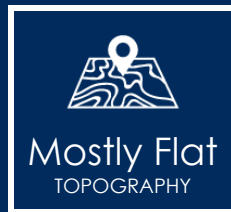




# FOR SALE

EAST AVE & WARDMAN RD  
RANCHO CUCAMONGA  
CA 91739  
APN: 1087-061-18



FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #00954487

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CADRE #01210292

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



24.3 ACRES LAND



24.3 Ac

LAND

EAST AVE.

RANCHO CUCAMONGA, CA 91739

FOR SALE



### PROPERTY FEATURES

- 24.3 Acres Available
- Close Proximity to the 15 & 210 Freeways
- Horse Property
- APN: 1087-061-18

### PROPERTY DESCRIPTION

24.3 acres of land in the newly annexed area in the very north part of the City. Now in the city of Rancho Cucamonga. Beautiful views from this premier, irreplaceable location. The property is zoned very low density residential yielding possible 8 lots. With the property come the transfer development rights. (TDR) This system is still defined exactly by the city, but it basically gives the holder of the TRD's, the right to increase the density (by the amount of units that was lost to a down zone) on another property. So potentially a property owner who owns mitigation land or other low density land could use these TDR's to increase the number of units. The City plays a role in determining where, so they will be an integral part of the process. Agents may be not paid on the TDR value

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**DAUM**  
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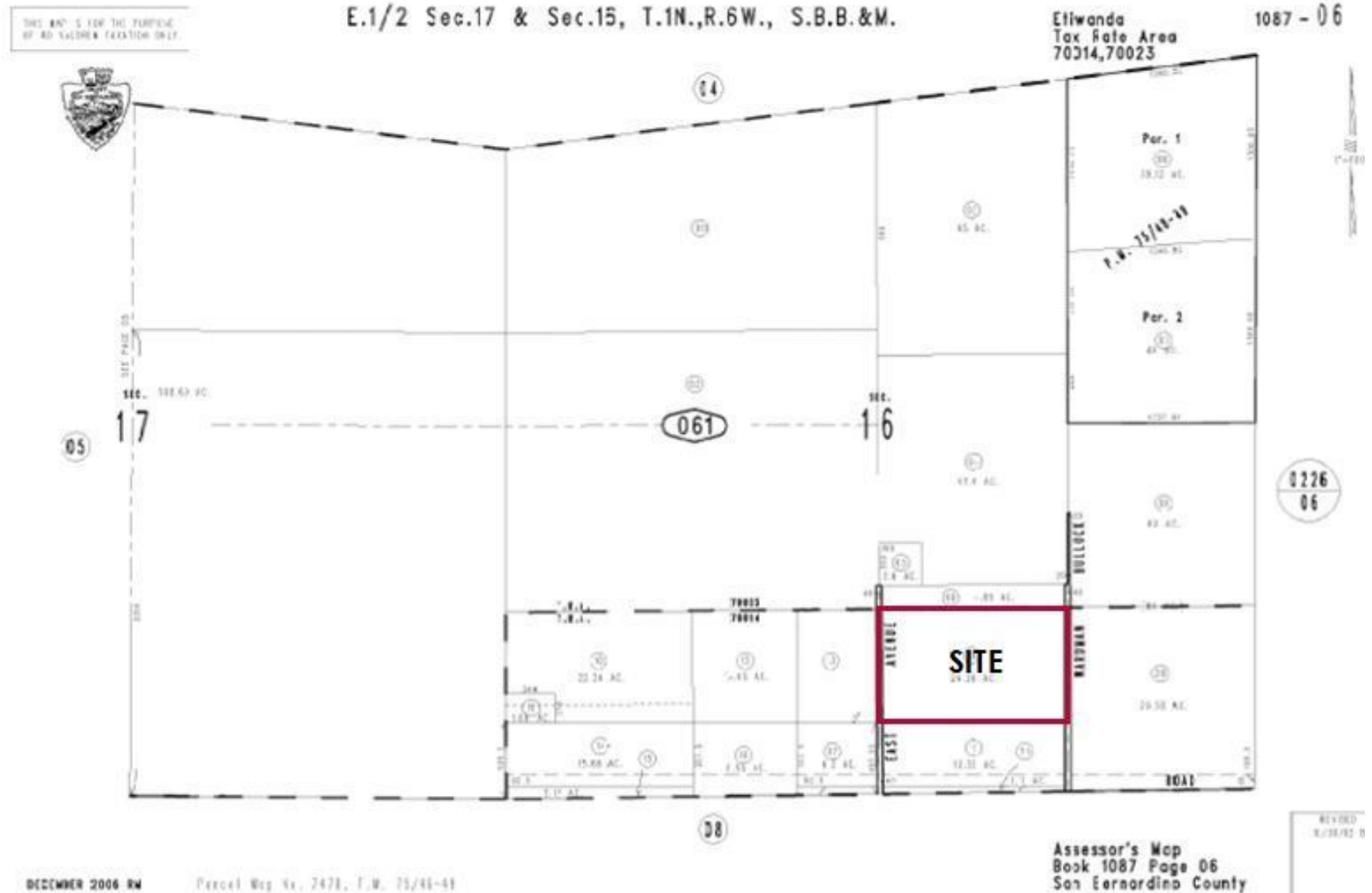


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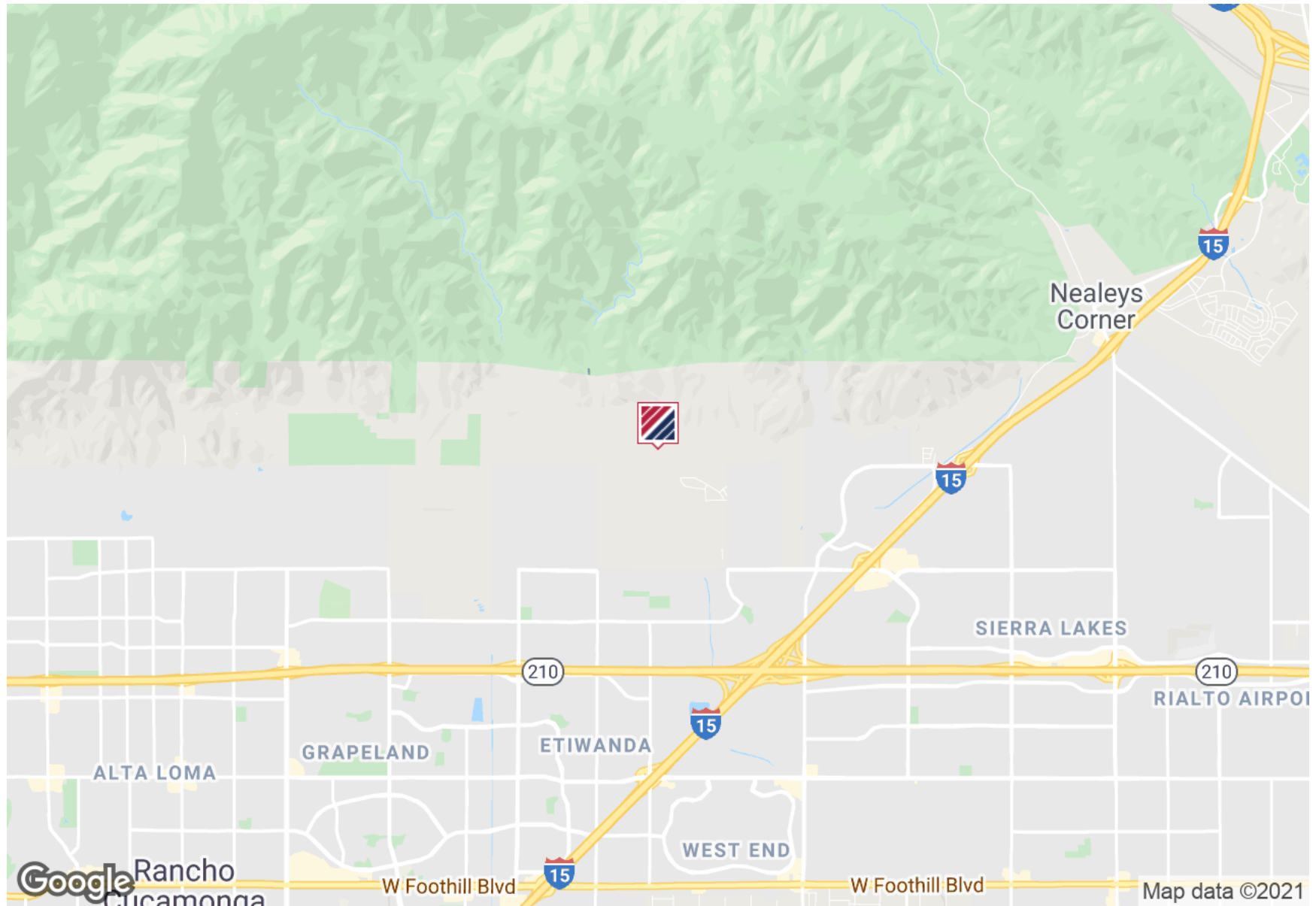
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24.3 Ac

LAND

EAST AVE.

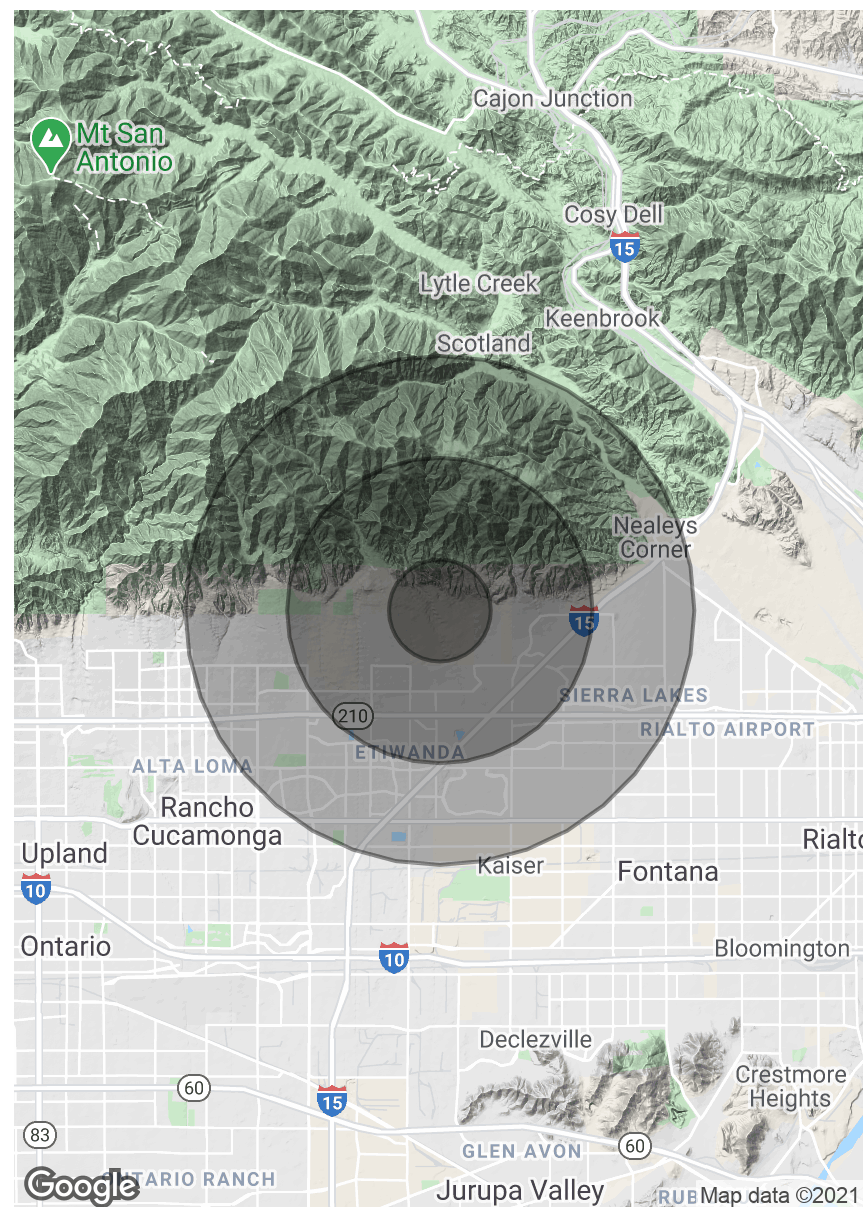
RANCHO CUCAMONGA, CA 91739

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,743	92,370	225,297
Average age	32.1	31.5	30.5
Average age (Male)	30.6	29.8	29.5
Average age	33.0	32.3	31.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,786	25,095	62,424
# of persons per HH	3.4	3.7	3.6
Average HH income	\$103,159	\$108,097	\$95,180
Average house value	\$542,219	\$518,550	\$468,301

\* Demographic data derived from 2010 US Census



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