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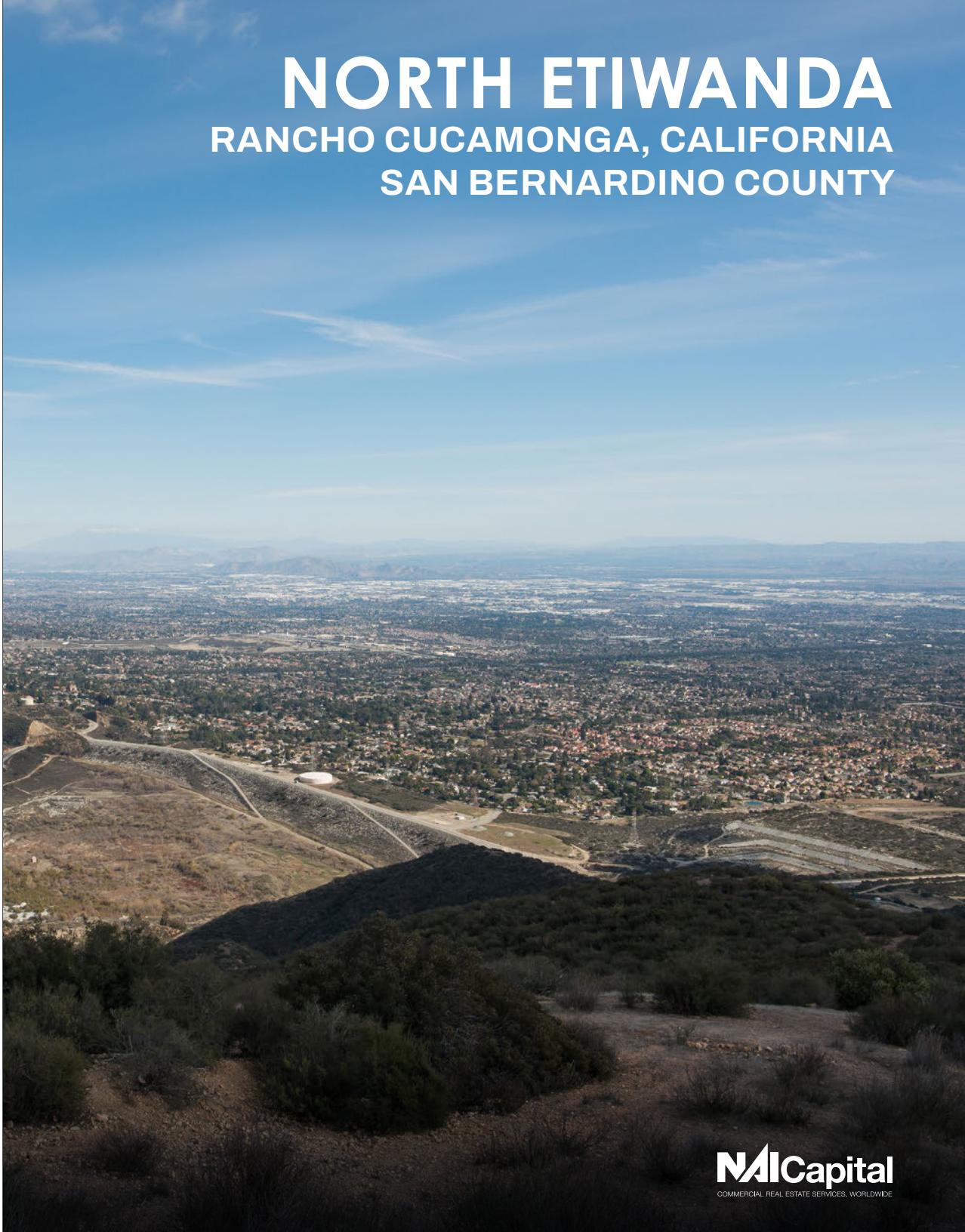
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# NORTH ETIWANDA RANCHO CUCAMONGA, CALIFORNIA SAN BERNARDINO COUNTY



# PROPERTY HIGHLIGHTS

## 13.18-Acre Development Site in Rancho Cucamonga



Unique 574,121 square foot residential development opportunity in the Foothills of the San Bernardino mountains.



Ideal site for luxury, estate-style single-family homes.



Elevated setting above Rancho Etiwanda Estates.  
- 632 luxury homes developed in 2006  
- North Etiwanda is considered “Phase II”



Convenient access to Day Creek Blvd and the I-210 Freeway.



Close proximity to utilities and surrounding new development.



Adjacent homes valued between \$900k and \$3 Million.



Unobstructed views of the San Gabriel Mountains, the Inland Empire, and the City of Los Angeles.



# PROPERTY DESCRIPTION

## Property Overview

Located in the highly desirable North Etiwanda area of Rancho Cucamonga, this 13.18-acre development site sits just above the prestigious Rancho Etiwanda Estates. The property is surrounded by newer residential construction and is in close proximity to existing utilities, making it well-positioned for development.

The site offers convenient access via Day Creek Boulevard, which provides a direct connection to the I-210 Freeway while preserving a private, elevated setting. From every vantage point, the property boasts unobstructed panoramic views of the San Gabriel Mountains, city lights, and the valley below. The absence of Mello-Roos assessments further enhances the long-term value of the property.

The land can accommodate approximately  $\pm 20$  single-family estate home pads, with anticipated home sizes of approximately  $\pm 5,000$  square feet. With its commanding views, premier hillside location, and development potential, this property represents a rare opportunity to create one of the most exclusive luxury residential enclaves in Rancho Cucamonga.

With Rancho Cucamonga situated at the final stop of the 2028 rain line connecting Las Vegas to Los Angeles, this property offers convenient access for visitors and athletes heading to the 2028 Olympics, making it an ideal investment opportunity in a rapidly growing area.



## Property Features

- **$\pm 13.18$  acres in North Etiwanda**
- **Ideal site for luxury, estate-style single-family homes**
- **Elevated setting above Rancho Etiwanda Estates**
- **Unobstructed mountain, city, and valley views**
- **Convenient access to Day Creek Blvd and the I-210 Freeway**
- **Close proximity to utilities and surrounding new development**

- **No Mello-Roos assessments**
- **Exceptional opportunity for a premier residential development**
- **Prime Location for the 2028 Olympics**
- **Rancho Cucamonga is set to be the final stop on the high-speed rail from Las Vegas to Los Angeles**

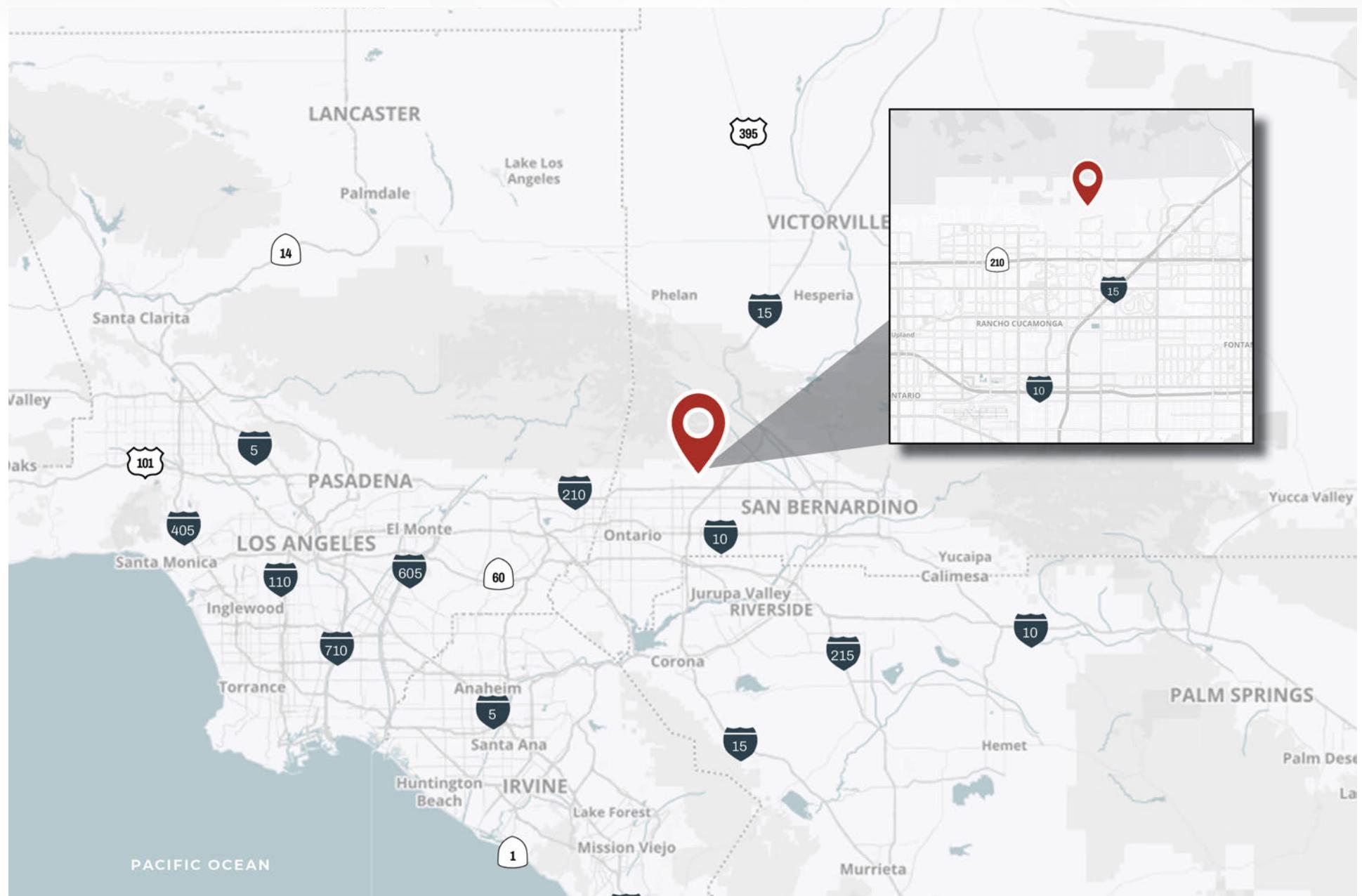
# INGRESS & EGRESS MAP

\* The orange legend below indicates pedestrian access to the landlocked site.

- Please contact the San Bernardino County Flood Control Planning Division for more information.



# LOCATION MAP



# PARCEL MAP

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

W.1/2 Sec.17 & Sec.18, T.1N., R.6W., S.B.B.&M.

Etiwanda  
Tax Rate Area  
7018 15137

1087 - 05



0201  
03

G.L.3

7018  
15137

G.L.4

T.R.A.

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(40 AC.) 10 20 AC.

0201  
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11 G.L.1  
40 AC.

MAP 148-36-670  
PAR. NO. 3

280 AC.

SEC.

18

03

70 AC.

051

04 10 AC.

32.93 AC.

16

19 8.53 AC.

24 12.1 AC.

17 6.82 AC.

MAP 148-36-67A  
PAR. NO. 3

25 6.82 AC.

26 6.82 AC.

27 357.3

07

14 10 AC.

15 MAP 148-36-67C  
PAR. NO. 2  
M.R.O.

13

20 12.18 AC.

21 1 AC.

22 13.18 AC.

23 13.18 AC.

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# AMENITIES MAP



# AREA DEMOGRAPHICS

<b>Home Values</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median Home Value (2025)	\$1.02 M	\$868,845	\$727,391
<b>Population</b>			
Estimated Population (2025)	3,977	47,323	181,546
Projected Population (2030)	3,957	47,362	185,580
Census Population (2020)	4,000	49,335	179,448
<b>Households</b>			
Est. Households (2025)	1,092	14,477	57,139
Proj. Households (2030)	1,128	14,931	59,973
Census Households (2020)	1,136	14,995	56,589
<b>Income</b>			
Est. Avg. HH Income (2025)	\$291,879	\$204,284	\$159,861
Proj. Avg. HH Income (2030)	\$291,160	\$204,218	\$159,787
Census Avg. HH Income (2010)	\$160,930	\$124,309	\$97,751
Est. Per Capita Income (2025)	\$229,748	\$162,186	\$130,709
Proj. Per Capita Income (2030)	\$229,477	\$162,384	\$130,731
<b>Daytime Demos</b>			
Total Businesses (2025)	114	1,509	6,397
Total Employees (2025)	477	8,718	43,720



# AREA OVERVIEW

## North Etiwanda

In 2026, **North Etiwanda** is home to some of the most prestigious gated communities in the Inland Empire. Elevated at the northeast edge of Rancho Cucamonga, it offers a blend of luxury living and natural preservation:

- **The North Etiwanda Preserve:** This 1,200-acre conservation area borders the community, offering residents immediate access to extensive hiking and nature trails.
- **Future Development:** The adjacent Etiwanda Heights project is set to enhance local infrastructure, with plans including 85 acres of new parks, 11 miles of additional trails, and 180,000 square feet of retail and community space.
- **Community Fees:** The neighborhood is managed by an HOA with low monthly fees of approximately \$120 to \$185, covering gate security, common area landscaping, and management.

## Real Estate Market

- **Pricing:** Homes in this executive enclave typically range from \$900,000 to over \$3,000,000. As of late 2025, the broader Etiwanda housing market saw median sale prices climb to approximately \$1.2 million, a 36.5% year-over-year increase.
- **Property Profiles:** Residences predominantly feature “New Traditional” and Mediterranean architectural styles. Typical floor plans span 2,194 to 4,610 square feet with 4 to 6 bedrooms, often situated on spacious lots of approximately 10,000 square feet.

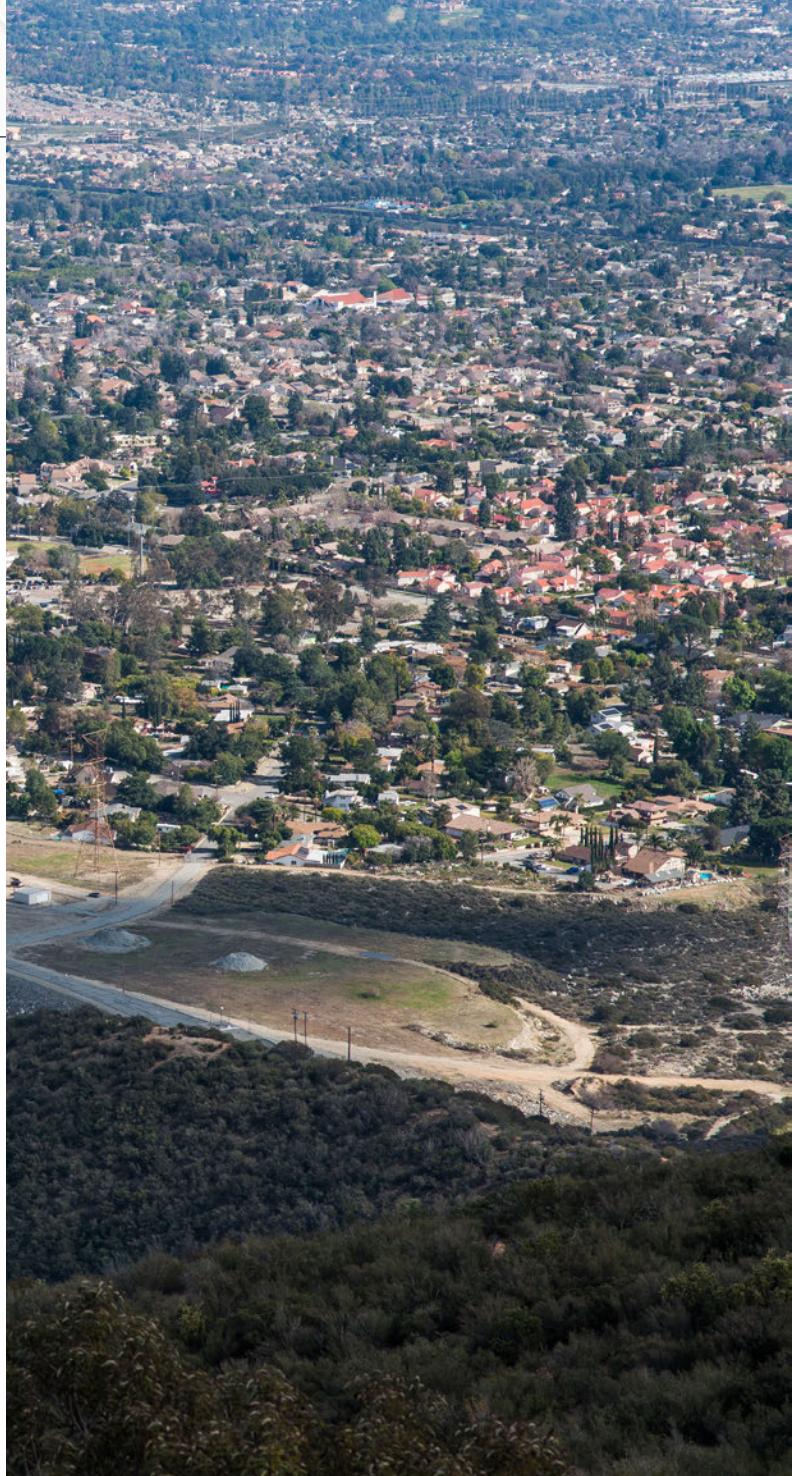
## Education

The community is served by the highly-rated Etiwanda School District, a primary driver for property values in the area.

- **Primary Schools:** Residents are zoned for top-tier institutions like John L. Golden Elementary (rated 8/10) and Day Creek Intermediate (9/10).
- **High School:** Etiwanda High School is ranked among the top 6 public high schools in San Bernardino County for 2026 and ranks #303 statewide.

## Lifestyle Profile

- **Commuter Convenience:** Despite its secluded feel, it remains a favorite for professionals who commute to Los Angeles or Orange County, seeking the “cost-of-living” advantage where luxury builds are significantly more affordable than their coastal counterparts.
- **Environment:** Known for its “quiet enjoyment,” the area is highly rated by residents for its safety, cleanliness, and panoramic views of the city lights and San Bernardino Mountains.



# AREA OVERVIEW

## Rancho Cucamonga

Rancho Cucamonga is a thriving city located in San Bernardino County, at the base of the San Gabriel Mountains and approximately 40 miles east of Downtown Los Angeles. The city is strategically positioned within the Inland Empire, offering excellent regional connectivity and a strong quality of life. With the 2028 Los Angeles Olympic Games approaching, Rancho Cucamonga is well positioned to benefit from increased global attention, infrastructure investment, and regional economic growth.

Rancho Cucamonga is served by several major transportation corridors, including the I-210, I-15, and I-10 Freeways, providing efficient access throughout Southern California. Ontario International Airport is located just minutes south of the city, further enhancing accessibility for residents and businesses alike. Additionally, Rancho Cucamonga will serve as the final Southern California stop on the new high-speed rail line connecting Las Vegas to Los Angeles, significantly strengthening regional and interstate connectivity.

With a population of approximately 175,000 residents, Rancho Cucamonga is one of the largest and most affluent cities in the Inland Empire. The city boasts a diverse and robust economic base, home to a wide range of businesses including corporate offices, advanced manufacturing, logistics and distribution centers, healthcare providers, retail centers, and professional services. Major employers and commercial hubs such as Victoria Gardens, along with proximity to regional employment centers, continue to drive strong housing demand.

Rancho Cucamonga is widely recognized for its strong school districts, upscale residential neighborhoods, extensive retail and dining options, and outdoor recreation opportunities, making it a premier destination for families and professionals seeking a high-quality Southern California lifestyle.





# FOR SALE

## \$2,250,000 | ±13.18 AC RESIDENTIAL LAND SITE

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