

THE Ranch

AT MODEL COLONY

SWC OF ONTARIO RANCH RD. AND HAMNER AVE. | ONTARIO, CA

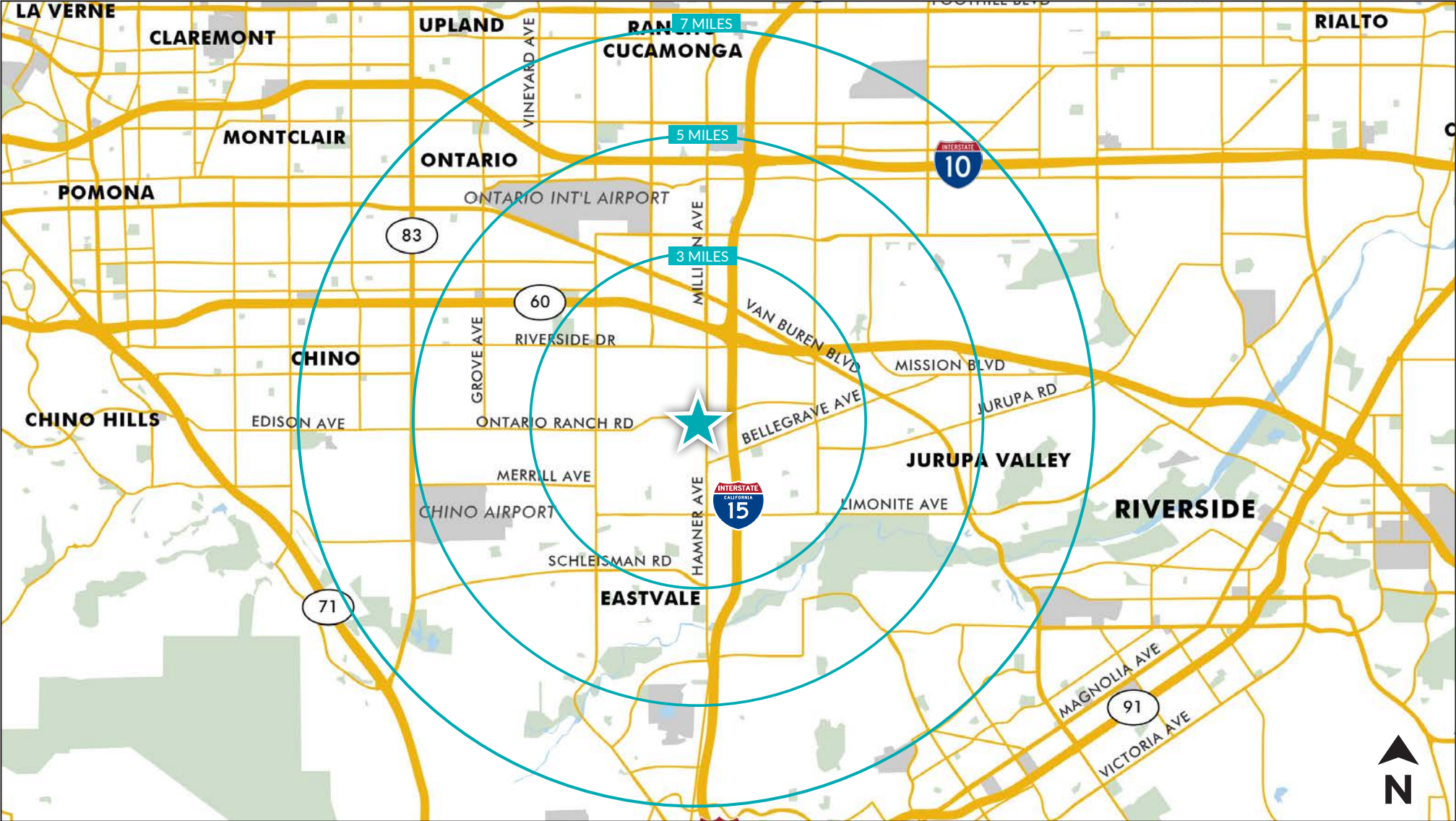


CLICK HERE
FOR PROPERTY VIDEO

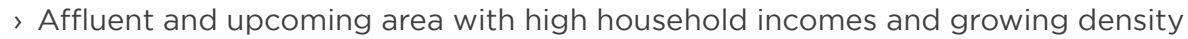
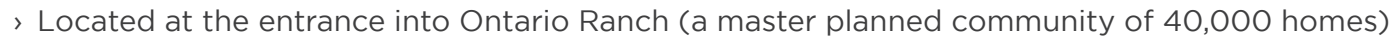
DEMOGRAPHICS

The City of Ontario is home to over 780,841 residents, up 8.3% since 2010, and is predicted to double within the next 15 years. To help accommodate this growth, the City of Ontario has been committed to drafting plans to continue developing mixed-use urban lifestyle districts in the City’s major town centers.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	107,787	217,787	455,267
Daytime Population	85,280	212,298	464,389
No. of Households	29,783	59,805	126,073
Average Household Income	\$158,618	\$147,346	\$131,555



PROJECT HIGHLIGHTS



SITE PLAN



PROJECT INFORMATION

Net Site Area: 316.455 AC
 Building Area: 206,043 SF
 Land to Bldg Ratio: 2.47/1
 Coverage: 28.74%

PARKING PROVIDED

Parking Provided: 796 Stalls
 DT Stall Credit 8 Stalls/200' x 3: 24 Stalls
 DT Stall Credit 1 Stall/24 In. ft.: 5 Stalls
 Total Parking: 825 Stalls
 Parking Ratio: 4.00/1000

PARKING REQUIRED

Market/Retail/Shops 2.4/1000 SF (162,815 SF): 391 Stalls
 Restaurant In Shops 1/100 (12,500 SF): 125 Stalls
 Drive-Thru Restaurant 1/75 SF (9,208 SF): 123 Stalls
 Fitness Gym 5/1000 SF (17,574 SF): 88 Stalls
 Parking Stalls Required (206,043 SF): 727 Stalls

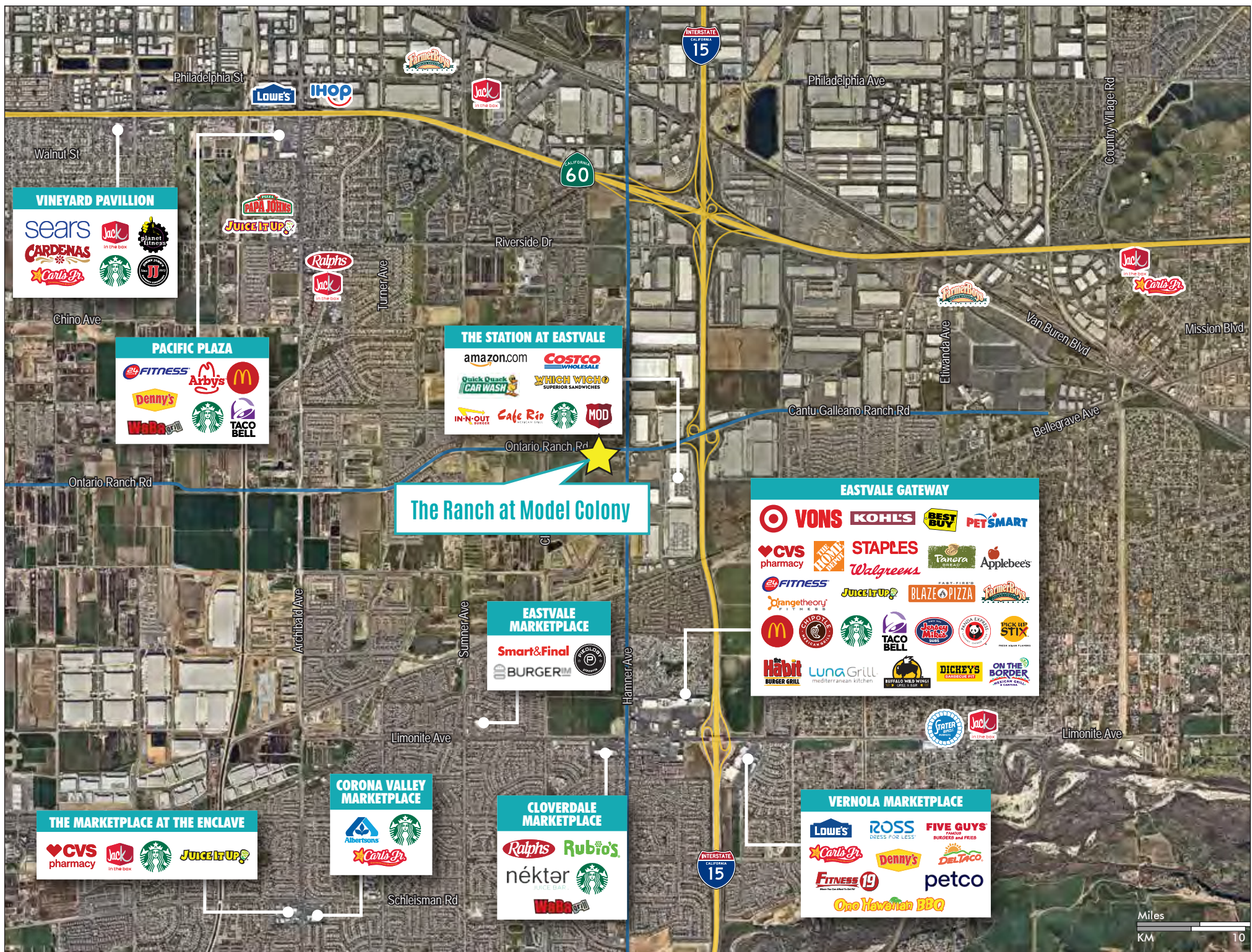
PROJECT ELEVATIONS



NORTH ELEVATION MAJOR 1 & SHOPS 3



WEST ELEVATION MAJOR 1





ONTARIO OVERVIEW

Ontario's economy continues to expand due to its central geographical location and the City of Ontario's pro-growth approach to attracting businesses to the area. The close proximity of Ontario International Airport with over 11,500 passengers daily makes the Ontario Business District desirable for corporations seeking a Southern California presence that is easily accessible from anywhere in the world.

Ontario is also home to the I-10/I-15 Interchange which provides freeway access from border-to-border and coast-to-coast. In addition to the I-10 & I-15, commuters have easy access to the 210 & 60 Freeways connecting businesses with Los Angeles, Orange and San Diego Counties.

The City of Ontario is home to 177,000 residents, up 3 percent since 2010, and is predicted to double by within the next 15 years. To help accommodate this growth, the City has been committed to drafting plans to continue developing mixed-use urban lifestyle districts in the City's major town centers.

One such development project helping to fuel the growth is Ontario Ranch. Ontario Ranch is a master-planned residential community from Brookfield Residential, Lennar, GDC – RCCD, and Lewis Community Developers which covers approximately 8,000 acres and 13 square miles and offers approximately 46,000 new homes in fifteen different neighborhoods providing a variety of housing options community centers and schools for all working classes.

New master-planned communities to explore

This map illustrates the Chino Hills area, highlighting several master-planned communities and future developments. The map includes major roads such as Interstate 10, Interstate 15, and State Routes 60, 71, 83, and 91. Key locations marked include Claremont Colleges, Montclair Plaza, Historic Downtown Ontario, Ontario International Airport, Metrolink Station, Cuckamonga-Guasti Regional Park, and Victoria Gardens. Future schools like Chaffey College, Chino Spectrum Marketplace, and Chino Spectrum Towne Center are indicated. The map also shows future retail and fire stations. The master-planned communities highlighted are Avenida, Park Place, Grand Park, Dorado, and New Haven. The map includes a legend for the symbols used: Ontario Ranch (orange square), Master-Planned Communities (blue circle), Future School (red apple), Future Retail (blue building), and Future Fire Station (red fire truck).

LEGEND:

- Ontario Ranch
- Master-Planned Communities
- Future School
- Future Retail
- Future Fire Station

Ontario is one of California's fastest growing cities for more than 25 years, and is poised to be the largest city in San Bernardino County and the second-largest city in the Inland Empire. The City is currently ranked the 4th fastest growing in California and is among the top 40 fastest growing mid-sized cities in the U.S. A visionary model for California Growth, Ontario Ranch is the first gigabit community in southern California, and will feature ultra-high bandwidth home-data services, plus an expansive park and trail system, new schools and independent sources of water.

Future plans include over 46,000 new homes. A convenient location offers direct access to the I-15 via the new connection at Cantu Galleano Ranch Road with the introduction of Ontario Ranch Road as well connection to the 60 freeway via the newly improved Archibald Avenue.





SWC OF ONTARIO RANCH RD. AND HAMNER AVE. | ONTARIO, CA

Walter Pagel

+1 949 725 8457

walter.pagel@cbre.com

Lic. 01244522

Brian McDonald

+1 909 418 2020

brian.mcdonald@cbre.com

Lic. 01002150

Hannah Curran

+1 949 725 8496

hannah.curran@cbre.com

Lic. 02157742

Wood Investments Companies
A Real Estate Development & Management Company

CBRE