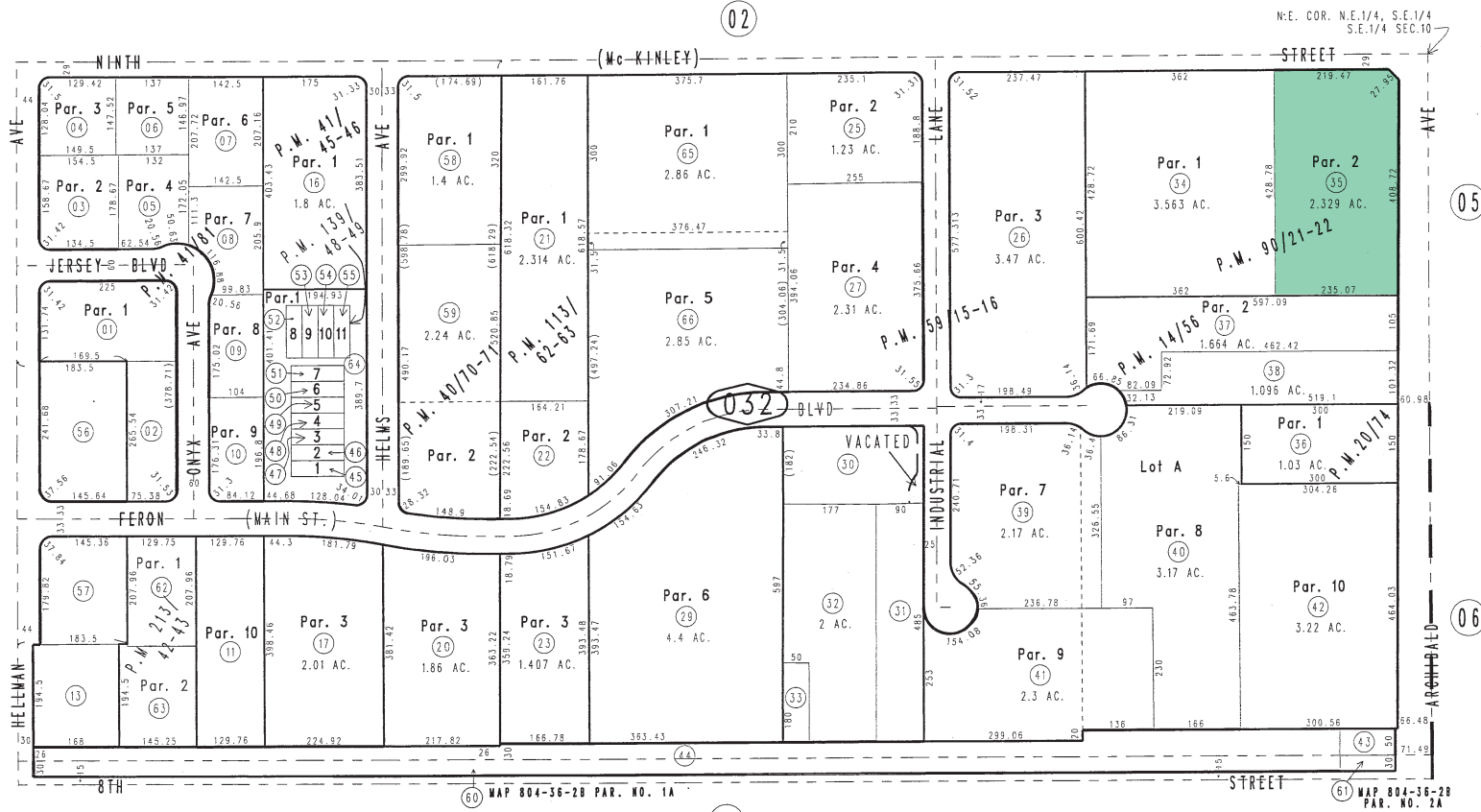
Assessor's Parcel Map

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Ptn. S.E.1/4, Sec.10, T.1S.,R.7W., S.B.B.&M.

City of Rancho Cucamonga 0209-03
Tax Rate Area
15013



- Parcel Map No. 8653, P.M. 90/21-22
- Pin. Parcel Map No. 4511, P.M. 56/37-38, Amended Map P.M. 59/15-16
- Parcel Map No. 4320, P.M. 41/81
- Pin. Parcel Map No. 4499, P.M. 41/45-46
- Parcel Map No. 4366, P.M. 40/70-71
- Parcel Map No. 2265, P.M. 20/74
- Parcel Map No. 1528, P.M. 14/56
- Parcel Map No. 17063, P.M. 213/42-43
- Parcel Map No. 12057, P.M. 139/48-49, Condominium Plan, O.R. 89-235285
- Parcel Map No. 10366, P.M. 113/62-63

September 2004

Assessor's Map
Book 0209 Page 03
San Bernardino County

REVISED
01/03/18 K

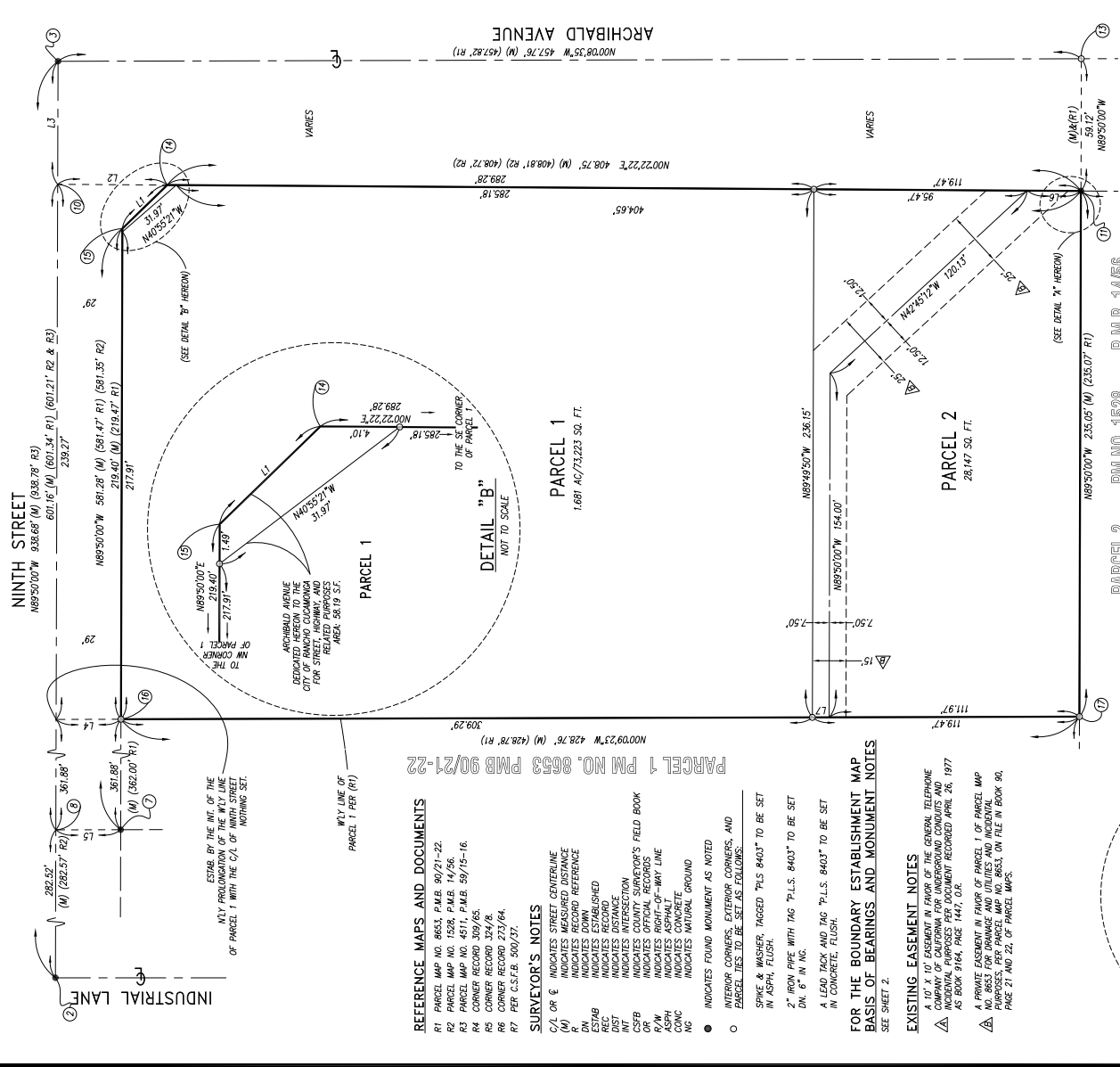


PARCEL MAP NO. 20164

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 8653, AS PER MAP RECORDED IN
BOOK 90, PAGES 21 AND 22, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

SHEET 3 OF 3 SHEETS

NO. OF NUMBERED PARCELS: 2
NO. OF CORNERS: 17
NET AREA: 2.37 ACRES

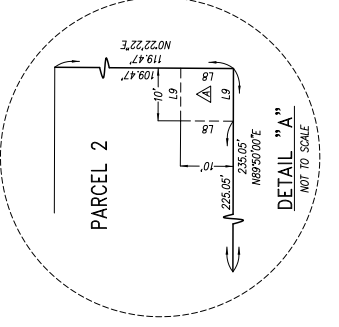


REFERENCE MAPS AND DOCUMENTS
R1 PARCEL MAP NO. 8653, P.M.B. 90/21-22.
R2 PARCEL MAP NO. 8653, P.M.B. 90/21-22.
R3 PARCEL MAP NO. 4511, P.M.B. 59/15-16.
R4 CORNER RECORD 309/65.
R5 CORNER RECORD 324/9.
R6 CORNER RECORD 273/84.
R7 PER C.S.F.B. 500/37.

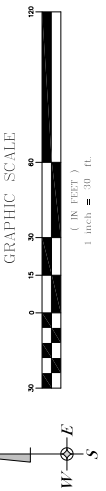
SURVEYOR'S NOTES
C/L OR E INDICATES STREET CENTERLINE
(M) INDICATES METERS
INDICATES RECORD REFERENCE
DN INDICATES DOWN
ESTAB INDICATES ESTABLISHED
DST INDICATES DISTANCE
INT INDICATES INTERSECTION
MOUNTAIN INDICATES MOUNTAIN
OP INDICATES OFFICIAL RECORDS
R/W INDICATES RIGHT-OF-WAY LINE
ASPH INDICATES ASPHALT
C/N INDICATES CONCRETE
NG INDICATES NATURAL GROUND
● INDICATES FOUND MONUMENT AS NOTED
○ INDICATES CORNERS, EXTERIOR CORNERS, AND
BARCEL TIES TO BE SET AS FOLLOWS:
SPIKE & WASHER, TAGGED "P.L.S. 8403" TO BE SET
IN ASPH. FLUSH.
2" IRON PIPE WITH TAG "P.L.S. 8403" TO BE SET
DN. 6" IN NG.
A LEAD BUCK AND TAG "P.L.S. 8403" TO BE SET
IN CONCRETE, FLUSH.

**FOR THE BOUNDARY ESTABLISHMENT MAP
BASIS OF BEARINGS AND MONUMENT NOTES
SEE SHEET 2.**

EXISTING EASEMENT NOTES
A 10' X 10' EASEMENT IN FAVOR OF THE GENERAL TELEPHONE
COMPANY OF CALIFORNIA FOR UNDERGROUND CONDUITS AND
CABLES, PER PARCEL MAP NO. 8653, AS PER MAP RECORDED APRIL 26, 1977
AS BOOK 9164, PAGE 1447, O.R.
A PRIVATE EASEMENT IN FAVOR OF PARCEL 1 OF PARCEL MAP
NO. 8653 FOR DRAINAGE AND UTILITIES AND INCIDENTAL
PURPOSES, PER PARCEL MAP NO. 8653, ON FILE IN BOOK 90,
PAGE 21 AND 22, OF PARCEL MAPS.



LINE	BEARING	LENGTH	NOTES
L1	N44°19'43"W	27.96'	(M)(27.95' R1 & R2)
L2	N00°22'22"E	49.00'	(M)(49.01' R1 & R2)
L3	N89°50'00"W	55.00'	(M)(55.01' R2 & R3)
L4	N00°09'23"W	29.00'	-----
L5	N00°09'10"W	29.00'	(M)(29.01' R2 & R3)
L6	N00°22'22"E	24.00'	(M)(24.01' R1)
L7	N00°10'00"E	7.50'	-----
L8	N00°22'22"E	10.00'	-----
L9	N89°50'00"W	10.00'	-----



PARCEL MAP NO. 20164

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 8653, AS PER MAP RECORDED IN BOOK 90, PAGES 21 AND 22, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

PBLA SURVEYING, INC. JUNE 2020
BOUNDARY ESTABLISHMENT MAP

NO. OF NUMBERED PARCELS: 2
GROSS AREA: 2.328 ACRES
NET AREA: 2.327 ACRES

MONUMENT NOTES:

- ① FOUND SPIKE AND WASHER STAMPED "L.S. 8502" FLUSH IN ASPH, ACCEPTED AS THE C/L INT. OF NINTH STREET AND HELLMAN AVENUE PER R4.
- ② FOUND SPIKE AND WASHER STAMPED "L.S. 6932" FLUSH IN ASPH, ACCEPTED AS THE C/L INT. OF NINTH STREET AND INDUSTRIAL LANE PER R6.
- ③ FOUND 1" IRON PIPE W/TAG, ILLEGIBLE, DN. 0.3" IN ASPH, ACCEPTED AS THE C/L INT. OF NINTH STREET AND ARCHIBALD AVENUE PER R1 AND R7.
- ④ FOUND P.K. NAIL AND WASHER STAMPED "L.S. 6932" FLUSH IN ASPH ACCEPTED AS C/L INT. OF ARCHIBALD AVENUE AND FERON BOULEVARD PER R5.
- ⑤ FOUND C-NAIL WITH TAG "L.S. 2386" FLUSH IN CONC, ACCEPTED AS THE SW CORNER OF PARCEL 2 PER R2 AND THE C/L OF FERON BOULEVARD PER R3.
- ⑥ FOUND 1" IRON PIPE, NO TAG, DN. 0.2" IN ASPH, ACCEPTED AS THE C/L INT. OF FERON BOULEVARD, & INDUSTRIAL LANE PER R3, SET TAG "P.L.S. 8403"
- ⑦ FOUND 1" IRON PIPE WITH TAG "L.S. 2386", DN. 0.8" IN NG, ACCEPTED AS THE NW CORNER OF PARCEL 1 PER R1.
- ⑧ NOTHING FOUND, ESTAB. BY INT. OF THE N'LY PROLONGATION OF PARCEL 1 WITH THE C/L OF NINTH STREET PER R1, NOTHING SET.
- ⑨ NOTHING FOUND, ESTAB. BY HOLDING REC. DIST. ALONG THE NORTH LINE OF TRACT NO. 2425 AS SHOWN PER R2, 60.98 FT. W'LY FROM THE C/L INT. OF ARCHIBALD AVENUE AND FERON BOULEVARD PER R1, NOTHING SET.
- ⑩ NOTHING FOUND, ESTAB. BY HOLDING REC. DIST. ALONG C/L OF NINTH STREET, 55.00 FT. FROM THE INT. WITH C/L ARCHIBALD AVENUE PER R1, NOTHING SET.
- ⑪ FOUND 1" IRON PIPE WITH TAG "L.S. 2386" PER R1, DN. 0.4" IN NG, ACCEPTED AS THE SE CORNER OF R1. FITS THE ESTAB. R/W OF ARCHIBALD AVE.
- ⑫ NOTHING FD., SW CORNER OF R1 ESTAB. BY INT. OF THE S'LY LINE OF R1 WITH THE E'LY LINE OF PARCEL 3 OF R3, NOTHING SET.
- ⑬ NOTHING FD., ESTAB. BY INT. OF THE S'LY LINE OF R1 WITH THE C/L OF FERON BOULEVARD.
- ⑭ NOTHING FOUND, CORNER ESTAB. BY HOLDING REC. DIST. ALONG THE W'LY R/W LINE OF ARCHIBALD AVENUE (ESTAB. BETWEEN MONUMENT NOS. 9 AND 10) AND HOLDING REC. DIST. 49.00 FT. S'LY FROM MONUMENT NO. 10 PER R1, NOTHING SET.
- ⑮ NOTHING FOUND, CORNER ESTAB. BY THE INT. OF A LINE ESTAB. FROM MONUMENT NO. 14, HELD AT A REC. ANGLE OF 135°27'55" (PER R1) WITH THE S'LY LINE OR R1 (ESTAB. PARALLEL WITH AND DIST. 29.00 FT. S'LY FROM THE C/L OF NINTH STREET., NOTHING SET.
- ⑯ NOTHING FOUND, NW CORNER OF PARCEL 2 ESTAB. BY PRORATION PER R1.
- ⑰ NOTHING FOUND, SW CORNER OF PARCEL 2 ESTAB. BY PRORATION PER R1.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NINTH STREET, BEING NORTH 89°50'00" WEST PER PARCEL MAP NO. 8653, P.M.B. 90/21-22.

REFERENCE MAPS AND DOCUMENTS

- R1 PARCEL MAP NO. 8653, P.M.B. 90/21-22.
- R2 PARCEL MAP NO. 1528, P.M.B. 14/56.
- R3 PARCEL MAP NO. 4511, P.M.B. 59/15-16.
- R4 CORNER RECORD 309/85.
- R5 CORNER RECORD 324/8.
- R6 CORNER RECORD 273/64.
- R7 PER C.S.F.B. 500/37.

EXISTING EASEMENT NOTES

SEE SHEET 3.

SURVEYOR'S NOTES

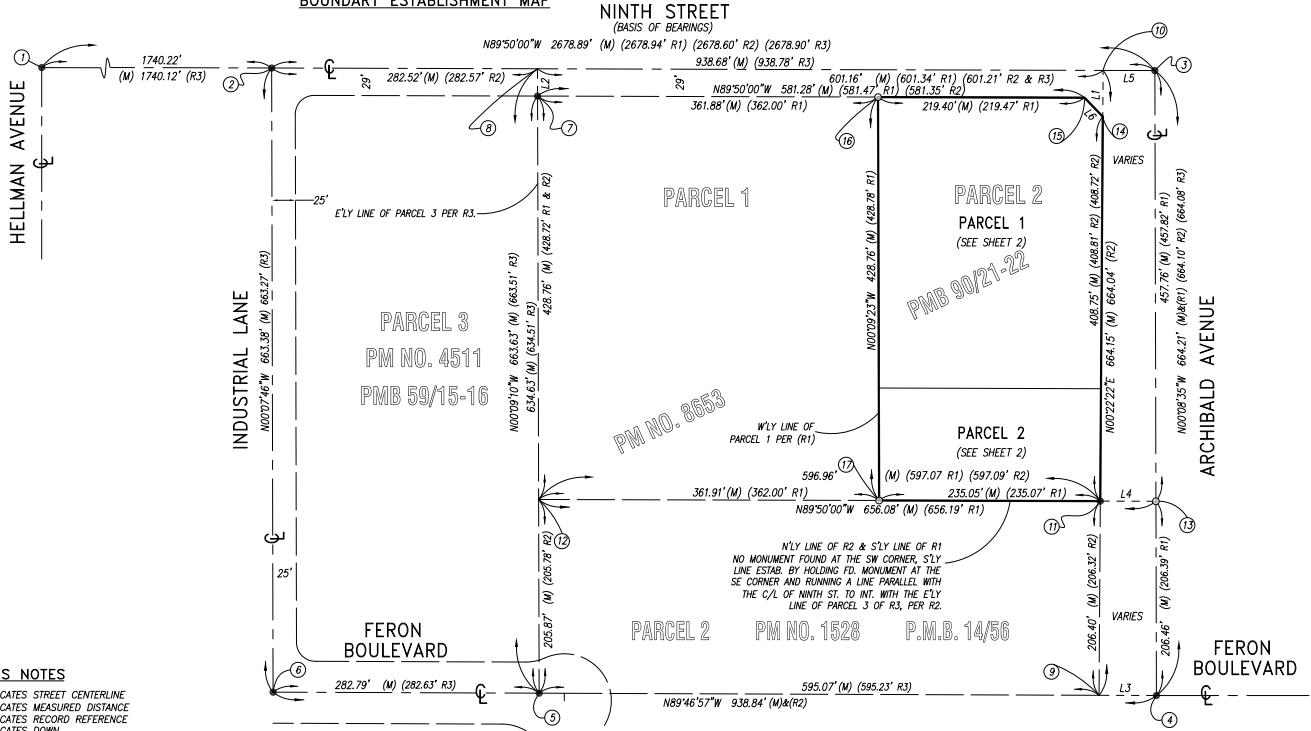
- C/L OR ☉ INDICATES STREET CENTERLINE
- (M) INDICATES MEASURED DISTANCE
- R INDICATES RECORD REFERENCE
- DN INDICATES DOWN
- ESTAB INDICATES ESTABLISHED
- REC INDICATES RECORD
- DIST INDICATES DISTANCE
- INT INDICATES INTERSECTION
- CSFB INDICATES COUNTY SURVEYOR'S FIELD BOOK
- OR INDICATES OFFICIAL RECORDS
- R/W INDICATES RIGHT-OF-WAY LINE
- ASPH INDICATES ASPHALT
- CONC INDICATES CONCRETE
- NG INDICATES NATURAL GROUND

- INDICATES FOUND MONUMENT AS NOTED
- INTERIOR CORNERS, EXTERIOR CORNERS, AND PARCEL TIES TO BE SET AS FOLLOWS:

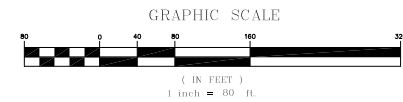
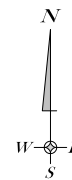
SPIKE & WASHER, TAGGED "PLS 8403" TO BE SET IN ASPH, FLUSH.

2" IRON PIPE WITH TAG "P.L.S. 8403" TO BE SET DN. 6" IN NG.

A LEAD TACK AND TAG "P.L.S. 8403" TO BE SET IN CONCRETE, FLUSH.



LINE	BEARING	LENGTH	NOTES
L1	N00°22'22"E	49.00'	(M)&(R1 & R2)
L2	N00°09'10"W	29.00'	(M)&(R1, R2, & R3)
L3	N89°46'57"W	60.98'	(M)&(R2 & R3)
L4	N89°50'00"W	59.12'	(M)&(R1)
L5	N89°50'00"W	55.00'	(M)&(R1, R2, & R3)
L6	N44°09'43"W	27.96'	(M)(27.95' R1 & R2)



Street View Photos



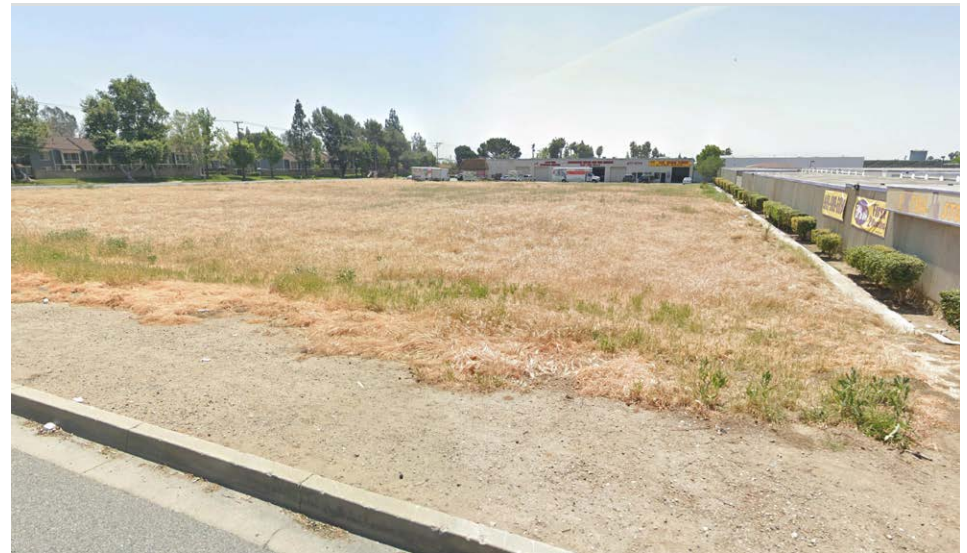
Westerly view from Archibald Avenue



Northwesterly view from Archibald Avenue



Southerly view from E 9th Street



Southeasterly view from E 9th Street

