



6527 Etiwanda Ave

Etiwanda | CA 91739

A PREMIER 22 SMALL LOT
SUBDIVISION DEVELOPMENT
OPPORTUNITY



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ANGELES
APARTMENT
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Marcus & Millichap



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THE OPPORTUNITY



EXECUTIVE SUMMARY

A PREMIER 22 SMALL LOT SUBDIVISION DEVELOPMENT OPPORTUNITY IN PRIME ETIWANDA, CA.

The LAAA Team of Marcus & Millichap is pleased to present a rare opportunity to acquire 9.15 acres of land located at 6527 Etiwanda Avenue in Etiwanda, California.

Etiwanda is a prominent community in the eastern most part of Rancho Cucamonga. If you look at the demographics of this location, you will see how ideal this location is for new construction homes.

Etiwanda Demographics:
Average Age - 34.5 Years Old
White Collar Workers - 84%
Avg. Household Income - \$130,474.00

In the immediate pocket of real estate surrounding the subject property, there has been a massive boom of brand new construction homes over the past 20 years with over 7,200 new homes developed in this small area since 2000.

Recent sales of brand new construction homes within a one mile of the subject property have sold for an average of \$1.22M which is about \$330/sq.ft. for mostly 4 and 5 bedroom homes.

With regards to the possibilities for development on this large lot, the Seller hired a civil engineer to put together a conceptual site plan for 22 homes. This site plan has been submitted to the City Planner of Rancho Cucamonga and has initially received good feedback and is likely to be accepted.

[CLICK HERE TO VIEW THE CONCEPTUAL SITE PLAN \(TTM\)](#)

If you want to speak to the engineer who put together the conceptual site plan, or if you want to speak with the city planner who has reviewed this site plan, please see below for contact information on both.

Contact information for Seller's Civil Engineer
Angel Cesar
Blue Engineering & Consulting Inc
(909) 248-6557
angel@bluecivileng.com

Contact information for Rancho Cucamonga City Planner
Mike Smith
(909) 477-2750
michael.smith@cityofrc.us



PROPERTY OVERVIEW

PROPERTY INFORMATION

Address	6527 Etiwanda Ave, Etiwanda, CA 91739
Price	\$3,900,000
Land SF	398,574 SF
Land Acres	9.15 Acres
Price / SF	\$9.78
Proposed Lots	22
Price / Lot	\$177,273

DEVELOPMENT INFORMATION

Proposed Project	22 SMALL LOT HOMES
Current Use	VACANT LAND



ETIWANDA | CA

SITE INFORMATION

LOCATION

6527 Etiwanda Ave, Etiwanda, CA 91739

The subject property is located to the East of Rancho Cucamonga and Northwest of Fontana with easy access to the 210, 15 and 10 Freeways.

SITE

The net total land acreage is approximately 398,574 square feet (9.15 acres) of residential infill land.

CROSS STREETS

The nearest major cross streets are Etiwanda & Highland Avenue.

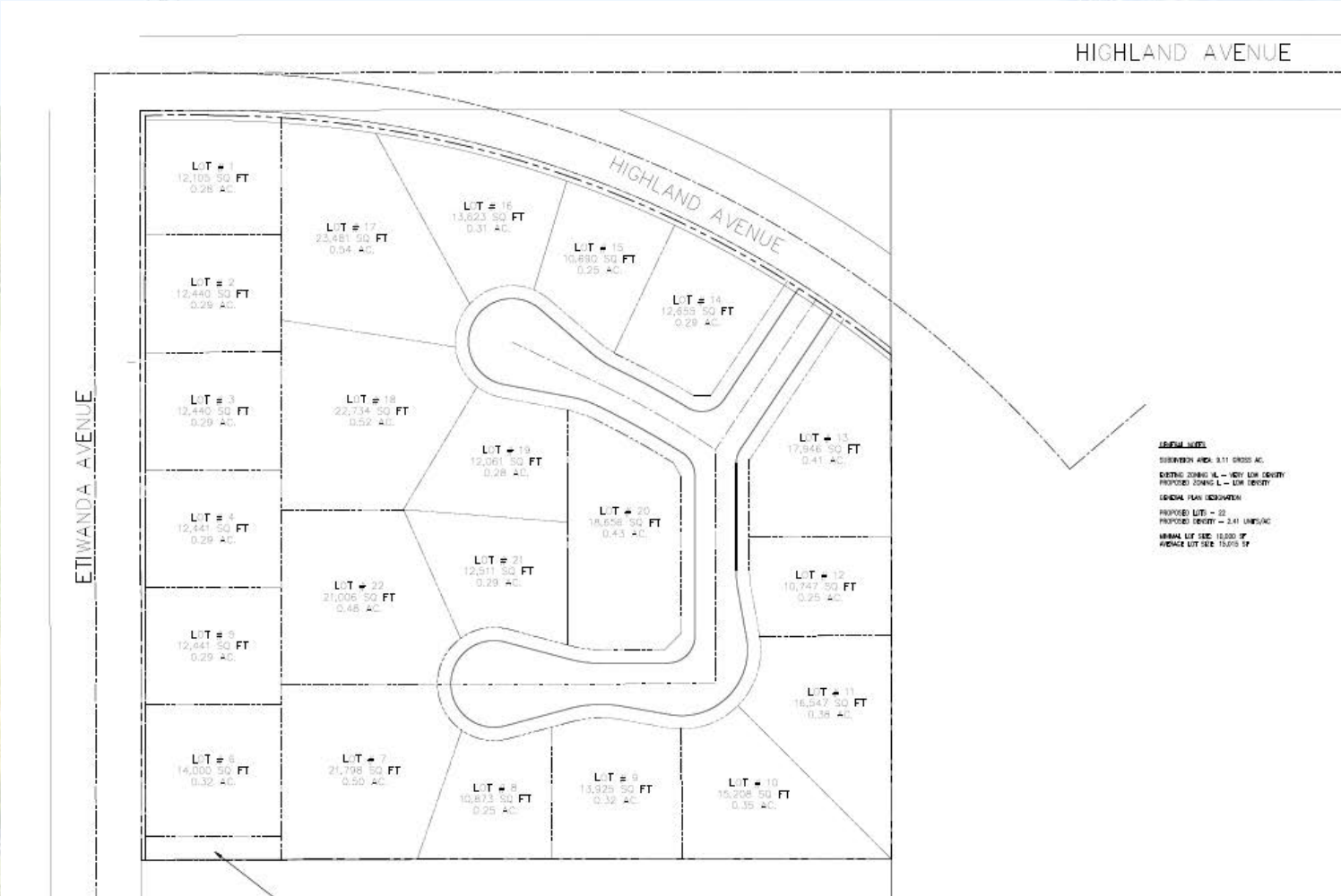
PROJECT

Opportunity to build 22 single family homes in one of the last undeveloped sites in Etiwanda Estates.



INVESTMENT HIGHLIGHTS

- Approximately 9 Acres of Unentitled Vacant Land
- To build 22 Single Family Homes
- One of the Last Undeveloped Sites in Etiwanda Estates
- Ideally Located Near The World Class Shopping of Victoria Gardens & Ontario Mills
- Great Demographics
- Convenient Access to the 210 Freeway
- Proximate to Kaiser
- Numerous High Profile Golf Courses / Country Clubs
- One of the fastest growing cities in California
- New Homes Sell for \$1.22M+



CONCEPTUAL PROJECT HIGHLIGHTS

POTENTIAL UNIT AMENITIES

- Keyless entry
- High-end finishes/fixtures
- Stainless steel appliances
- Contemporary cabinetry
- Energy efficient
- Central air conditioning
- Dishwasher/microwave
- Walk-in closets
- Electric thermostat
- High ceilings
- In-unit washer/dryer
- Large Balconies
- Hardwood Floors

POTENTIAL TRACT AMENITIES

- Green buildings
- Smart Homes
- Controlled Access / Gated
- Pond
- Grass Park / Common Area
- Efficient Village-style roads
- Pools
- Fountains
- Dog Park / Recreation Area
- Streetscaping
- High quality landscaping
- Large lots
- Solar Panels



CONCEPT

An aerial photograph of a suburban neighborhood. In the foreground, there is a lush green golf course with several sand traps. A winding road cuts through the middle of the image, separating the golf course from a dense residential area. The houses are mostly two-story, light-colored buildings with dark roofs. In the background, there are rolling hills and mountains under a bright blue sky with scattered white clouds.

COMPARABLES

ANALYSIS

MARKET COMPARABLES - LAND

ADDRESS	CITY	PRICE	COE DATE	LOT SIZE	PRICE/SF	APN	USE
1. East Ave	Rancho Cucamonga	\$1,190,000	03/23/2016	146,428	\$8.13	0225-181-73-0000	-
2. Day Creek Blvd	Rancho Cucamonga	\$17,600,000	03/02/2005	1,243,638	\$14.15	0225-071-69,78	SFR Subdivision Site
3. Etiwanda Ave	Rancho Cucamonga	\$45,132,500	10/06/2005	6,642,464	\$6.79	0225-071-47,51,0225-081-09,11,14,15	SFR Development Site
4. Naples Way	San Bernardino	\$27,550,000	10/28/2014	1,634,633	\$16.85	-	SFR Development Site
5. 6375 East Ave	Rancho Cucamonga	\$16,970,000	02/21/2014	2,332,464	\$7.28	0225-191-03,04,13,15,20	SFR Development Site



6527

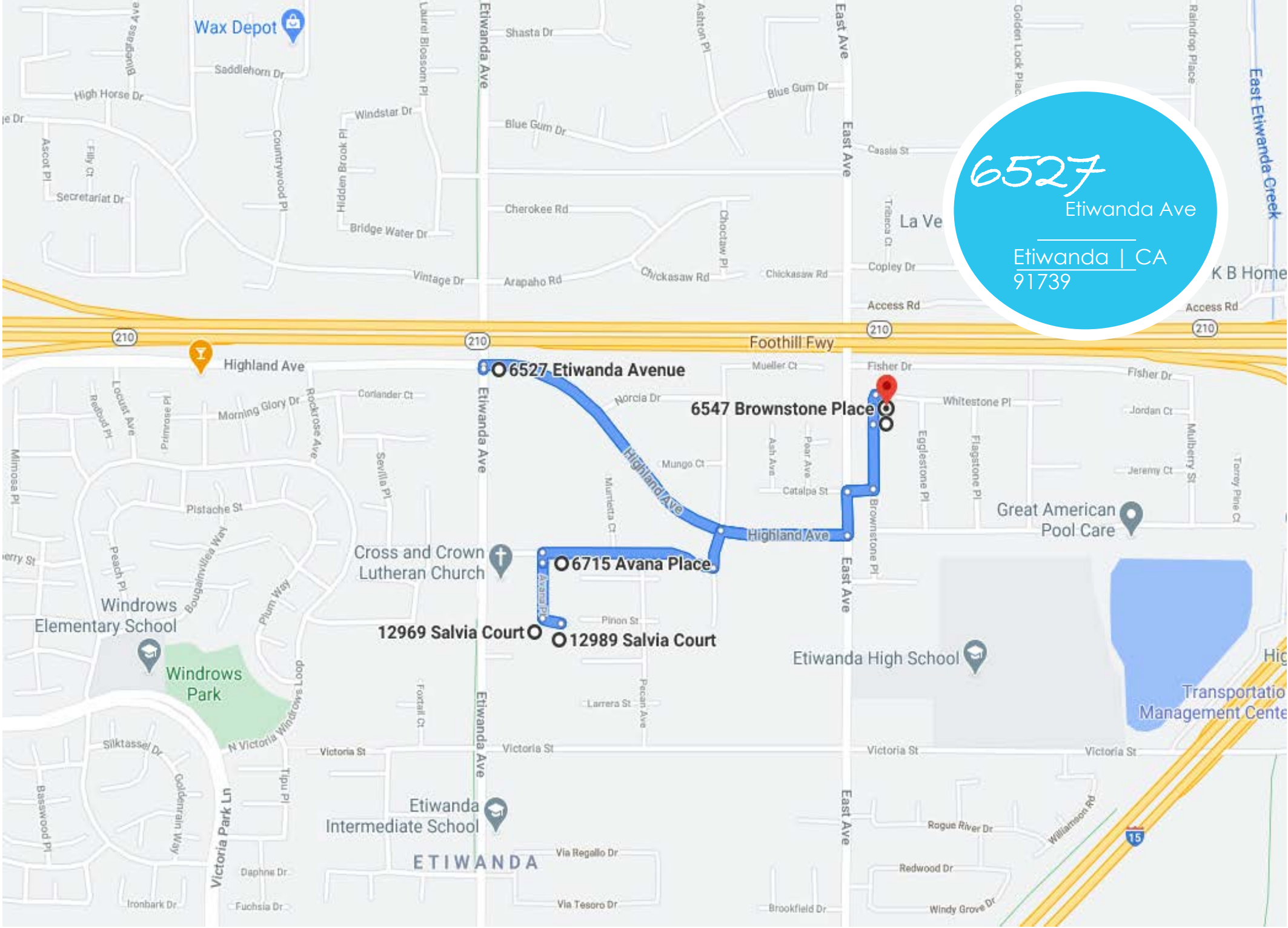
Etiwanda Ave

Etiwanda | CA

91739

MARKET COMPARABLES - NEW HOME SALES

	ADDRESS	CITY	PRICE	COE DATE	YEAR BUILT	BED	BATH	SF	LOT SIZE
1.	6559 Brownstone Pl	Rancho Cucamonga	\$1,130,000	07/14/2020	2018	5	4	3,208	14,100
2.	13362 Whitestone Pl	Rancho Cucamonga	\$1,185,000	09/28/2020	2017	5	4	3,539	16,787
3.	12969 Salvia Ct	Rancho Cucamonga	\$1,235,000	12/11/2019	2019	5	5	4,439	15,925
4.	12989 Salvia Ct	Rancho Cucamonga	\$1,245,000	10/15/2019	2019	4	5	4,550	12,572
5.	6715 Avana Pl	Rancho Cucamonga	\$1,295,000	09/03/2019	2018	4	4	3,657	17,954
6.	6547 Brownstone Pl	Rancho Cucamonga	\$1,300,000	10/15/2020	2018	4	4	3,208	14,362



An aerial photograph of a valley at sunset. The sun is a bright, glowing orb in the upper center, casting a warm, golden light across the sky and the landscape. The sky is filled with wispy, orange-tinted clouds. In the background, a range of mountains is silhouetted against the bright sky. The foreground shows a dense residential area with many houses and trees, interspersed with open fields. A winding road or highway is visible on the right side of the image.

AREA

OVERVIEW



CITY OF ETIWANDA

POPULATION

In 2019, the population in is 12,720. The population has changed by 117.18% since 2000. It is estimated that the population will be 13,156.00 five years from now, which represents a change of 3.43% from the current year. The current population is 49.55% male and 50.45% female. The median age of the population is 36.83, compare this to the US average which is 38.21. The population density is 4,048.35 people per square mile.

HOUSEHOLDS

There are currently 3,764 households. The number of households has changed by 102.04% since 2000. It is estimated that the number of households will be 3,892 five years from now, which represents a change of 3.40% from the current year. The average household size is 3.34 persons.

INCOME

In 2019, the median household income is \$110,407, compare this to the US average which is currently \$62,990. The median household income has changed by 57.06% since 2000. It is estimated that the median household income will be \$119,520 five years from now, which represents a change of 8.25% from the current year. The current year per capita income is \$43,145, compare this to the US average, which is \$34,935. The current year average household income in your area is \$145,816, compare this to the US average which is \$90,941.

RACE & ETHNICITY

The current year racial makeup is as follows: 56.96% White, 8.06% Black, 0.07% Native American and 16.96% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin make up 39.34% of the current year population. Compare this to the US average of 18.38%.

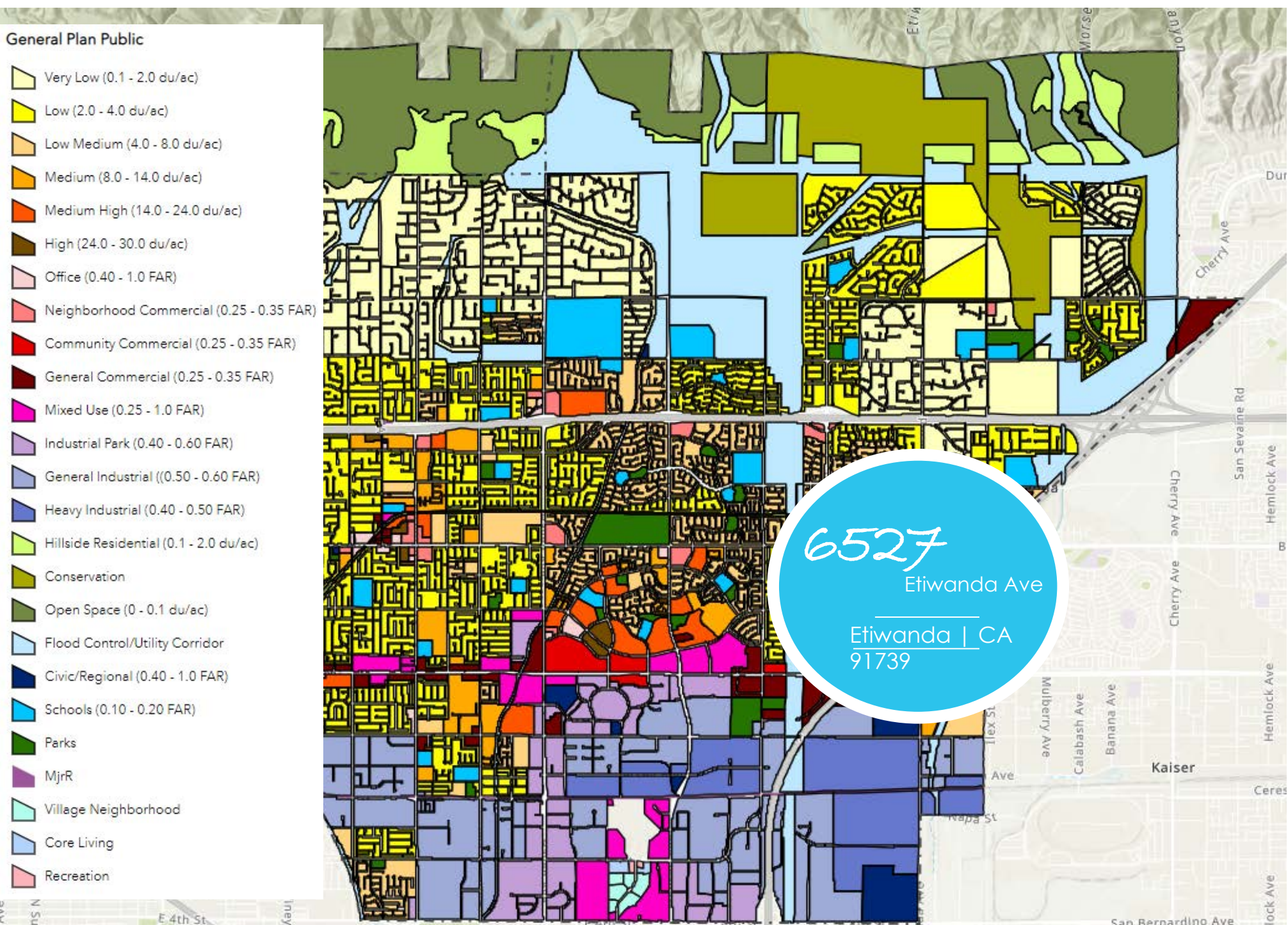
HOUSING

The median housing value was \$451,859 in 2019, compare this to the US average of \$221,068. In 2000, there were 1,583 owner occupied housing units and there were 279 renter occupied housing units. The median rent at the time was \$957.

EMPLOYMENT

In 2019, there are 1,792 employees, this is also known as the daytime population. The 2000 Census revealed that 64.75% of employees are employed in white-collar occupations in this geography, and 31.17% are employed in blue-collar occupations. In 2019, unemployment in this area is 2.75%. In 2000, the average time traveled to work was 36.00 minutes.

LAND USE MAP





INLAND EMPIRE

The Riverside-San Bernardino metro, also referred to as the Inland Empire, is a 28,000-square-mile region in Southern California composed of San Bernardino and Riverside counties. The metro contains a population of more than 4.5 million. The largest city is Riverside with more than 320,000 residents, followed by San Bernardino with nearly 220,000 people. Valleys in the southwestern portion of the region, adjacent to Los Angeles, Or-ange County and San Diego County, are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high desert area of Victorville/Barstow to the north and the low-desert Coachella, home of Palm Springs, to the east.

Demand for single-family homes in the Inland Empire has fueled the strongest building activity in nearly a decade, according to a new report from UC Riverside, though experts say the recent spike is nowhere near the intensity and volume of the mid-2000s.

Construction on single family homes construction in the region hit its highest level for a single quarter in nine years, at 2,182 units, in the first quarter, according to the UC Riverside Center for Economic Forecasting and Development at the UCR School of Business Administration.

Looking at the home-buying market as a whole Inland, the median price of an existing single-family home increased to \$322,000 in the first quarter this year, or 9 percent higher than the same quarter in 2016, according to the report. Sales of existing homes also increased during that time, with 14,840 homes closing escrow in the first quarter of 2017 on a seasonally adjusted basis, or about 8 percent more than 2016's first quarter, according to the report.

Homeownership in the Inland Empire, according to the report, has contin-ued to rebound, reaching just over 61 percent in the first quarter of 2017 — nearly matching the national level of 64 percent and above the state's 55 percent, according to the report.



\$46,705

MEDIAN HH INCOME



77,482

EST. 2019 POPULATION



30.6%

POPULATION WITH A BACHELOR'S DEGREE OR HIGHER

Created on November 2020

POPULATION	1 Miles	3 Miles	5 Miles
2025 Projection			
Total Population	13,156	114,921	264,070
2020 Estimate			
Total Population	12,720	110,982	254,925
2010 Census			
Total Population	11,787	102,291	235,056
2000 Census			
Total Population	5,857	64,753	163,245
Daytime Population			
2020 Estimate	9,605	100,632	243,259
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2025 Projection			
Total Households	3,892	34,792	78,215
2020 Estimate			
Total Households	3,764	33,492	75,346
Average (Mean) Household Size	3.34	3.31	3.33
2010 Census			
Total Households	3,469	30,580	68,781
2000 Census			
Total Households	1,863	18,626	47,517

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2020 Estimate			
\$250,000 or More	9.42%	7.24%	5.40%
\$200,000 - \$249,999	8.48%	4.99%	3.79%
\$150,000 - \$199,999	13.02%	13.09%	10.20%
\$125,000 - \$149,999	10.16%	11.00%	9.23%
\$100,000 - \$124,999	15.95%	15.49%	13.87%
\$75,000 - \$99,999	17.13%	16.99%	16.89%
\$50,000 - \$74,999	13.20%	15.13%	16.67%
\$35,000 - \$49,999	4.66%	6.60%	8.37%
\$25,000 - \$34,999	3.30%	3.33%	5.57%
\$15,000 - \$24,999	2.50%	3.22%	5.31%
Under \$15,000	2.18%	2.90%	4.71%
Average Household Income	\$145,816	\$132,278	\$113,571
Median Household Income	\$110,407	\$102,732	\$88,485
Per Capita Income	\$43,145	\$39,930	\$33,783





INLAND EMPIRE

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	5.88%	6.15%	6.53%
5 to 14 Years	15.10%	14.97%	14.81%
15 to 17 Years	4.59%	4.65%	4.49%
18 to 19 Years	2.61%	2.73%	2.70%
20 to 24 Years	6.64%	7.20%	7.42%
25 to 29 Years	6.41%	7.48%	8.12%
30 to 34 Years	6.17%	6.96%	7.46%
35 to 39 Years	7.45%	7.50%	7.52%
40 to 49 Years	15.58%	14.81%	13.94%
50 to 59 Years	13.88%	13.45%	12.53%
60 to 64 Years	5.98%	5.54%	5.26%
65 to 69 Years	4.18%	3.75%	3.72%
70 to 74 Years	2.58%	2.24%	2.41%
75 to 79 Years	1.57%	1.31%	1.44%
80 to 84 Years	0.84%	0.71%	0.85%
Age 85+	0.58%	0.54%	0.79%
Median Age	36.83	34.90	33.96

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	8,293	71,352	163,259
Elementary (0-8)	2.36%	2.58%	5.21%
Some High School (9-11)	3.63%	4.70%	6.98%
High School Graduate (12)	17.43%	20.40%	22.33%
Some College (13-15)	27.48%	26.23%	25.81%
Associate Degree Only	10.43%	9.48%	8.94%
Bachelors Degree Only	21.87%	22.42%	18.83%
Graduate Degree	16.25%	13.26%	10.22%



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