



5.54 AC PRIME RESIDENTIAL VACANT LAND



Oliver Liu

Managing Principal
Mobile: 9099790207
oliver.liu@minkcre.com

License #: 01919930



Min La

Managing Principal
Direct: 6266786178
lamin.cre@gmail.com

License #: 02104633



5.54 AC Prime Residential Vacant Land | RANCHO CUCAMONGA

PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	5.54
Lot Size (SqFt)	241,322
Parcel ID	0225-191-36-0000
Zoning Type	Residential
County	San Bernardino
Topography	Mostly Flat
Coordinates	34.142730,-117.511770

INVESTMENT SUMMARY

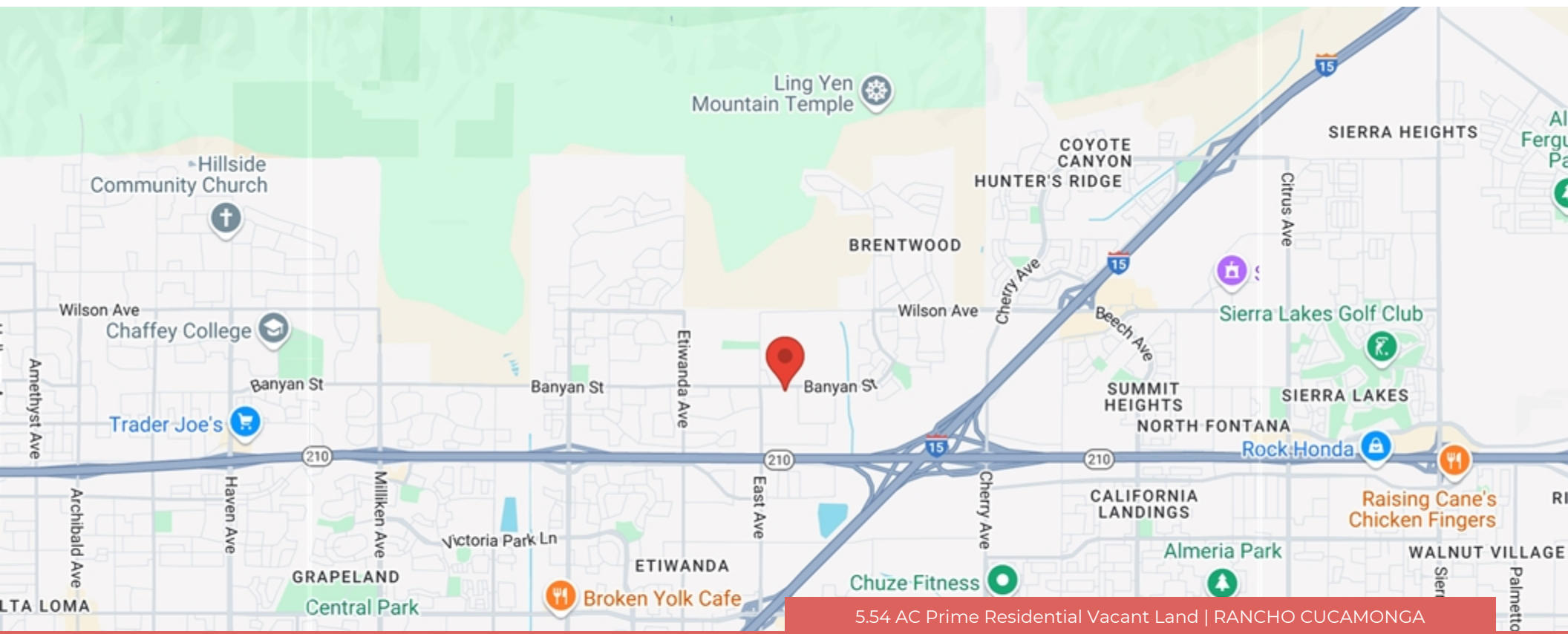
This expansive 5.54-acre parcel (APN 0225-191-36) located on Summit Avenue in Rancho Cucamonga presents a rare opportunity for developers and investors to build within one of Southern California’s most desirable growth corridors. The property offers a large, mostly level terrain with excellent frontage and access, making it ideal for a wide range of uses including single-family residential subdivisions, estate homes, multifamily housing, or even commercial or mixed-use projects depending on final zoning and entitlements. With utilities nearby and development occurring throughout the surrounding area, this site is well-positioned for immediate planning and entitlement. The size and shape of the land allow for flexible site planning, and the area’s strong market demand supports both residential and commercial product types. Whether you're looking to build a high-end residential enclave or explore potential commercial or institutional uses, this property offers a blank canvas with tremendous upside.



5.54 AC Prime Residential Vacant Land | RANCHO CUCAMONGA

INVESTMENT HIGHLIGHTS

- **Rare Large Parcel:** At 5.54 acres, this is one of the few remaining sizable undeveloped parcels in Rancho Cucamonga, offering a prime canvas for a wide range of development opportunities.
- **Flexible Development Potential:** Suitable for residential subdivisions, custom estate homes, multifamily, or commercial/mixed-use projects—subject to city approvals.
- **Level Topography:** Mostly flat terrain minimizes site prep costs and allows for efficient planning and construction.
- **Utility Access Nearby:** Essential infrastructure such as water, power, and sewer are located near the site, streamlining the development process.
- **High Upside Potential:** As land continues to appreciate in this supply-constrained market, this parcel represents a strong hold or build opportunity for long-term gains.



5.54 AC Prime Residential Vacant Land | RANCHO CUCAMONGA



5.54 AC Prime Residential Vacant Land | RANCHO CUCAMONGA

LOCATION HIGHLIGHTS

- **Strong Market Fundamentals:** Rancho Cucamonga continues to experience high demand for housing and services, supported by strong local incomes and limited land availability.
- **Desirable Location:** Located within the Etiwanda School District and close to high-performing public schools, parks, and new retail developments.
- **Etiwanda Community:** Situated in the prestigious Etiwanda area—an upscale, fast-growing residential neighborhood with strong appeal to families and professionals.
- **Near Major Corridors:** Positioned just minutes from major arterials including the I-15 and 210 freeways, providing convenient access for residents, commuters, and businesses.
- **Strong Demographics:** While omitted from earlier text, it's worth noting the surrounding area benefits from a high-income, well-educated population that supports stable property values and development viability.



3 MILE RADIUS



POPULATION
104,131



DAYTIME POPULATION
80,118



HOUSEHOLDS
29,913



AVG. HOUSEHOLD INCOME
\$ 169,381

5.54 AC Prime Residential Vacant Land | RANCHO CUCAMONGA

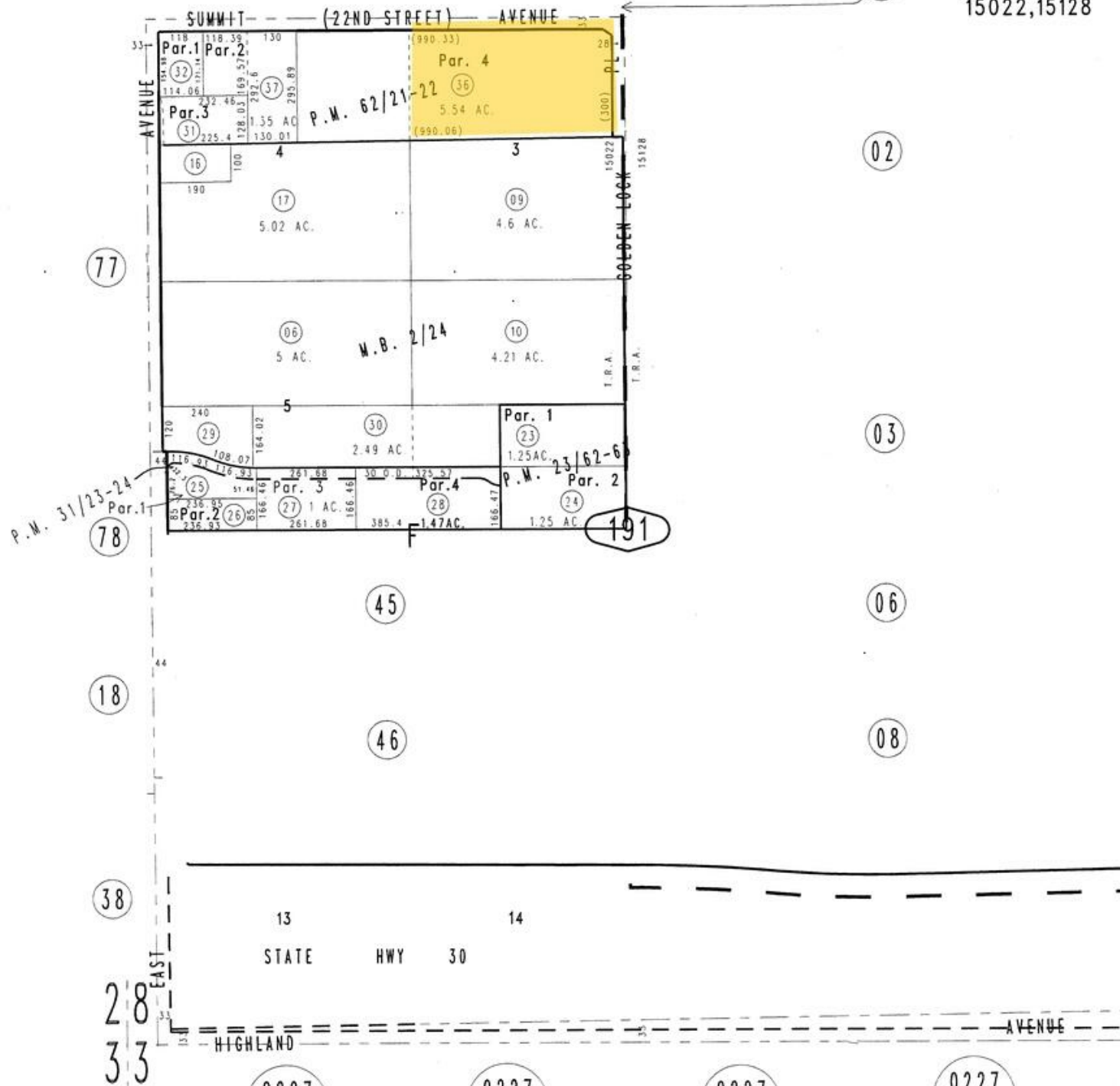




S.E.1/4, Sec.28, T.1N.,R.6W., S.B.B.&M.

City of Rancho Cucamonga
Tax Rate Area
15022,15128

0225



0226
10

Parcel Map No. 5441, P.M.
Parcel Map No. 3457, P.M.
Parcel Map No. 2731, P.M.
Pin. Etiwanda Colony Lands

AUG 06 2014

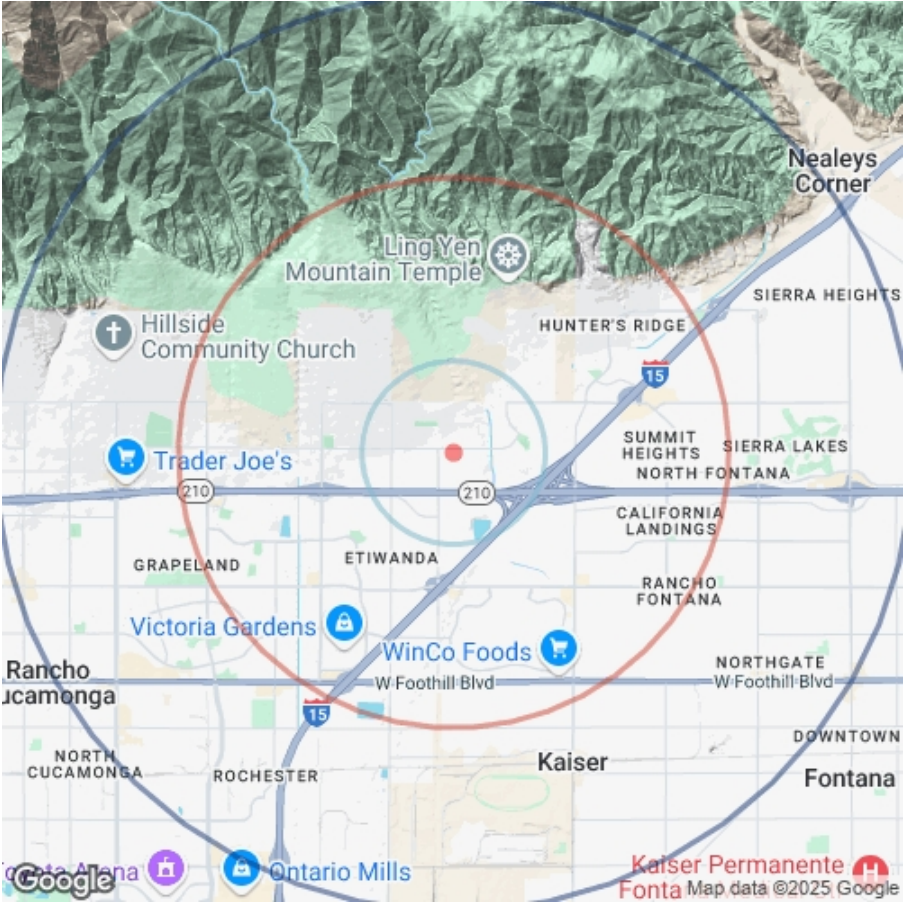
Assessor's Map
Book 0225 Page 19

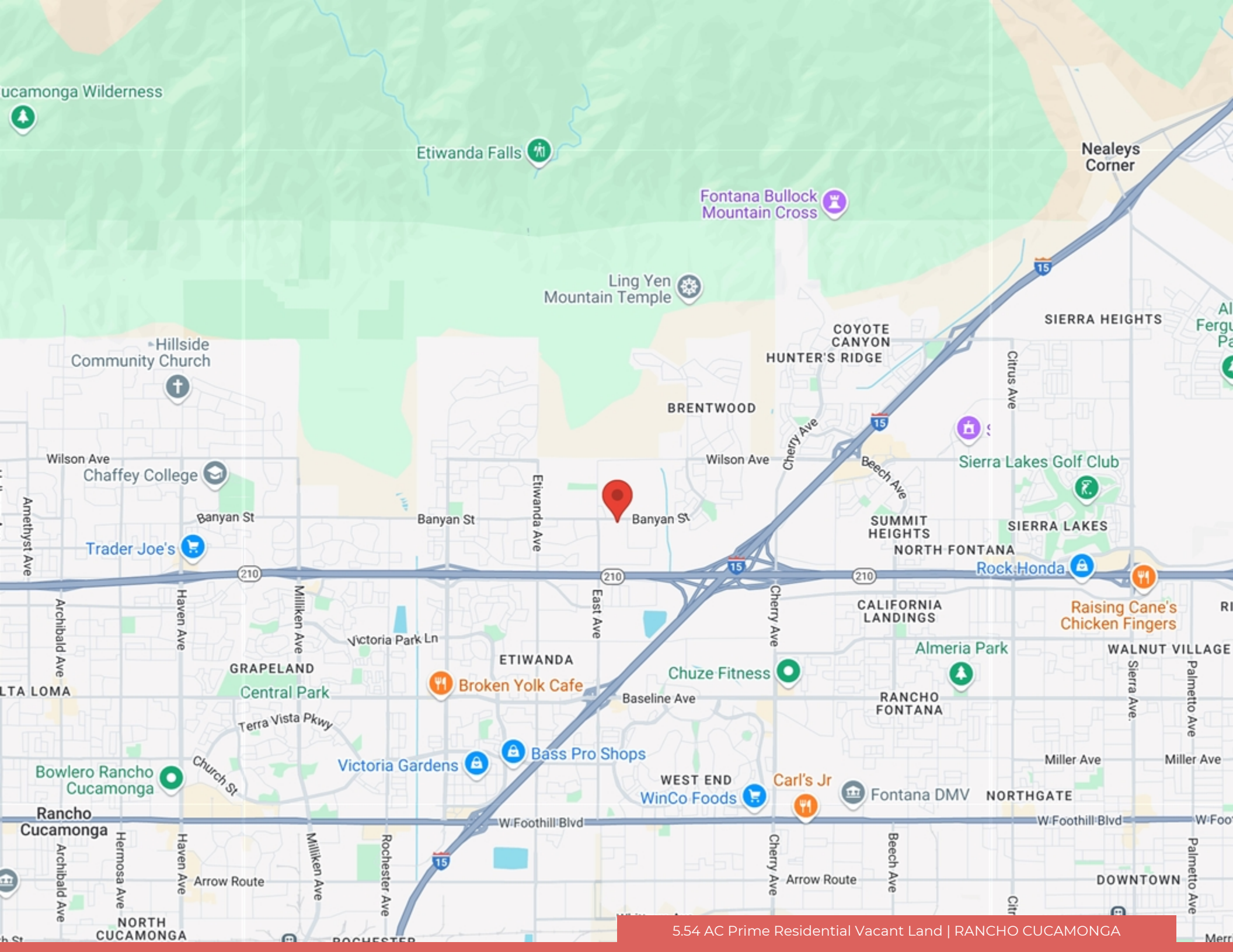
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,990	50,445	152,722
2010 Population	4,908	92,934	223,497
2024 Population	5,848	104,131	252,492
2029 Population	5,881	107,045	258,074
2024-2029 Growth Rate	0.11 %	0.55 %	0.44 %
2024 Daytime Population	4,330	80,118	218,837

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	21	724	2,892
\$15000-24999	5	515	2,328
\$25000-34999	28	864	2,969
\$35000-49999	68	1,058	4,087
\$50000-74999	79	2,873	9,190
\$75000-99999	79	3,355	10,132
\$100000-149999	364	7,696	17,694
\$150000-199999	330	4,840	10,734
\$200000 or greater	640	7,988	13,880
Median HH Income	\$ 170,360	\$ 131,392	\$ 110,661
Average HH Income	\$ 211,030	\$ 169,381	\$ 142,190

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	563	14,329	42,975
2010 Total Households	1,372	26,259	63,144
2024 Total Households	1,614	29,913	73,909
2029 Total Households	1,644	31,142	76,522
2024 Average Household Size	3.62	3.48	3.38
2024 Owner Occupied Housing	1,458	23,035	49,318
2029 Owner Occupied Housing	1,498	24,195	51,757
2024 Renter Occupied Housing	156	6,878	24,591
2029 Renter Occupied Housing	146	6,946	24,765
2024 Vacant Housing	29	760	2,396
2024 Total Housing	1,643	30,673	76,305





ABOUT RANCHO CUCAMONGA

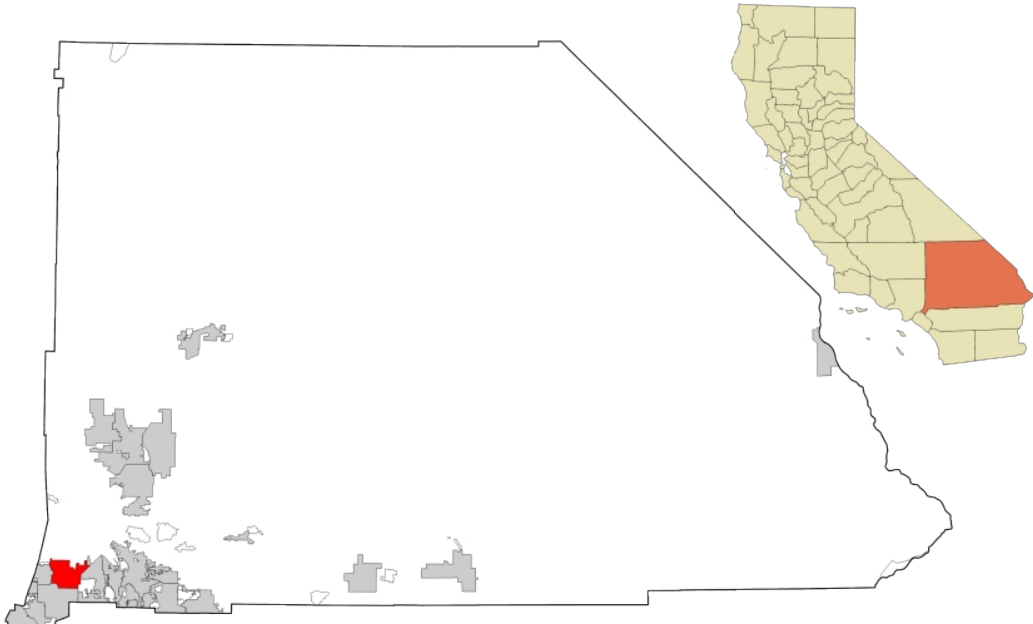
Rancho Cucamonga (RAN-choh KOO-kə-MUNG-gə) is a city located just south of the foothills of the San Gabriel Mountains and Angeles National Forest in San Bernardino County, California, United States. About 37 mi (60 km) east of Downtown Los Angeles, Rancho Cucamonga is the 28th most populous city in California. The city's seal, which centers on a cluster of grapes, alludes to the city's agricultural history including wine-making.



CITY OF RANCHO CUCAMONGA

INCORPORATED 11/29/1977

AREA		POPULATION	
CITY	40.1 SQ MI	POPULATION	174,625
LAND	40.1 SQ MI	ESTIMATE (NULL)	174,405
ELEVATION	1207 FT	RANK	4
		DENSITY	4,349.36 SQ MI



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UNIVERSAL ELITE COMMERCIAL and it should not be made available to any other person or entity without the written consent of UNIVERSAL ELITE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to UNIVERSAL ELITE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UNIVERSAL ELITE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, UNIVERSAL ELITE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has UNIVERSAL ELITE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR MORE DETAILS.

5.54 AC PRIME RESIDENTIAL VACANT LAND



Oliver Liu

Managing Principal
Mobile: 9099790207
oliver.liu@minkcre.com
License #: 01919930



Min La

Managing Principal
Direct: 6266786178
lamin.cre@gmail.com
License #: 02104633