

# FOOTHILL & MAYTEN



Mayten Ave.

W Foothill Blvd.

**Foothill & Mayten, Rancho Cucamonga, CA**  
±28.7-ACRE DEVELOPMENT OPPORTUNITY



# The Offering

JLL is pleased to offer Foothill & Mayten (the subject “Property” or “Site”), a ±28.7-acre development opportunity located in Rancho Cucamonga, California. The Property is one of the last remaining large undeveloped parcels in the City. Ideally located along Foothill Blvd., the Property is within close proximity of Kaiser Permanente Rancho Cucamonga, Terra Vista Town Center, Victoria Gardens, and LoanMart Field, home of the Cucamonga Quakes.

The Property is slated to be rezoned as part of the City’s General Plan update. The proposed “City Corridor High” zone will allow for mixed-use development up to 60 units per acre and a non-residential floor area ratio of up to 1.5. The offering represents an outstanding opportunity to acquire a large development site in the heart of thriving Rancho Cucamonga.



# Investment Highlights



- **Infill Opportunity:** One of last large residential development sites in the city of Rancho Cucamonga. Ideally located along Foothill Blvd., the City's main commercial thoroughfare and less than a mile away from Victoria Gardens, the Inland Empire's top shopping destination.



- **Strong Household Income:** At \$93,000, Rancho Cucamonga's median household income is 30% higher than the regional metro average of \$71,000. Residents of Rancho Cucamonga have greater spending power in comparison to the larger metro area.



- **Favorable Zoning:** Site is slated to be rezoned as part of Rancho Cucamonga's General Plan Update. Proposed zoning would allow for up to 60 units per acre and a 1.5 FAR for non-residential uses. This allows for greater development flexibility and density.



- **Market Forces:** Opportunity to capitalize on the changing lifestyles motivated by the Covid-19 pandemic. Apartment rents have grown substantially over the past 12 months, as urban dwellers seek the low density lifestyle and more attractive housing prices available in the Inland Empire.



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



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