

## City of Rancho Cucamonga



## RETAIL



## Retail Real Estate Market

**3.9%**  
vacancy rate



487 Retail Bldgs.  
8.4m sq. of RBA

**39,000 sf.**  
Under construction



Source: Costar



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## Victoria Gardens Improvements



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### H & M at Victoria Gardens



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### Zara at Victoria Gardens



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# LONGHORN STEAKHOUSE



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# Black Bear Diner



- Located at the NEC of Foothill Blvd. and Spruce Ave.
- Opened Jan. 31<sup>st</sup>.



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# SHOGUN



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# Haven City Market



Expected Opening  
April-May 2019



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## Haven City Market



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## Haven City Market

### Tenant Mix

- Fala Bar
- Kuraya Ramen
- It's Boba Time
- Kitchen Sizzlin
- Honeymee
- Speakeasy
- Churro Bar & Coffee
- Cauldron Ice Cream
- Belly Snout
- Baked Desert Bar
- Baba K
- Pan Pasta
- Oke Poke
- Gelato/Sorbet Popsticks
- Burgerim
- Shrimp Shack
- Native Son Alehouse
- Oko Yummy



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# HOSPITALITY



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## Lodging Market Summary



**10** hotels

**1,150** Room Inventory

Occupancy Rate **79.2%**

ADR **\$141.49**

Source: GOTMD, as of February, 2019.



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## Residence Inn by Marriott



Opened Dec. 22<sup>nd</sup>

4 stories

126 Rooms



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## Residence Inn by Marriott



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### Tapestry Hotel – Hilton Flag



**74** Rooms

Roof top bar

In-house full service restaurant



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# INDUSTRIAL



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## Industrial Real Estate Market



**759** Industrial Buildings

**39.9m** RBA

**6.1%** Vacancy Rate

**928k** sf. Under Construction



Source: Costar

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## 12400 Arrow Rt.

611,573 sf. Recently Completed

Developer – Black Creek Group



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## 9168 Hermosa Ave.

102,530 sf. Recently Completed  
Developer – Phelan Development



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## 9595 Utica Ave.

227,729 sf. Under Construction  
Developer – IDS Real Estate Group



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## 10650 4<sup>th</sup> St.

120,169 sf. Under Construction  
Developer – Panattoni Development Company



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## Proposed Haven & Arrow Office Development



**200,175 sf.**  
Commercial Office  
Project.

**6** story office over  
retail.



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## Proposed Haven & Arrow Office Development



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## HOUSING



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## Residential Housing Market



**176,671** Population  
**59,439** Housing Units  
**61.7%** Owner  
**36.2%** Renter  
**2.1%** Vacant  
**9,877** Planned  
**594** Under construction

Source: ESRI Business Analyst

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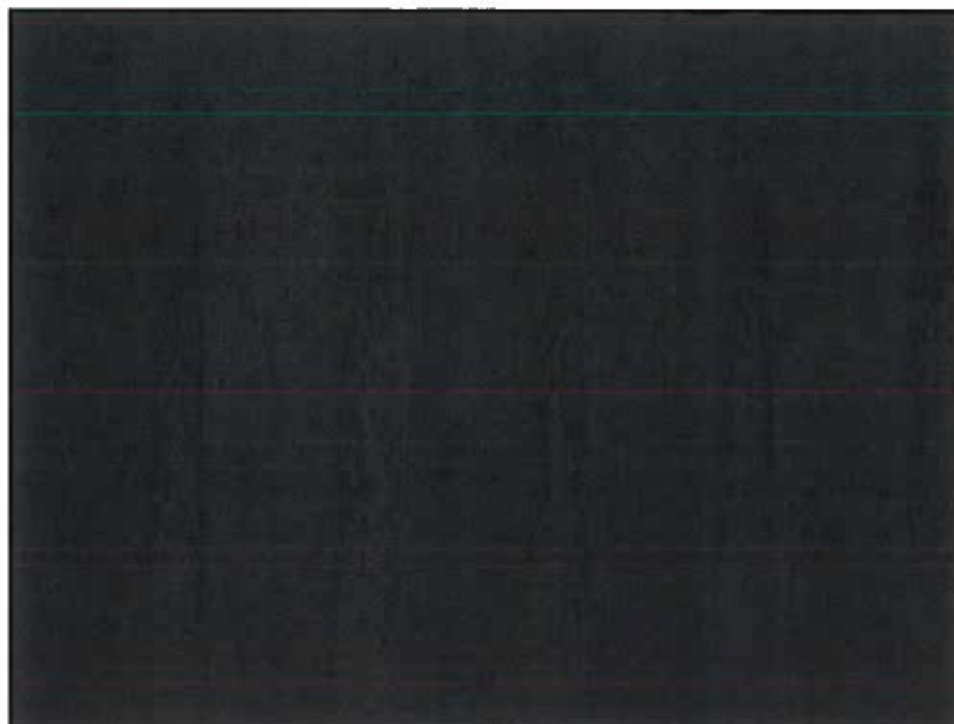


## The Resort



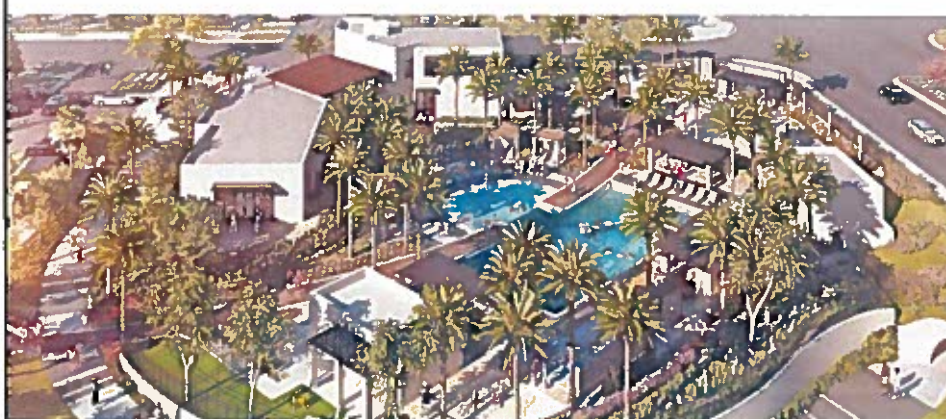
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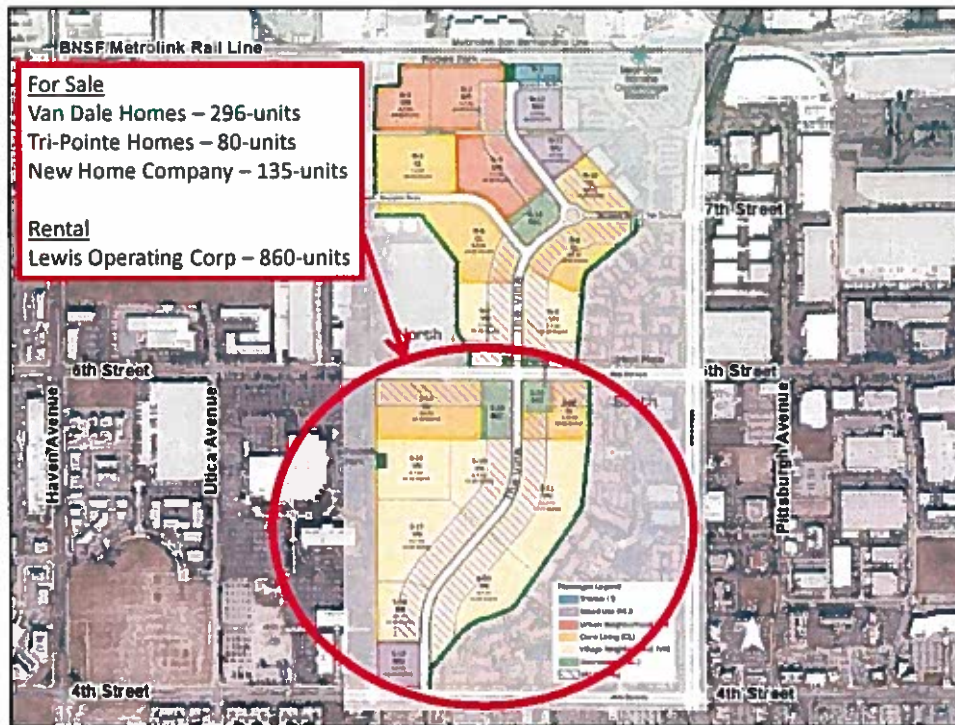


## The Resort

Recreation/Community Facility



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## Day Creek Square



Developer: DR Horton

380 Residential units

- 329 Attached condos
- 51 Detached condos

Price range: \$400s - \$700s



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### The Row & Bungalows at Terra Vista



214 Units

**Condominiums**

Attached &  
Detached



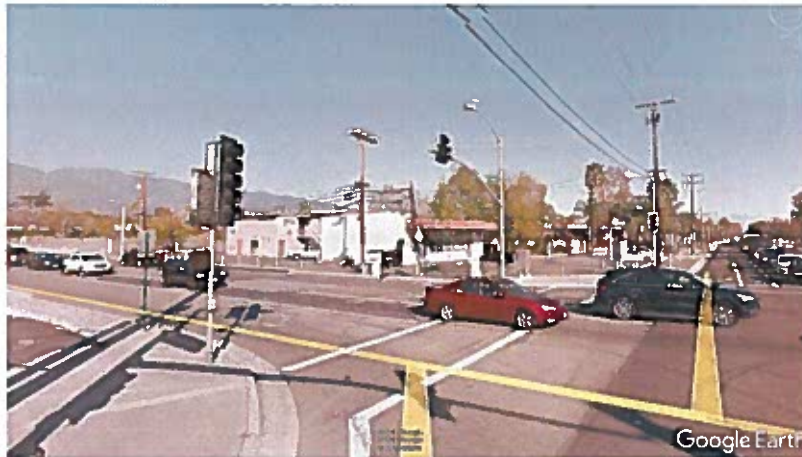
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### Arte



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### Arte (corner before)



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### Arte



#### Development Program

**182** Housing Units

**7,615** S.F. of Retail

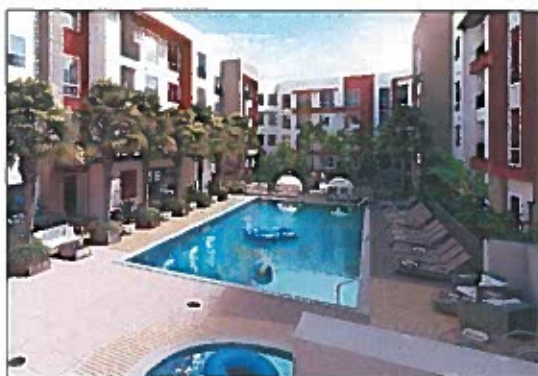
**4** Phases

**June** move-ins



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# Arte



### Community Amenities

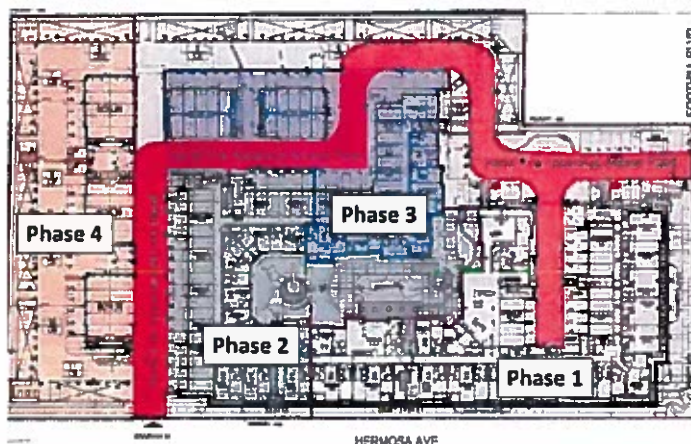
- Large sky deck w/ outdoor kitchen
- Central pool courtyard
- Two story fitness center
- Social lounge and gaming area
- Indoor pet spa



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# Arte

## Leasing Plan



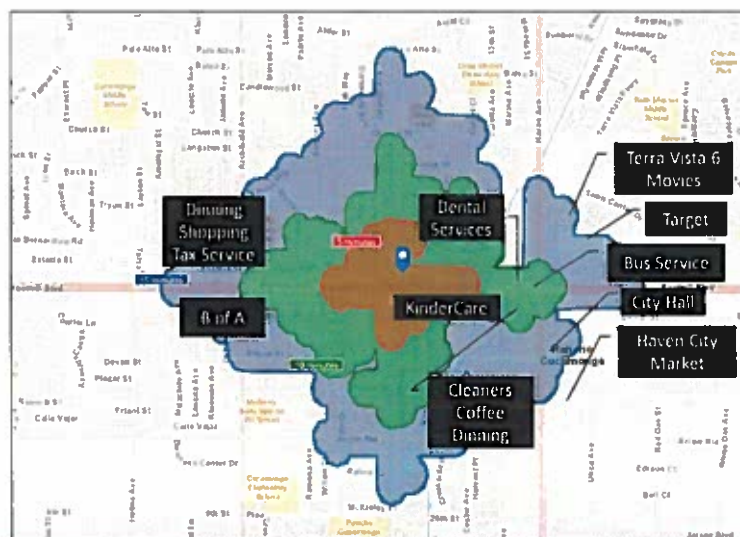
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# Arte



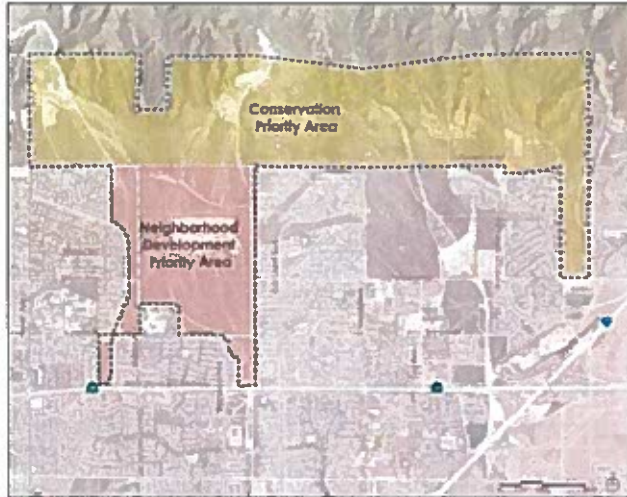
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# Arte (Walk Time Map)



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## Etiwanda Heights



- Annexation Area  
4,393-acres
- Conservation Area  
3,565-acres
- Neighborhood Area  
828-acres



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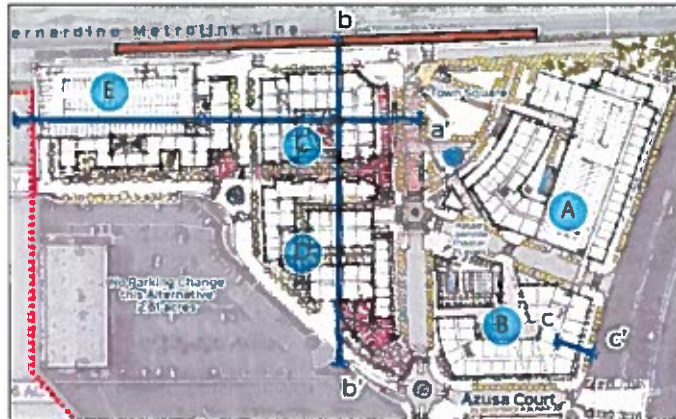
## Empire Yards – T.O.D. Concept



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# Empire Yards

## Concept Plan



### Development Program

- 656 Residential Units.
- 90,000 sf. of commercial space
- Laemmle Theater
- Affordable housing
- Parking structure



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# Villa Pacifica II – Senior Affordable Housing



**60** Units

**1-and-2** Bedroom units

**Move-Ins** occurred last month



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## Day Creek Villa – Senior Affordable Housing



**140** Units

**1-and-2** Bedroom units



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## Merrill Gardens Residential Care Facility



- Project location – 9944 Highland Ave.
- Independent senior living, Assisted Living & Memory Care Facility
- 112-units



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## Senior Living Facility (SWC of Haven Ave. & Church St.)

**97** Units

Amenities Include:

- Dining room
- Fitness facility
- Activity room
- Library
- Salon
- Theater
- Art Studio



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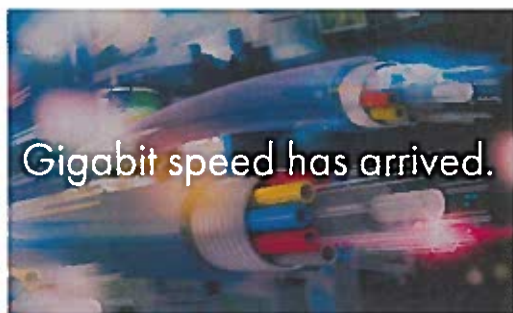
# COMMUNITY INVESTMENT



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## Fiber Optics Master Plan

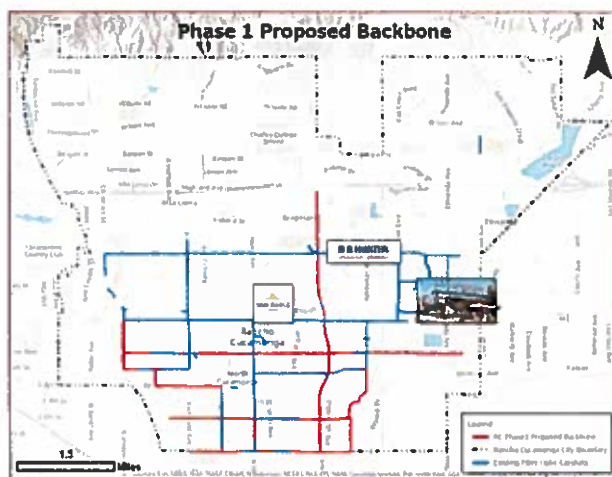


- Completed Fiber Optics Master Plan.
- Up to 1 Gigabit of service.
- Fast, reliable and competitive alternative.
- Service to be provided in April 2019



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## Fiber Optics Master Plan



Backbone Network and 3 Areas Likely to be Connected

- Victoria Gardens
- DR Horton's – Day Creek Square
- Van Daele Home – Bungalows & The Row



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## Fiber Optics Master Plan

### Business / Commercial Pricing Internet Service

100 Mbps (Best Effort):	\$69.95/Month
1 Gbps (Best Effort):	\$295/Month
100 Mbps (Dedicated):	\$350/Month
1 Gbps (Dedicated):	\$1,295/Month

### Residential Pricing

Internet Service 1 Gbps:	\$69.95/Month
Video/TV Service:	\$99.95/Month
Phone Service:	\$9.95/Month



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## All-Risk Regional Training Center



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## West Side Public Safety Facility



- NWC of San Bernardino Rd. and Vineyard Ave.
- Approved on Nov. 14<sup>th</sup>
- 12,000 s.f.
- Police & Fire Station
- Out to bid 2Qtr. 2019
- Construction period 12-months



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## Etiwanda Grade Separation



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## Etiwanda Grade Separation

**COMPUTER SIMULATION**



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## Etiwanda Grade Separation

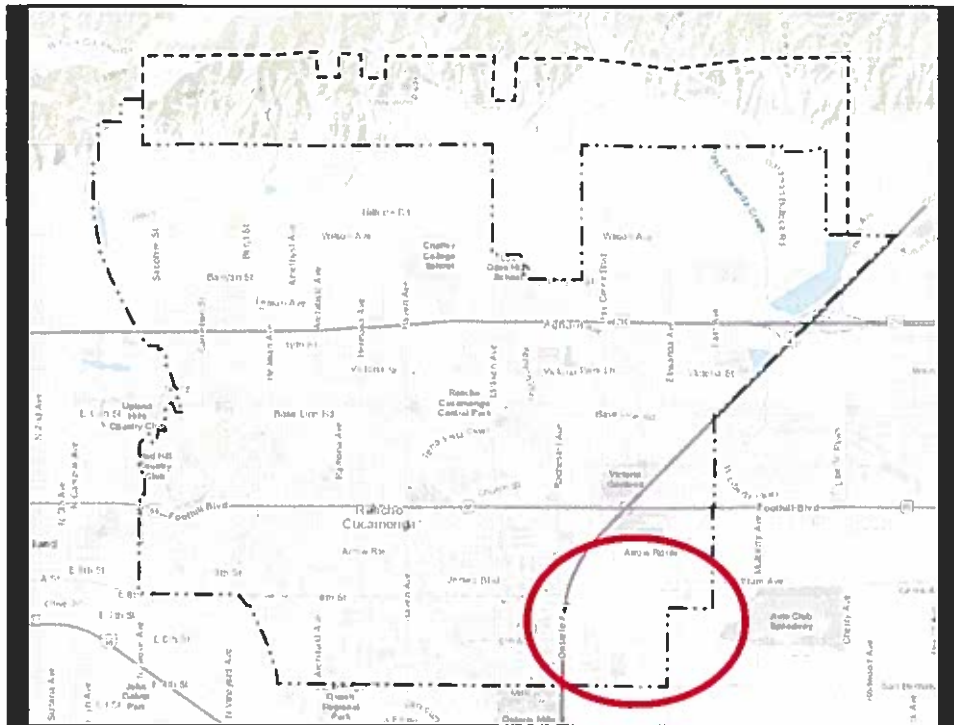


**Total Project Cost:**  
\$60M

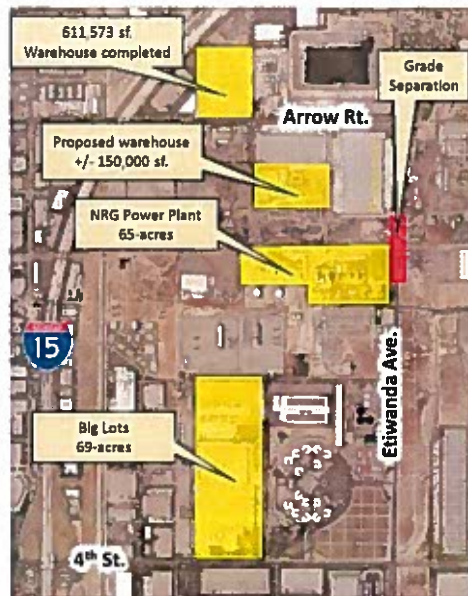
**Start Construction:**  
Jun. 2020

**2-year  
Construction  
Period**

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## Trends & Opportunities



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## Local Economic Conditions for FY 19-20

- Prices continue to appreciate around 4-5% per year
- Sales of residential units over \$700,000 have softened significantly (longer time, less appreciation)
- Sales of residential between \$500,000 - \$700,000 still strong
- Sales of residential between \$300,000 - \$500,000 very strong but minimal inventory
- Apartment growth in rents still strong and desire for substantial new units; more towards luxury/service focused units (resort type living)
- Proximity to retail and services is in demand by residential buyers
- Industrial is extremely hot, due to low vacancy, driving prices up in excess of \$20/sf



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## Local Economic Conditions for FY 19-20

- Industrial is being built on spec and market is red-hot right now for anything from 100,000 SF to 1,000,000 SF
- Retail is good but to continue to grow population needs to increase
- Beginning of a push away from franchises and towards more unique retailers or service industries
- Restaurant market hyper-competitive
- Hotel market still strong; growth is slowing a bit; Rancho Cucamonga trying to differentiate from Ontario by moving upscale
- Office market is finally starting to come back; vacancies filling in; some new projects in pipeline on spec
- Growth is slowing/softening but still continuing for 2019



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## Local Economic Conditions for FY 19-20

- Unemployment is unusually strong in Rancho Cucamonga, under 5%, essentially full-employment
- City continues to be a jobs engine for local area, although the jobs often don't match the residential owner profile
- Latter half of 2020 or early 2021 seems to be growing as a possibility for a further slowdown
- At this time nothing appears to point towards anything more than a normal, moderate slowdown or flattening out
- City is approaching the future conservatively and cautiously to avoid substantial swings in revenue or employment
- City focus on infrastructure improvements to drive business growth and public safety improvements to drive residential values



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## Thank you

