

EMPIRE VISTAS

JURUPA VALLEY / FONTANA, CA

80 AC
0194-391-07

40 AC
0194-391-12

40 AC
0194-391-13

0193-391-13,14,15,16
21 AC -16
23 AC -15
20 AC -14
20 AC -13

109 AC
0194-391-16

40 AC
0194-391-15

106 AC
174-030-002

OAK QUARRY
GOLF CLUB

31 AC
174-030-025

OFFERING MEMORANDUM

The Offering

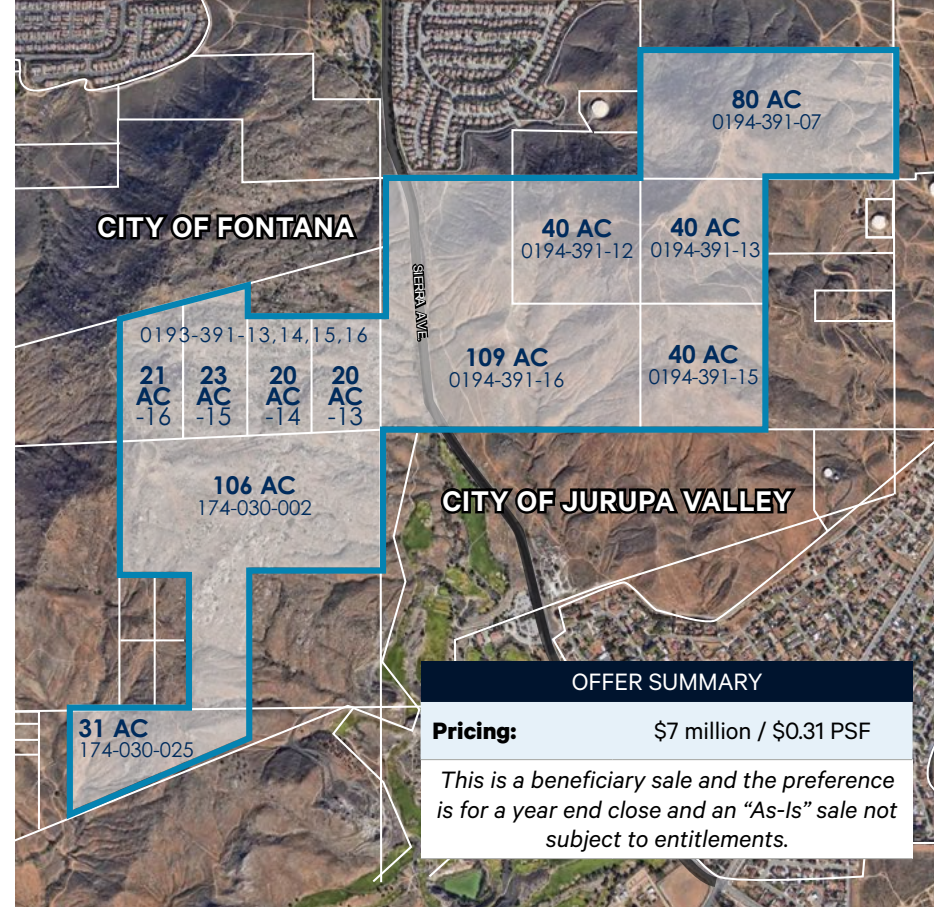
CBRE, Inc. presents Empire Vistas, a rare opportunity to acquire 11 contiguous parcels totaling ±531 acres located along the San Bernardino and Riverside County line in the cities of Fontana and Jurupa Valley, California. The site offers a large-scale development opportunity featuring hillside topography with expansive views.

A majority of the site is zoned R-E (Residential Estates), and the remainder of the property is zoned C-1/C-P (General Commercial), and W-2 (Controlled Development Area).

Empire Vistas is strategically located ±2 miles from both Interstate 10 and State Route 60, providing strong regional connectivity, and is within close proximity to major employment hubs, Ontario International Airport (~12 miles) and UC Riverside (~8 miles).

Situated in a high-growth Inland Empire corridor, the property benefits from strong population growth, expanding infrastructure, and proximity to major logistics and employment centers. The site is further enhanced by adjacency to the Oak Quarry Golf Course, offering a valuable amenity for future development.

Overall, Empire Vistas presents a compelling opportunity to acquire a large-scale land site in one of Southern California's fastest-growing regions with limited availability of comparable offerings.



APN / Identifier	Jurisdiction	Approx. Acreage	Terrain	Notes
0194-391-07	Jurupa Valley	80 AC	Flat to gentle slope	Northernmost; strong industrial/residential potential
0194-391-12	Jurupa Valley	40 AC	Moderate	Adjacent to 391-07; viable for residential or industrial
0194-391-13	Jurupa Valley	40 AC	Moderate	Central cluster; residential estate use
0194-391-15	Jurupa Valley	40 AC	Moderate slope	Central; estate residential
0194-391-16	Jurupa Valley	109 AC	Moderate-steep	Largest Jurupa parcel; mixed potential
0193-391-13	Fontana / JV Line	21 AC	Hillside	Williamson Act area; conservation likely
0193-391-14	Fontana	20 AC	Hillside	Williamson Act area
0193-391-15	Fontana	23 AC	Hillside	Williamson Act area
0193-391-16	Fontana	21 AC	Hillside	Williamson Act; open space/mitigation candidate
174-030-002	Fontana	106 AC	Hillside	Largest Fontana parcel; view-home SFR potential
174-030-025	Fontana	31 AC	Hillside	Southernmost; adjacent to Oak Quarry Golf Course

Aerial View North



City of Fontana

Empire Vistas Site

City of Jurupa Valley

Oak Quarry Golf Club

Sierra Ave

Sierra Ave

Armstrong Rd

Valley Way



2 EMPIRE VISTAS

Aerial View West



Chino Airport

Ontario Intl Airport



City of Jurupa Valley

City of Fontana

Oak Quarry Golf Club

Empire Vistas Site

Sierra Ave

Armstrong Rd

BLDG. 4
232,892 S.F.

BLDG. 2
1,798,027 S.F.

BLDG. 1
1,299,785 S.F.

BLDG. 5
202,180 S.F.

BLDG. 3
392,914 S.F.

ARMSTRONG ROAD

West Valley Logistics Center
Proposed 6 Bldg Industrial Park

BLDG. 6
357,488 S.F.

Zoning Map

 **R-E RESIDENTIAL ESTATES**

A single-family zoning district that permits low density residential uses, as well as accessory agricultural uses. For more info and a full list of permitted uses visit:

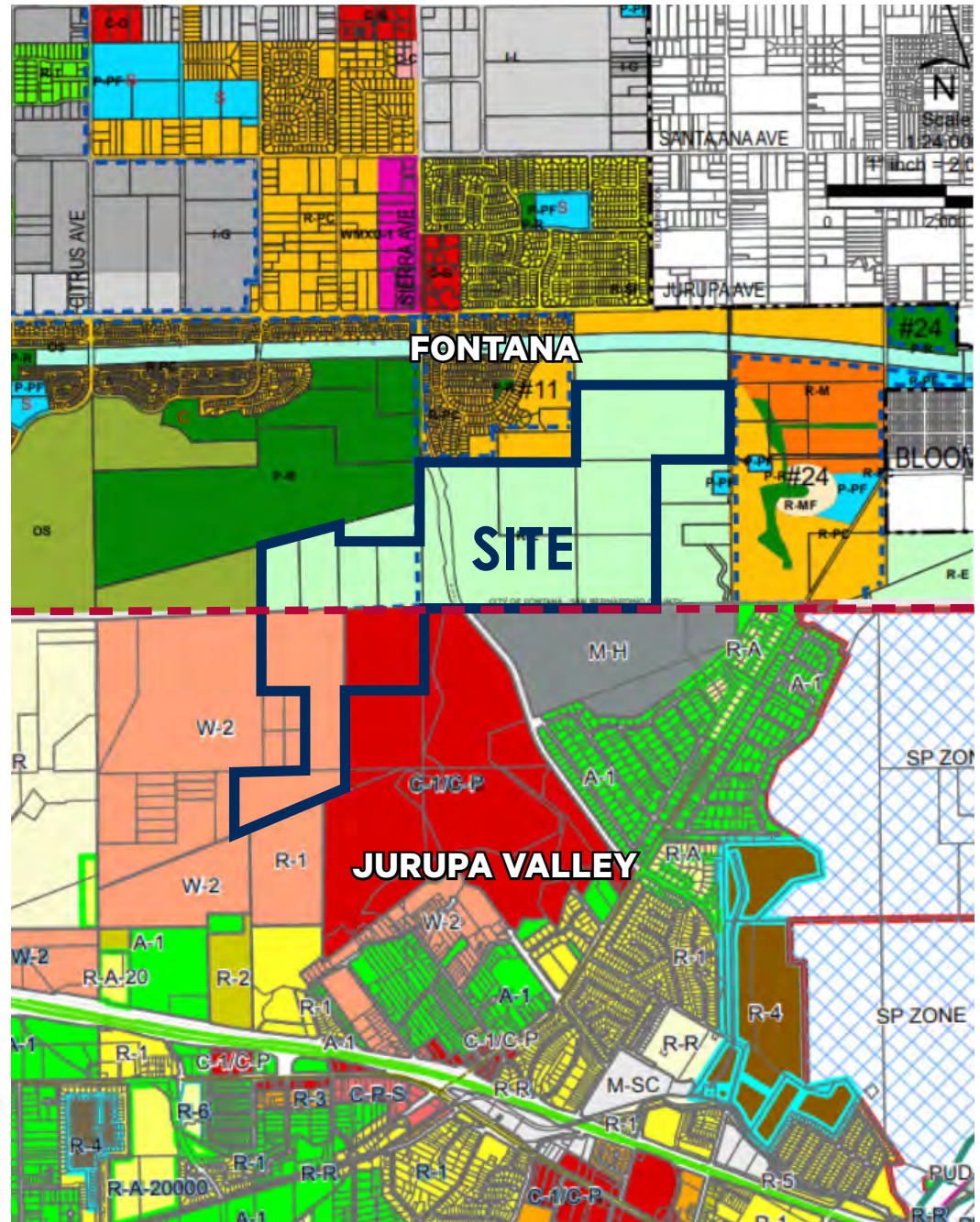
https://library.municode.com/ca/fontana/codes/zoning_and_development_code?nodeId=CH30ZODECO_ARTVREZODI

 **C-1/C-P GENERAL COMMERCIAL**

General Commercial zoning accommodates a variety of retail, food/dining, office, and personal service uses intended to serve the local community. For more info and a full list of permitted uses visit: https://library.municode.com/ca/jurupa_valley/codes/municipal_code?nodeId=TIT9PLZO_CH9.115ZOZOGECO

 **W-2 CONTROLLED DEVELOPMENT AREA**

Low-density, rural, and transitional zoning classification meant to preserve open space, watersheds, and agricultural potential while allowing for single-family residential development and specific agricultural and equestrian. For more info visit: https://library.municode.com/CA/Jurupa_Valley/codes/Municipal_Code?nodeId=TIT9PLZO_CH9.205ZOCODEAR



Area Overview



Fontana is one of the Inland Empire's most dynamic and fastest-growing cities, offering a compelling foundation for residential development. Located in San Bernardino County, the city has grown to over 210,000 residents, supported by strong population growth, a young demographic base, and rising household incomes.

The city's strategic location and regional connectivity make it highly attractive for future housing demand. Fontana is situated at the crossroads of Interstates 10, 15, and State Route 210, providing convenient access to major employment centers throughout Southern California, including Los Angeles, Orange County, and the broader Inland Empire. Its proximity to key job hubs, logistics centers, and Ontario International Airport further enhances its appeal as a commuter-friendly location.

Fontana's economy is anchored by a strong and expanding base of logistics, manufacturing, healthcare, and retail industries, which continue to generate employment growth and attract new residents to the area. This steady job creation, combined with the Inland Empire's role as a major distribution hub, supports long-term housing demand and population expansion.

In addition to its economic drivers, Fontana offers a high quality of life with significant investment in parks, public facilities, schools, and community infrastructure. The city has prioritized planned growth and development, creating a well-rounded environment that appeals to families and working professionals alike.

<https://www.fontanaca.gov/31/About-Us>



Jurupa Valley is one of the Inland Empire's fastest-emerging communities, offering a strong foundation for residential growth within Riverside County, one of the fastest-growing counties in California. Incorporated in 2011, the city has quickly expanded to a population of over 105,000 residents, supported by steady household growth and a young demographic profile.

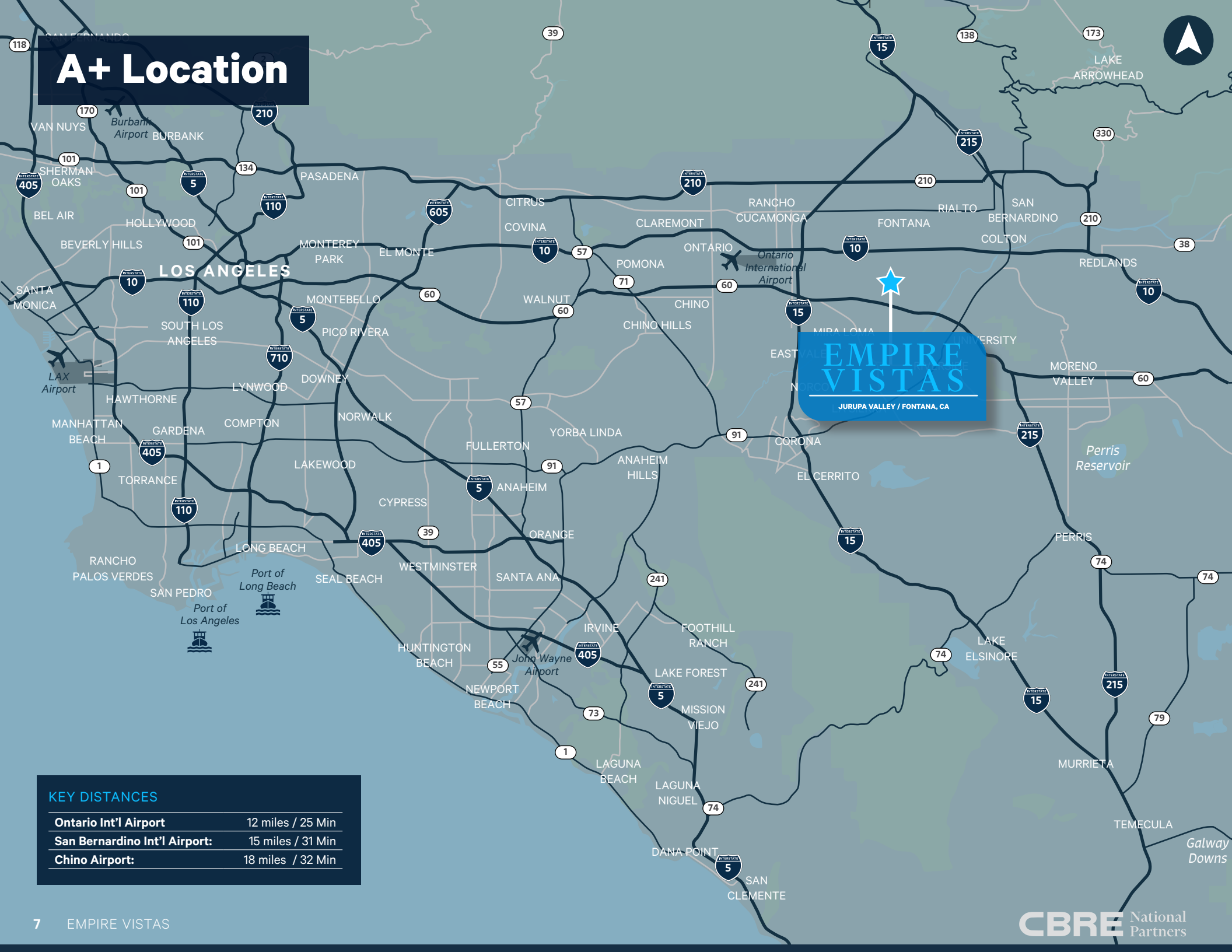
Jurupa Valley is situated near Interstate 15 and State Route 60, with convenient access to regional job centers across Riverside, San Bernardino, and Los Angeles counties. The city is also within a 10-minute drive of Ontario International Airport and benefits from rail access and a local Metrolink station, enhancing commuting convenience for residents.

Jurupa Valley has become an increasingly attractive place to live due to its proximity to major employment hubs. The surrounding area is home to significant logistics, distribution, and industrial centers—including major employers such as Costco, Walmart, FedEx, and UPS—supporting continued job creation and long-term housing demand. As the Inland Empire continues to serve as a key logistics corridor for Southern California, the city is well positioned to benefit from sustained economic expansion.

Jurupa Valley offers a diverse and family-oriented community environment. The city features a mix of suburban and rural neighborhoods across its 44 square miles, with access to parks, open space, and recreational amenities such as the Santa Ana River Trail system. Strong local schools and proximity to higher education institutions, including UC Riverside, further enhance its appeal to families and young professionals.

<https://www.jurupavalley.org/188/Economic-Development>

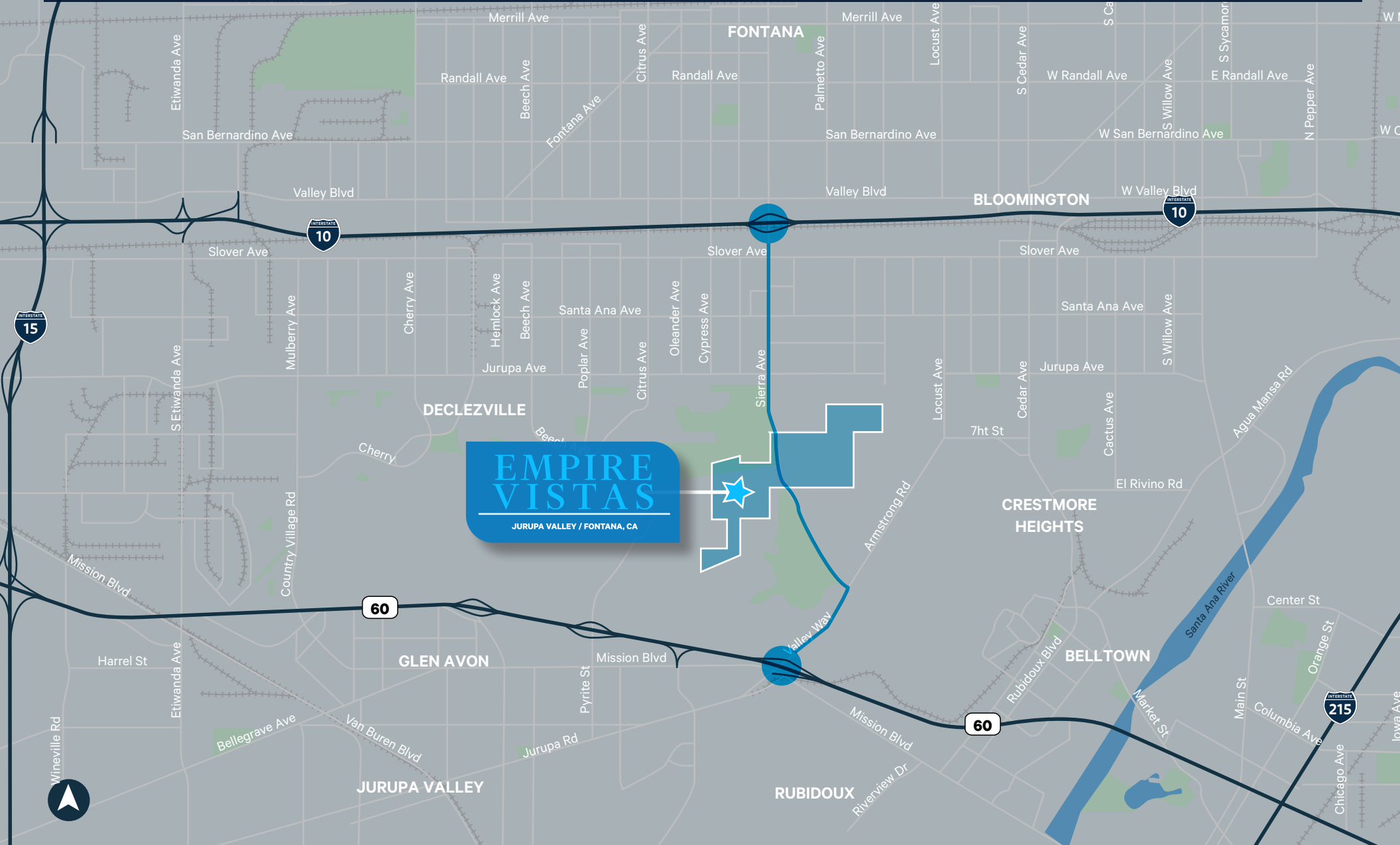
A+ Location



KEY DISTANCES

Ontario Int'l Airport	12 miles / 25 Min
San Bernardino Int'l Airport:	15 miles / 31 Min
Chino Airport:	18 miles / 32 Min

Located ~2 Miles South Of I-10 Fwy Via Sierra Ave On/Off Ramp & ~2 Miles North Of SR-60 Fwy



EMPIRE VISTAS

JURUPA VALLEY / FONTANA, CA

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