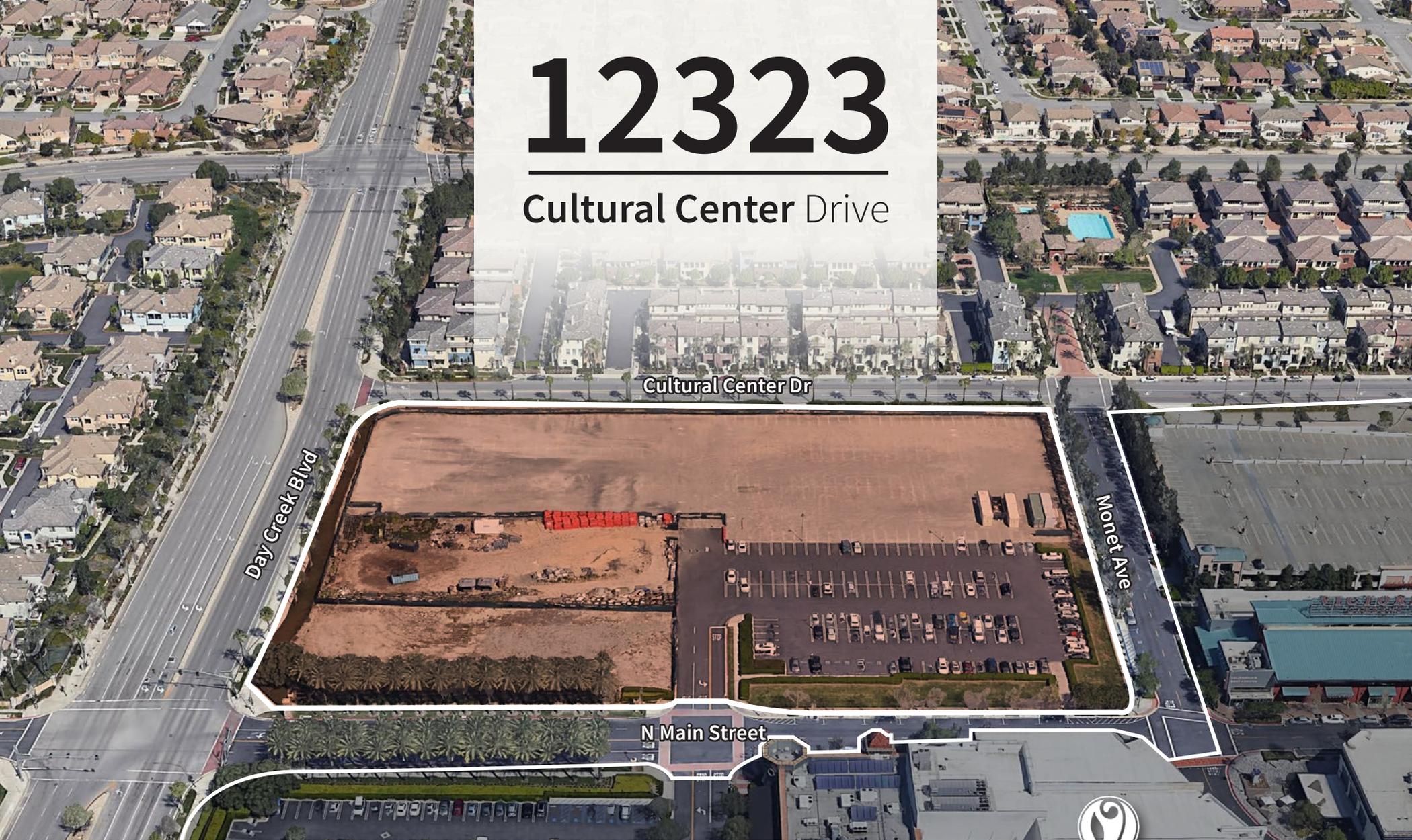


# 12323

Cultural Center Drive



## Rancho Cucamonga Development Opportunity

ADJACENT TO VICTORIA GARDENS SHOPPING CENTER | 6.4-acre

*Offering Memorandum*



VICTORIA  
GARDENS



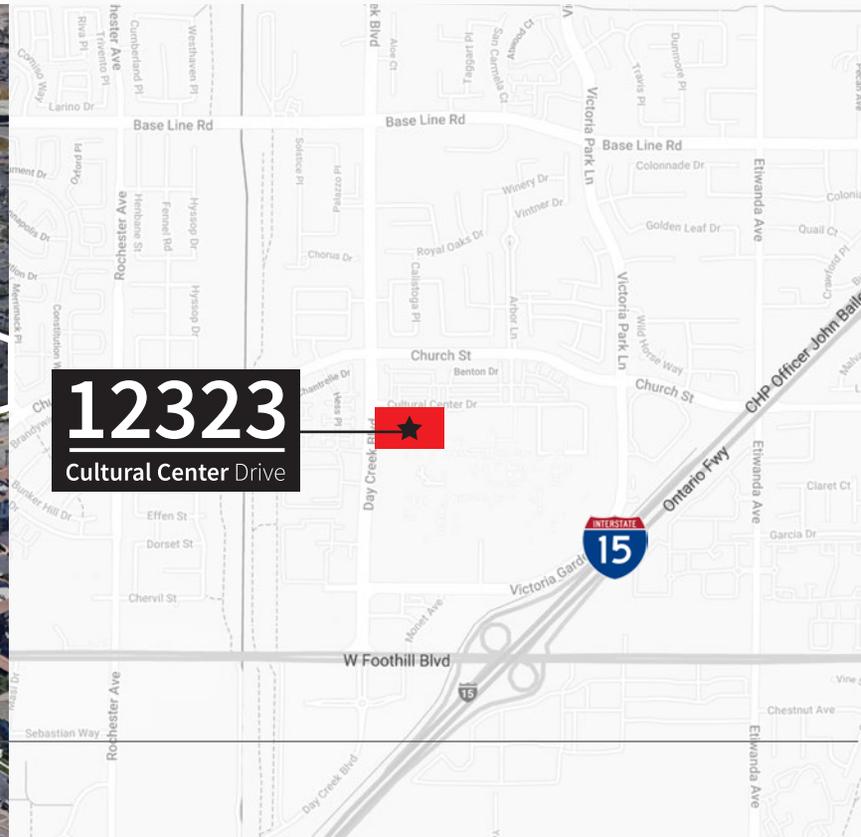
# The Offering

JLL is pleased to offer 12323 Cultural Center Drive (the “Property” or “Site”), a 6.4-acre development opportunity located adjacent to the renowned Victoria Gardens Shopping Center in Rancho Cucamonga, California. In addition to its prime location next to the Inland Empire’s premier shopping destination, the Site is roughly a half-mile north of Foothill Boulevard, the city’s main commercial thoroughfare, and is easily accessible to the I-15, I-10 and 210 Freeway.

The Property is zoned to accommodate a wide range of uses including mixed-use and residential development. The offering presents an outstanding opportunity to acquire a high-quality development Site in the fast-growing Rancho Cucamonga market.

## PROPERTY DETAILS

<b>Address:</b>	12323 Cultural Center Dr., Rancho Cucamonga, CA 91739
<b>County:</b>	San Bernardino
<b>APN:</b>	1090-531-02-0000
<b>Land AC:</b>	6.4 acres
<b>Zoning:</b>	MU
<b>Current Use:</b>	Vacant Land



**12323**  
Cultural Center Drive

**12323**  
Cultural Center Drive

Day Creek Blvd

# Investment Highlights

## A Rare Infill Opportunity



Excellent location with direct access to Victoria Gardens, the Inland Empire's premier shopping destination that attracts 12 million visitors per year.

## Visibility with Excellent Accessibility



Site is easily accessible via the 210, I-15, and I-10 Freeways as well as Foothill Boulevard, making it a highly desirable location for residents who commute to other cities for work.

## Strong Household Income

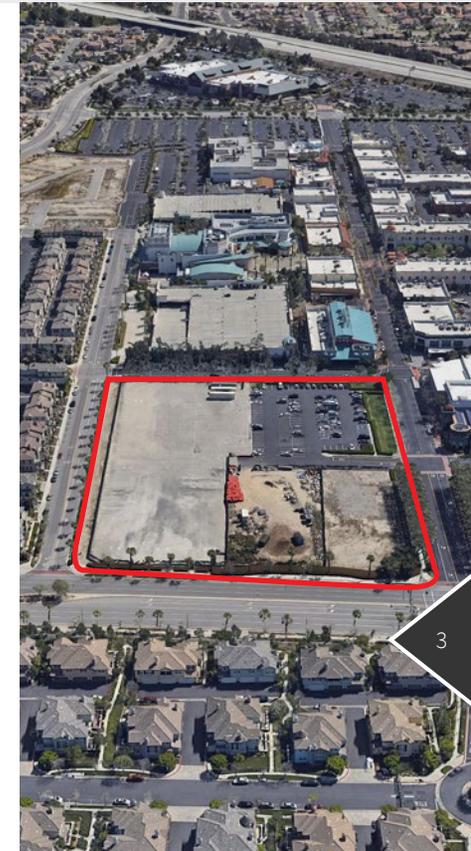


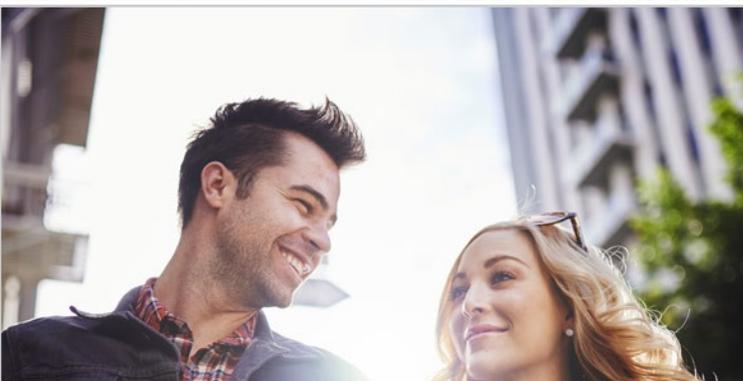
At approximately \$94,000, Rancho Cucamonga's median household income is 30% higher than the regional metro average of roughly \$70,000, allowing greater spending power for its residents compared to the metro area.

## Bridging the Barriers to Entry



Victoria Gardens continues to serve as a main focal point in the City of Rancho Cucamonga. The subject property is one of the last remaining developable sites within close proximity to Victoria Gardens and its plentiful, walkable amenities.





*“Greater Ontario/Rancho Cucamonga remains one of the most desirable places to live in the Inland Empire”*

*-CoStar*



# Investment Highlights

## VICTORIA GARDENS

With over 1.2 million square feet of retail space, Victoria Garden is an award-winning, open-air downtown retail and lifestyle center. Built in 2004, the center is comprised of department stores, shops, restaurants, a movie theater, performing arts center, library, and 40,000 square feet of office space. It has become one of the most dominant lifestyle centers in Southern California.



MT. SAN ANTONIO

**12323**  
Cultural Center Drive



**150**  
TENANTS



**12M**  
ANNUAL VISITORS



## VICTORIA GARDENS CULTURAL CENTER

Victoria Gardens was developed in tandem with the Victoria Gardens Cultural Center, a community library and performing arts center located adjacent to the mall. The \$34 million project includes 14,000 SF of state-of-the-art library space, a 90,000 SF performing arts center, and a 4,500 SF Celebration Hall.



Victoria Gardens Cultural Center



# 560 seats

## PERFORMING ARTS CENTER



# Property Description

The subject Property is located in Rancho Cucamonga adjacent to Victoria Gardens, a large open-air regional shopping center that offers retail, dining, and entertainment venues. Notable retailers include Macy's, Sephora, Anthropologie, Apple and H&M. The Property is easily accessible from the 210 and 15 freeways as well as from the south via Foothill Boulevard, the City's major thoroughfare.

The Site encompasses approximately 6.4 acres at the southeast corner of Cultural Center Drive and Day Creek Boulevard. The Property is largely undeveloped except for sidewalks, landscaping, and a parking lot.

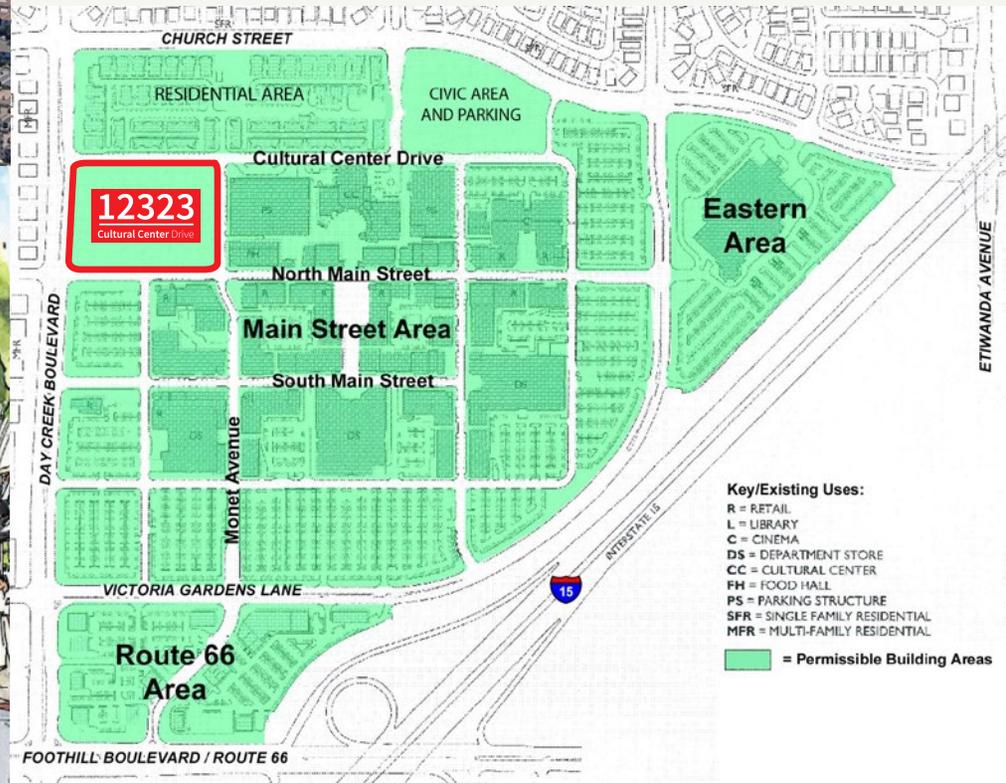


## VICTORIA GARDENS MASTER PLAN



## ENTITLEMENT PLAN

Land use on the Property is regulated by the Victoria Gardens Master Plan, which designates the Site for mixed-use development as well as residential-only development. The Property could accommodate multifamily residential in mixed-use or standalone configurations, or small lot single family units.

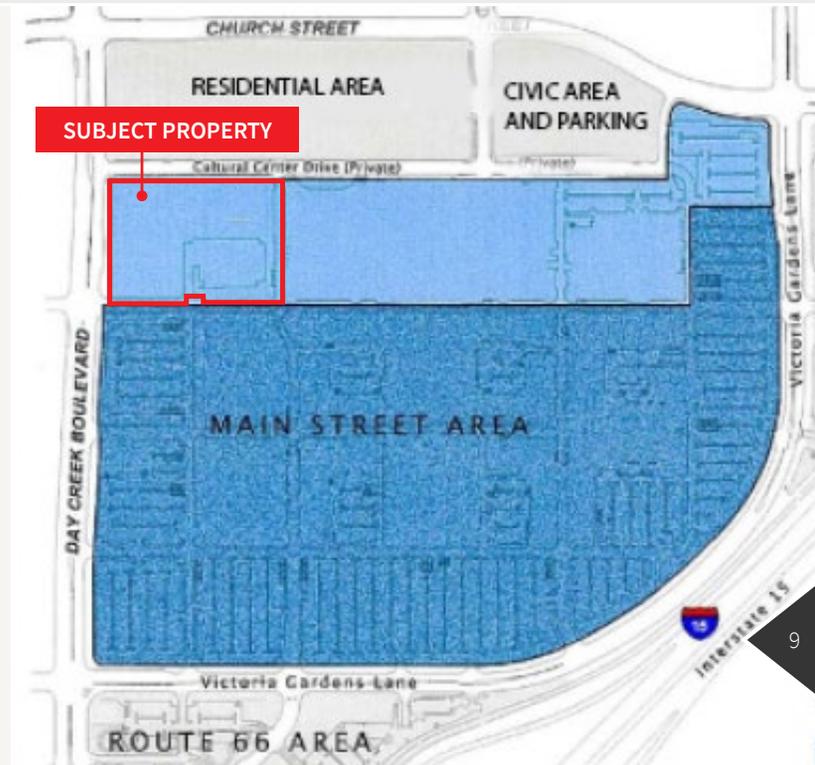


**ZONING**

Land use in the Victoria Gardens area is primarily regulated by the Victoria Gardens Master Plan. The Master Plan, which was adopted by the City in 2002 and amended in 2009 and 2018, guides the development of Victoria Gardens. The land use regulations contained in the Master Plan supersede those in the City’s Development Code. The Master Plan area encompasses approximately 164 acres and is generally bounded by Church Street to the north, the I-15 Freeway to the east, Foothill Boulevard to the south, and Day Creek Boulevard to the west.

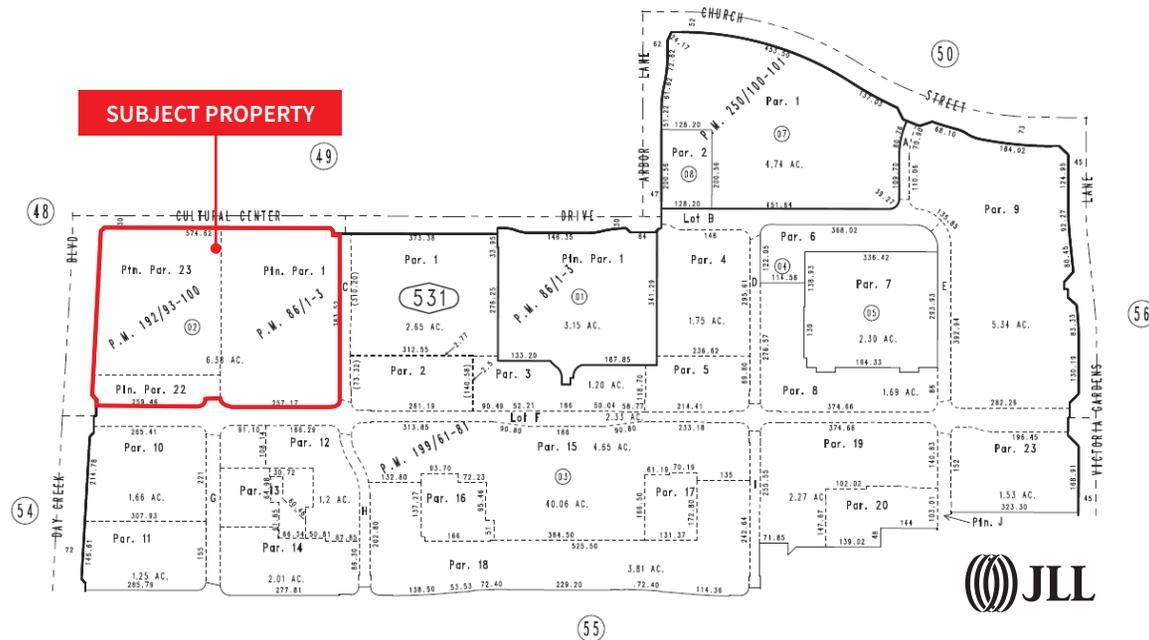
The Master Plan delineates five subareas that serve different purposes within the Victoria Gardens community. The subject property is located within the subarea defined as the “Main Street Area.” The Main Street Area allows for a wide range of commercial, office, public, and residential uses including multifamily dwellings.

It is the intent of the Master Plan to encourage medium and high density residential and mixed-use projects within the Main Street Area. Accordingly, the Main Street Area allows for two types of multifamily development: mixed-use residential projects at a density of 75 units per acre or full residential projects at a density of 100 units per acre. Any residential development must be consistent with the Master Plan and be of compatible design with the surrounding community.



**VICTORIA GARDENS MAIN STREET AREA DEVELOPMENT STANDARDS**

Max Density	Mixed Use Residential projects: 75 du/ac Full Residential projects: 100 du/ac
Max Height	90’ for properties along north side of North Main-street
FAR	1.0 for non-residential uses only
Setbacks	Buildings may be built to edge of property along street and open space frontage
Parking	Office: 3.0 per 1,000 sf of gross floor area Retail: 4.5 per 1,000 sf of gross floor area Residential: 1 space per bedroom, no tandem parking
Density Bonus	Yes, per statewide regulations



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