



OFFICE BUILDING FOR SALE AND LEASE

8311 HAVEN

8311 HAVEN AVENUE, RANCHO CUCAMONGA, CA 91730

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

Presented By:

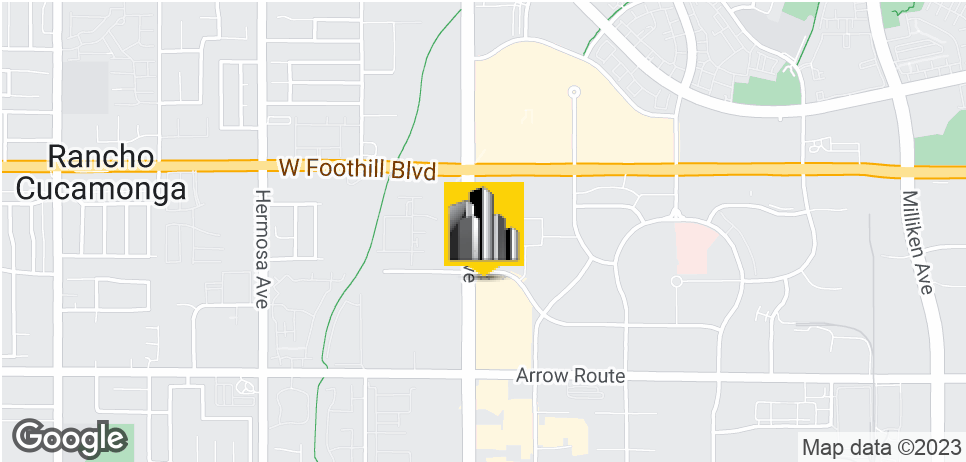
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,000,000
Cap Rate:	5.9%
NOI:	\$353,801
Lot Size:	1.5 Acres
Year Built:	1990
Building Size:	21,834
Price / SF:	\$274.80

PROPERTY OVERVIEW

Well performing office investment for owner/user to immediately partially occupy or investor to benefit from long term strong location demand. Welcoming glass front entry doors open to impressive two-story atrium lobby with elevator and open and wide stairs to second floor. Convenient close-in parking. Adjacent office and retail development.

PROPERTY HIGHLIGHTS

- Outstanding Office Purchase Investment
- Significantly Less than Replacement Cost
- High Visibility Office Building with Rare Signage Rights
- Desirable Easy Access Location
- Across from City of Rancho Cucamonga Civic Center
- Near Haven Avenue and Foothill Boulevard "Main and Main"
- Busy Retail and Office Environment Neighborhood

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RENT ROLL

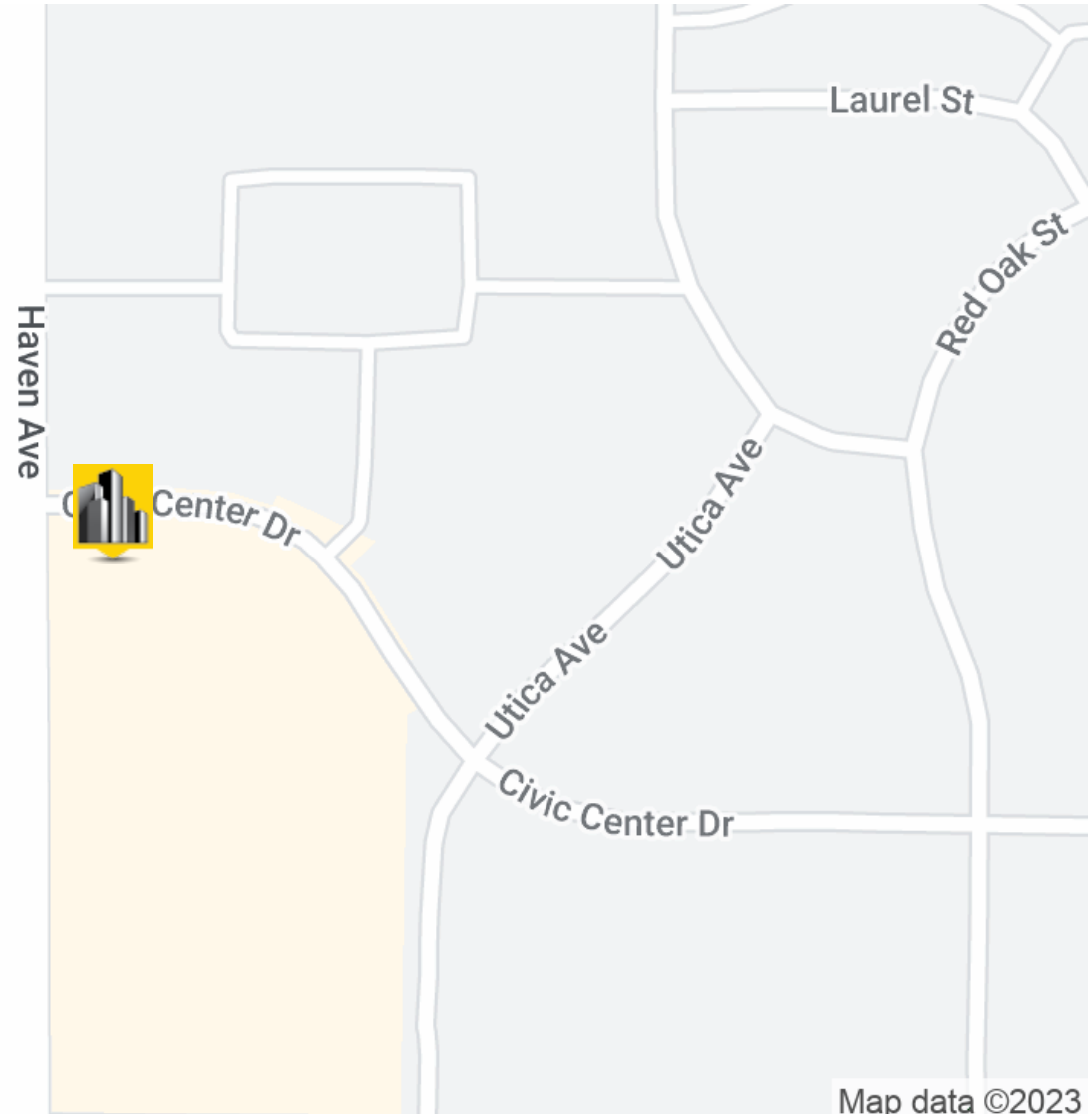
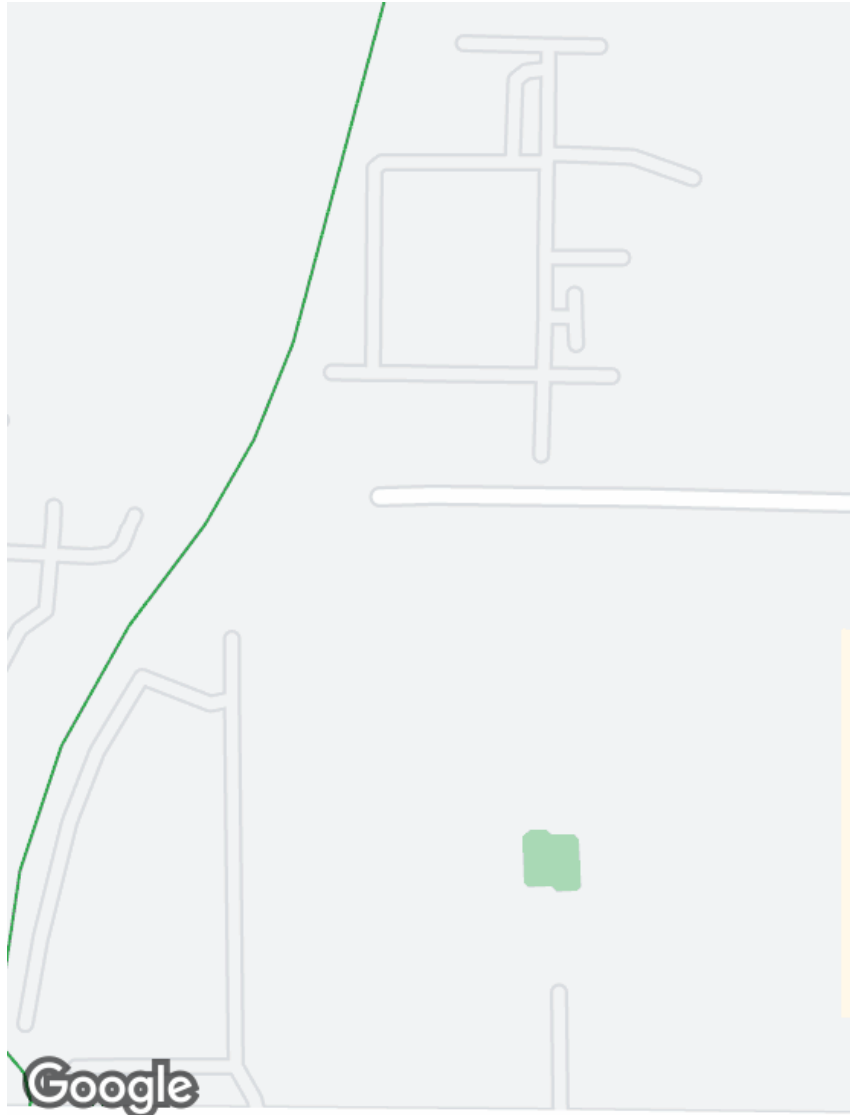
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	% OF BUILDING	PRICE PER SF/M
Bank of the West	100	7,272	1/1/1990	4/30/25	\$15,910	33.31	\$2.19
Integrity Home Finance	150	2,700	3/1/2022	2/28/25	\$4,658	12.37	\$1.73
Lawyers Realty	180	4,881	9/1/16	3/31/24	\$9,336	22.36	\$1.91
Genetic Tools	200	2,397	7/1/22	6/30/25	\$4,313	10.98	\$1.80
Spectrum Mortgage	210	3,091	7/1/17	3/31/24	\$5,254	14.16	\$1.70
Camarena, DDS	230	1,578	9/1/15	9/30/23	\$3,486	7.23	\$2.21
Totals/Averages		21,919			\$42,958		\$1.96

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LOCATION MAPS



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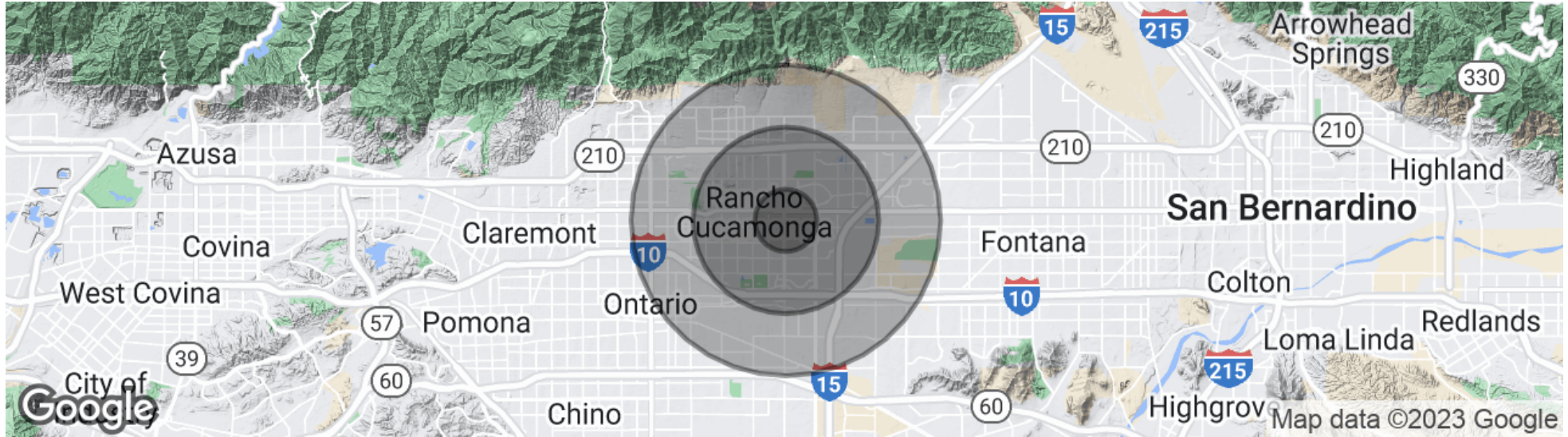
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,661	128,143	280,129
Median age	30.6	33.1	33.2
Median age (Male)	31.0	32.2	32.3
Median age (Female)	30.5	34.1	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,236	44,114	88,600
# of persons per HH	2.6	2.9	3.2
Average HH income	\$70,767	\$80,983	\$84,645
Average house value	\$374,094	\$396,144	\$422,241

* Demographic data derived from 2020 ACS - US Census

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