

# ± 1.87 AC MIXED-USE DEVELOPMENT OPPORTUNITY

9445 FOOTHILL BLVD, RANCHO CUCAMONGA, CA



**LOCATED ON  
FOOTHILL BLVD (ROUTE 66)  
RANCHO CUCAMONGA'S  
MAJOR COMMERCIAL THOROUGHFARE**

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**PRIME LOCATION  
MEDIUM INTENSITY  
MIXED-USE DEVELOPMENT  
LAND FOR SALE  
IN RANCHO CUCAMONGA**



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**± 1.87 AC  
MIXED-USE  
DEVELOPMENT OPPORTUNITY**

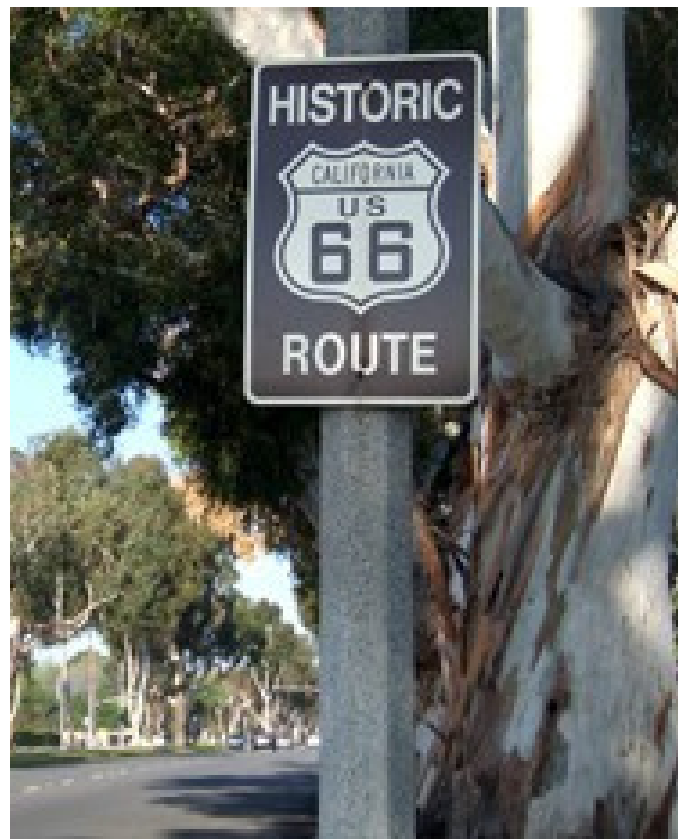
**PROPERTY  
DESCRIPTION**

**Subject Property:** 9445 Foothill Blvd,  
Rancho Cucamonga, CA 91730

**Building Size:** ± 6,115 SF

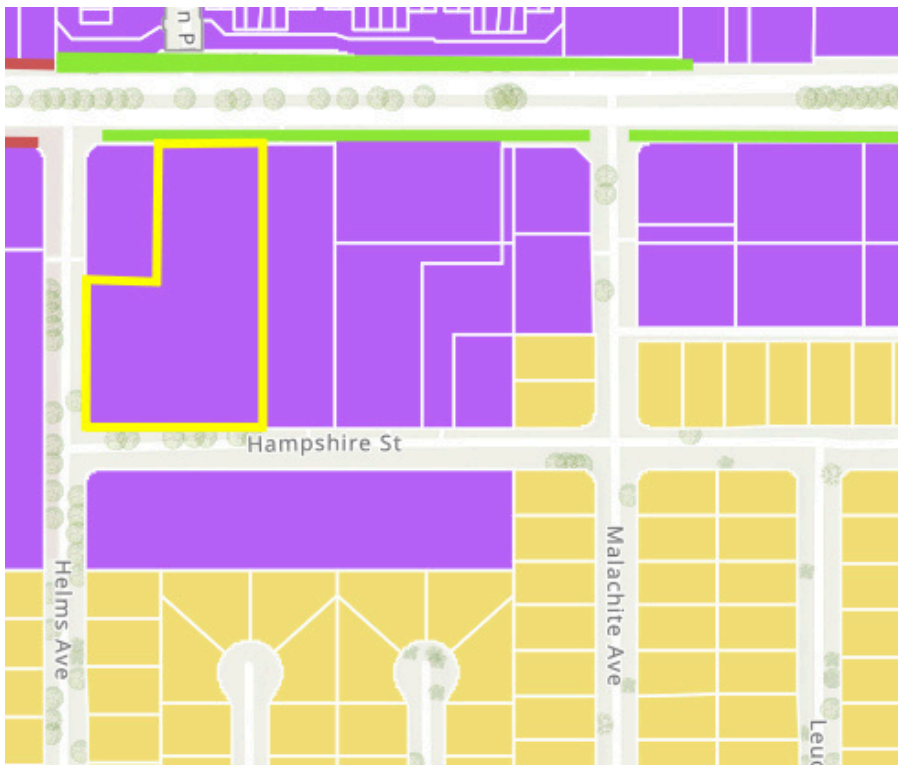
**Lot Size:** ± 1.87 AC (81,414 SF)

**APN:** 0208-261-55-0000



**ZONING AND DEVELOPMENT**

**Corridor 1 (CO1). Medium Intensity Mixed-Use Development** that transitions existing auto-oriented corridors and places to vibrant areas that promote walkability. Building and entrance/facade types are diverse, contributing to a mix of distinct places along major corridor areas. Buildings front streets and transition in scale to surrounding neighborhoods with some auto-oriented development along secondary streets.



| Zone                            | Corridor 1 (CO1)  |
|---------------------------------|---|
| <b>Subzone</b>                  | None  |
| <b>Desired Form</b>             | Small frontage area/build-to lines  |
|                                 | Heights up to 5 stories   |
| <b>General Use</b>              | Transitional environment, mixed-use and block-scale buildings, moderate intensity development   |
|                                 | Moderate density residential with a mix of commercial and retail activity at key intersections. Medium to high intensity uses act to transition to lower intensity suburban neighborhoods adjacent to the corridor. |
| <b>General Plan Designation</b> | City Corridor Moderate  |

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## DOWN THE STREET FROM THE FUTURE BRIGHTLINE WEST HIGH-SPEED STATION CONNECTING LAS VEGAS TO SOCAL

Brightline West's high-speed rail will soon be pulling in to the transit station connecting Rancho Cucamonga and the high desert to Las Vegas. It will be the first fully electric high-speed passenger train in the Western United States.

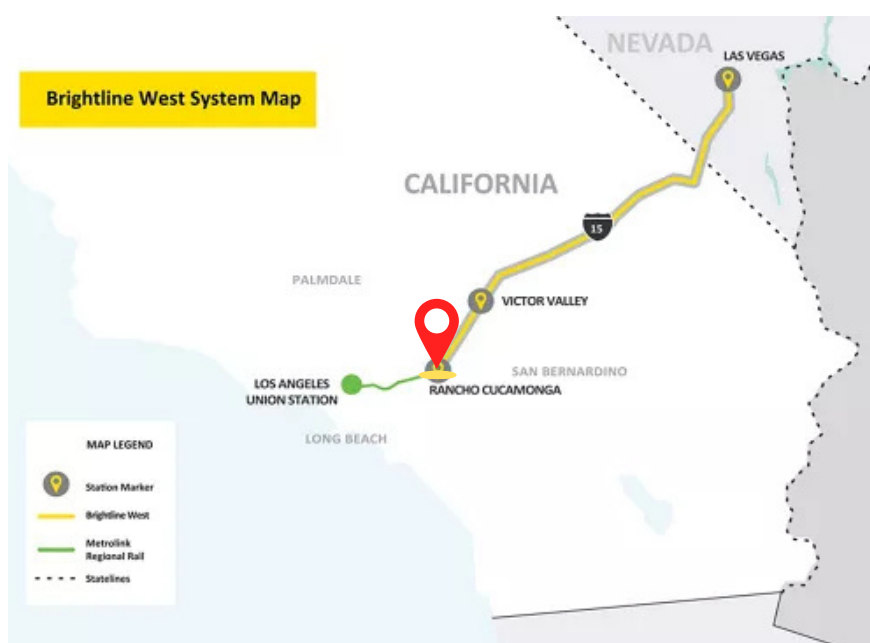
The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California.

This 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California, with 96% of its alignment within the median of the I-15 highway.

The investment is also expected to support 11,000 jobs in the region, to build the more than 200 miles of the high-speed rail that will transport travelers from the Los Angeles area to Las Vegas within an estimated two hours.

Officials say the combination of high-speed rail and a multimodal transit center will be a catalyst for increased tourism and economic growth for the Inland Empire in the years to come.

The \$12-billion project is expected to break ground in early 2024 and completed in four years -- in time for the 2028 Summer Olympics in Los Angeles.



<https://www.brightlinewest.com/overview/project>

<https://abc7.com/high-speed-rail-train-las-vegas-ranch-cucamonga/14169118/>

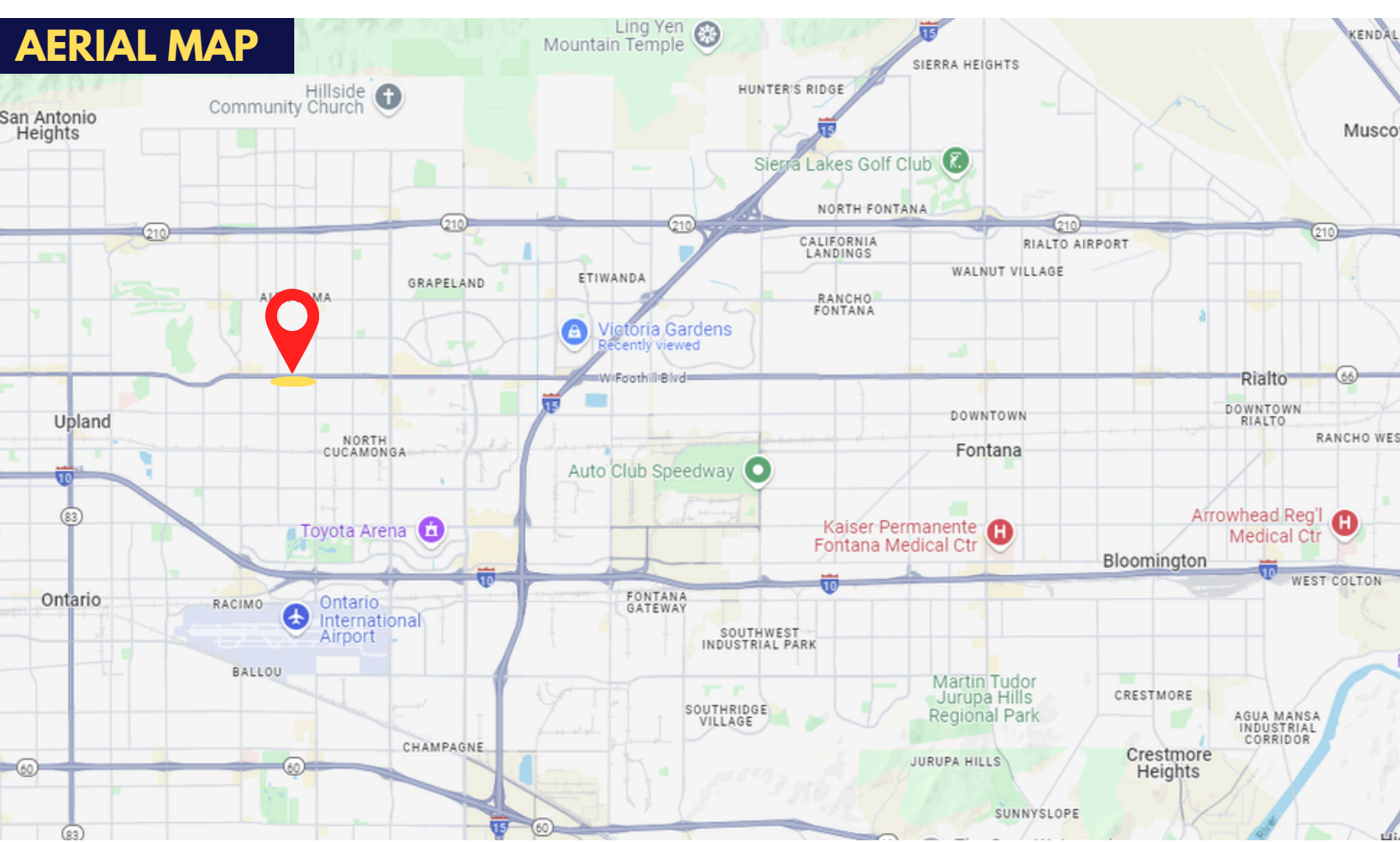


# PROPERTY PHOTOS

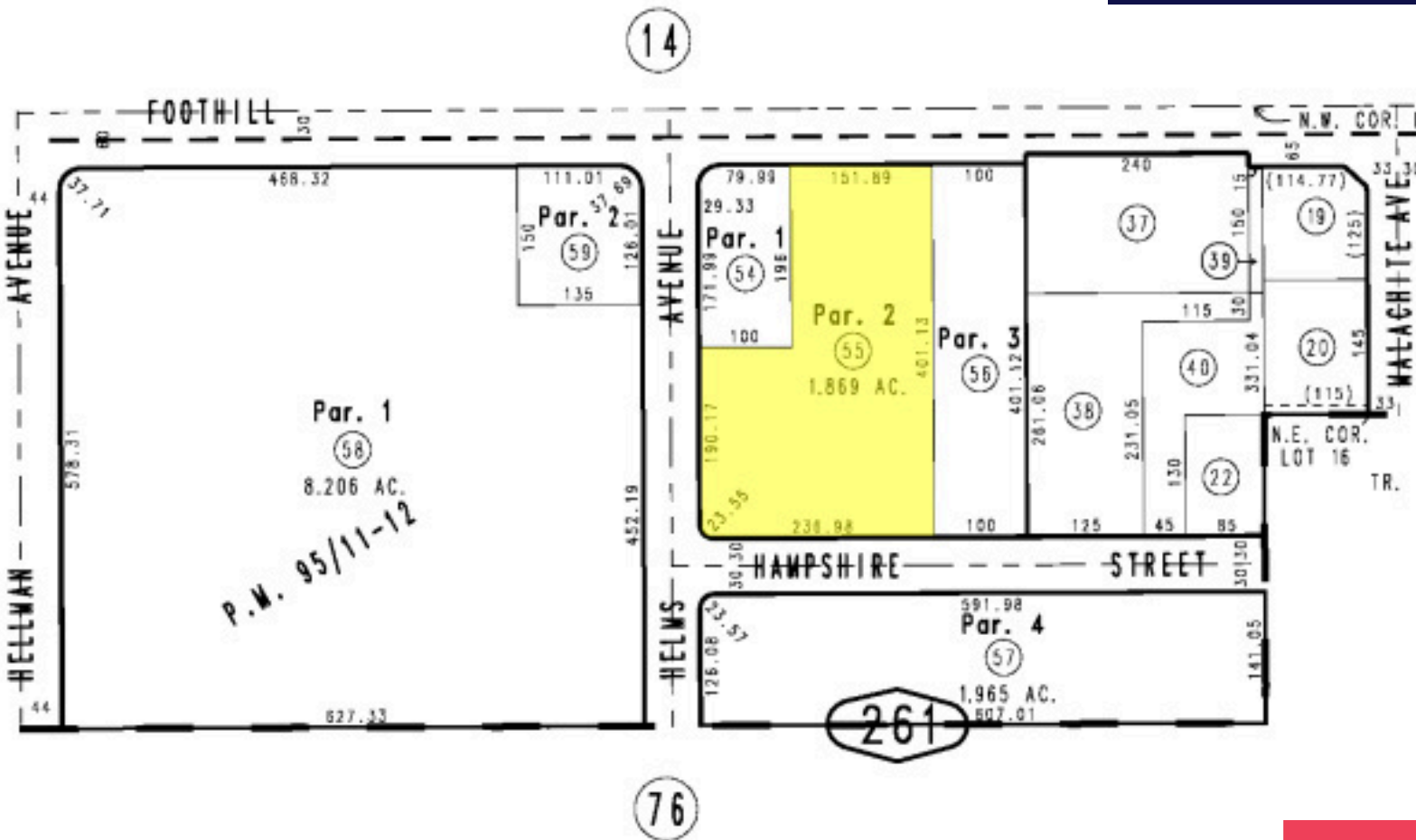




# AERIAL MAP



# PARCEL MAP





# RADIUS DEMOGRAPHICS

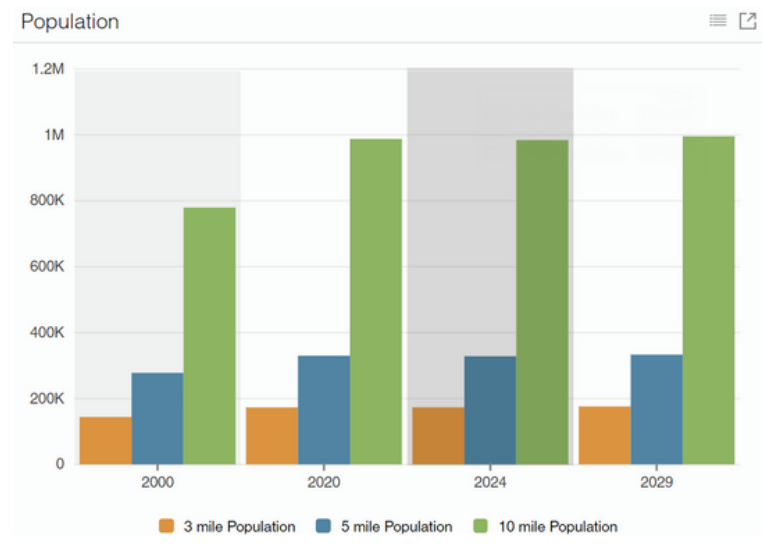
## RANCHO CUCAMONGA, CA

Population: 176,359  
3,792 Square Miles



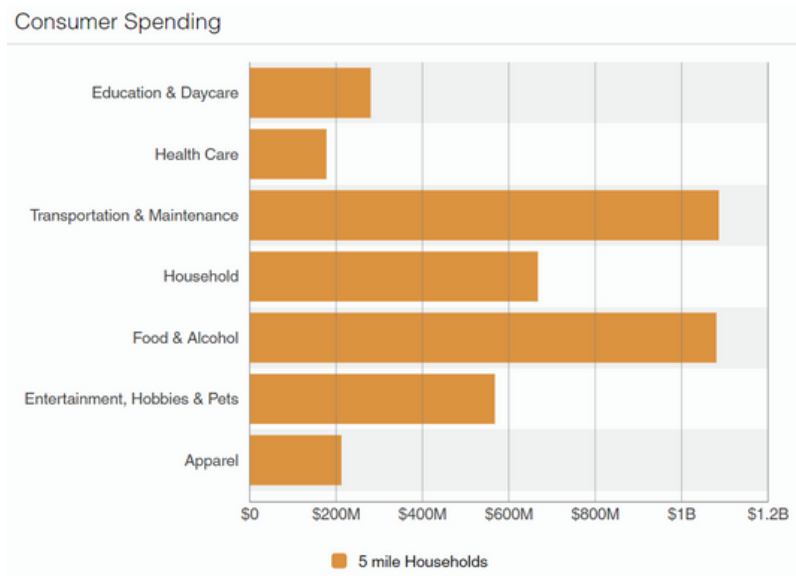

|                            | 3 mile  | 5 mile  | 10 mile |
|----------------------------|---------|---------|---------|
| 2020 Population            | 173,152 | 330,066 | 987,749 |
| 2024 Population            | 173,302 | 328,476 | 984,327 |
| 2029 Population Projection | 176,060 | 333,344 | 995,909 |
| Annual Growth 2020-2024    | 0%      | -0.1%   | -0.1%   |
| Annual Growth 2024-2029    | 0.3%    | 0.3%    | 0.2%    |
| Median Age                 | 37.3    | 37.3    | 36.1    |

|                                      | 3 mile | 5 mile  | 10 mile |
|--------------------------------------|--------|---------|---------|
| 2020 Households                      | 59,178 | 108,143 | 293,942 |
| 2024 Households                      | 59,395 | 107,873 | 292,449 |
| 2029 Household Projection            | 60,384 | 109,539 | 295,672 |
| Annual Growth 2020-2024              | 0.7%   | 0.5%    | 0.7%    |
| Annual Growth 2024-2029              | 0.3%   | 0.3%    | 0.2%    |
| Owner Occupied Households            | 30,351 | 59,582  | 177,138 |
| Renter Occupied Households           | 30,033 | 49,957  | 118,534 |
| Avg Household Size                   | 2.8    | 2.9     | 3.2     |
| Avg Household Vehicles               | 2      | 2       | 2       |
| Total Specified Consumer Spending... | \$2.1B | \$4.1B  | \$11.5B |



|                         | 3 mile    | 5 mile    | 10 mile   |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$102,260 | \$109,701 | \$111,458 |
| Median Household Income | \$84,927  | \$89,617  | \$90,746  |
| < \$25,000              | 7,378     | 12,416    | 33,875    |
| \$25,000 - 50,000       | 8,615     | 14,223    | 38,306    |
| \$50,000 - 75,000       | 9,947     | 17,676    | 47,178    |
| \$75,000 - 100,000      | 9,461     | 16,457    | 42,651    |
| \$100,000 - 125,000     | 7,810     | 13,925    | 35,754    |
| \$125,000 - 150,000     | 5,596     | 10,433    | 29,050    |
| \$150,000 - 200,000     | 5,449     | 10,886    | 32,263    |
| \$200,000+              | 5,138     | 11,859    | 33,371    |

|                                | 3 mile | 5 mile  | 10 mile |
|--------------------------------|--------|---------|---------|
| White                          | 57,610 | 108,150 | 257,739 |
| Black                          | 14,255 | 23,064  | 61,858  |
| American Indian/Alaskan Native | 2,163  | 4,185   | 13,760  |
| Asian                          | 18,713 | 35,513  | 118,627 |
| Hawaiian & Pacific Islander    | 561    | 1,030   | 2,708   |
| Two or More Races              | 80,000 | 156,535 | 529,636 |
| Hispanic Origin                | 87,921 | 171,885 | 584,292 |



|                   | 3 mile    | 5 mile    | 10 mile   |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$583,267 | \$635,354 | \$606,295 |
| Median Year Built | 1983      | 1981      | 1982      |



# THE YAMZON TEAM

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## CONTACT

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