

OFFICE BUILDING FOR 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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OFFICE LEASE OPPORTUNITY



PROPERTY DESCRIPTION

two-story open lobby - exterior building signage available - modified gross - no added cam or NNN

PROPERTY HIGHLIGHTS

- High Visibility Haven Avenue Frontage
- Signage Available
- Impressive Two-story Building Lobby
- Elevator Served

SUITE	LEASE RATE	SUITE SIZE
210	\$1.85 SF/month	3,091 SF
180	\$1.85 SF/month	4,881 SF

CALL TO SHOW

(Suite 180 renewal pending)

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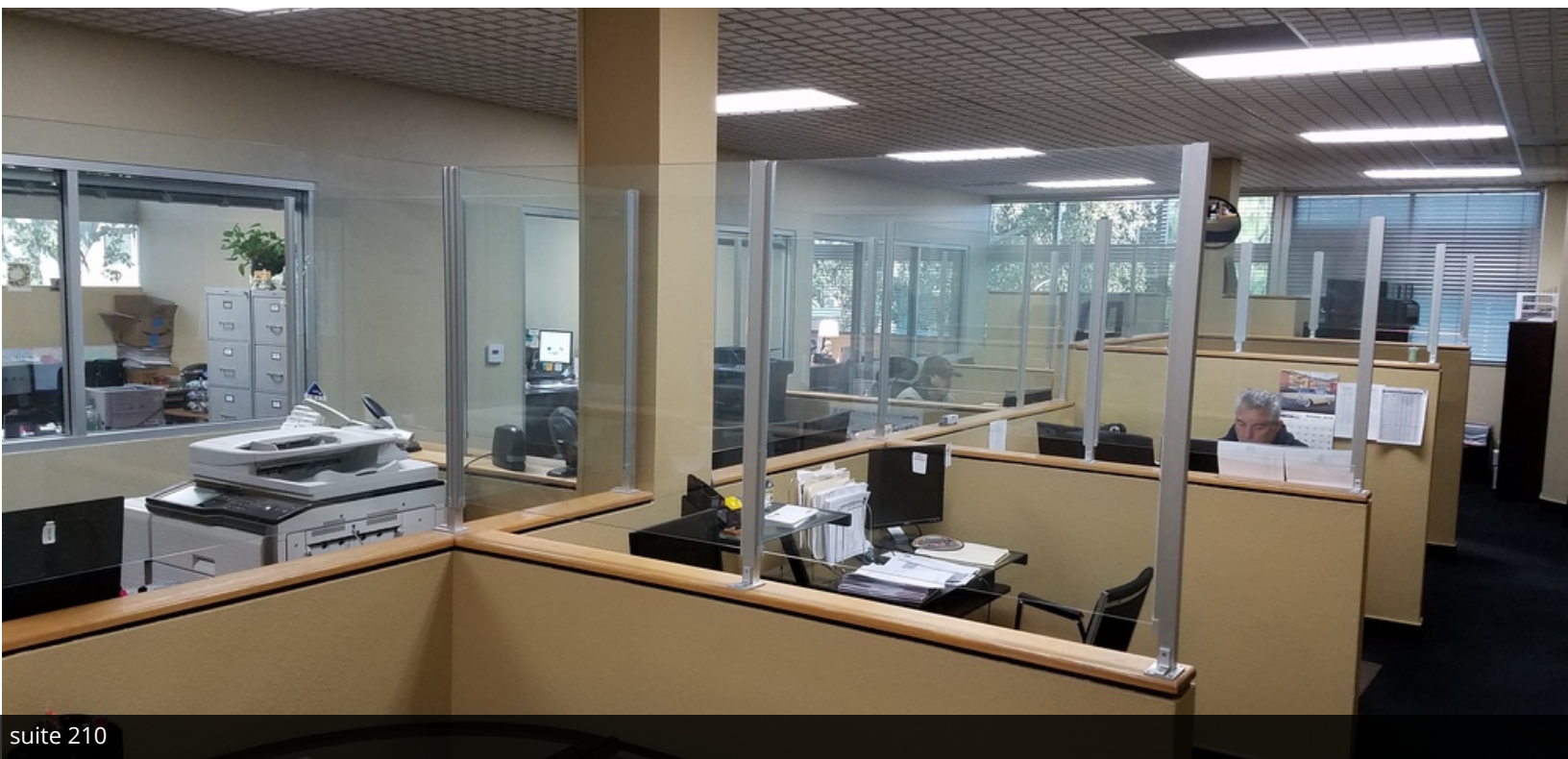
LOCATION DESCRIPTION

Prime Haven Avenue frontage on the South West Corner of Haven Avenue & Civic Center Drive. Across the street from Rancho Cucamonga City Hall and San Bernardino County Superior Court. Located within the same center as the popular food court Haven City Market.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,236	44,114	88,600
Total Population	13,661	128,143	280,129
Average HH Income	\$70,767	\$80,983	\$84,645

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MOVE-IN CONDITION



suite 210



elevator served

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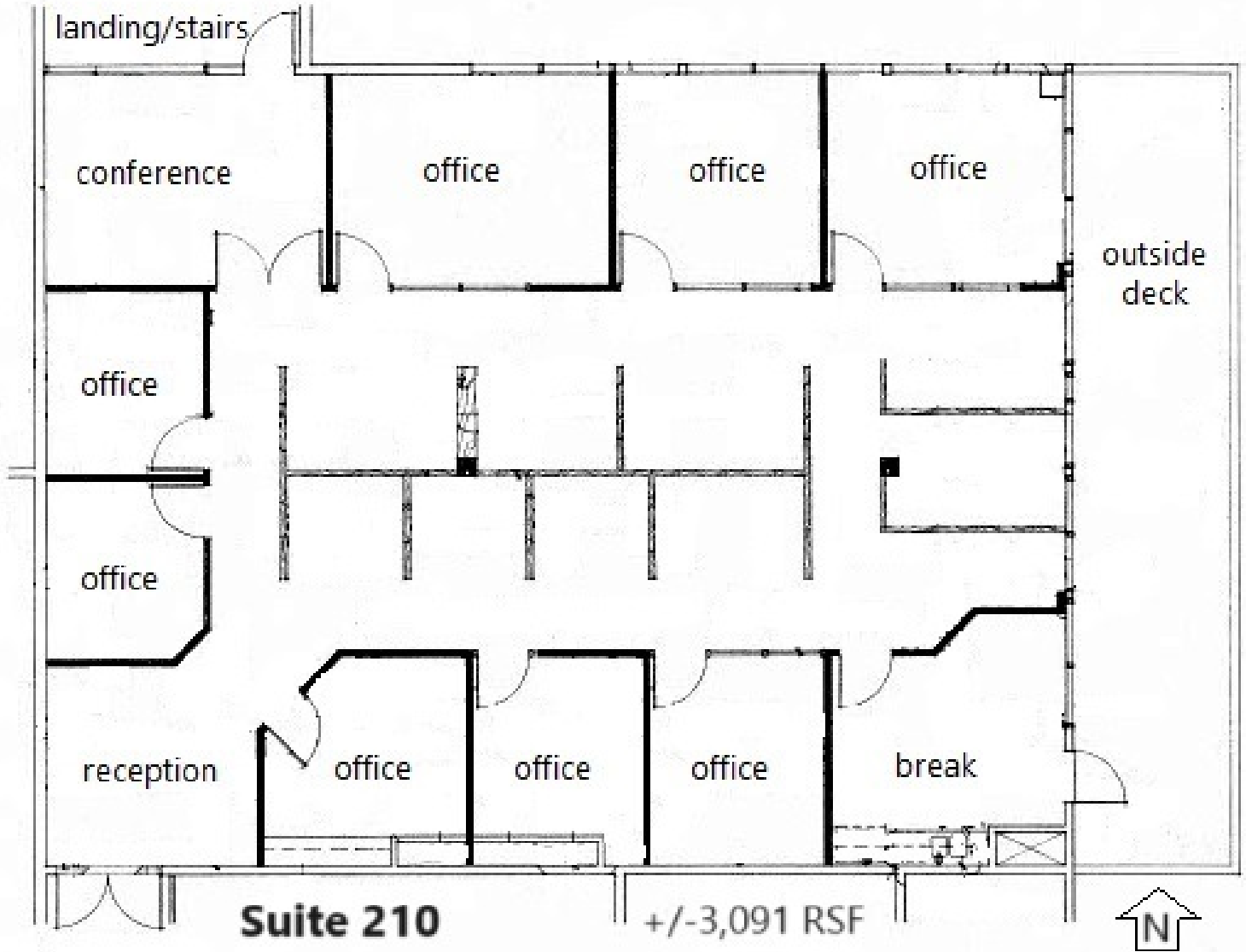
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Haven Avenue and Civic Center Drive

SUITE 210 FLOOR PLAN

(Not to Scale)



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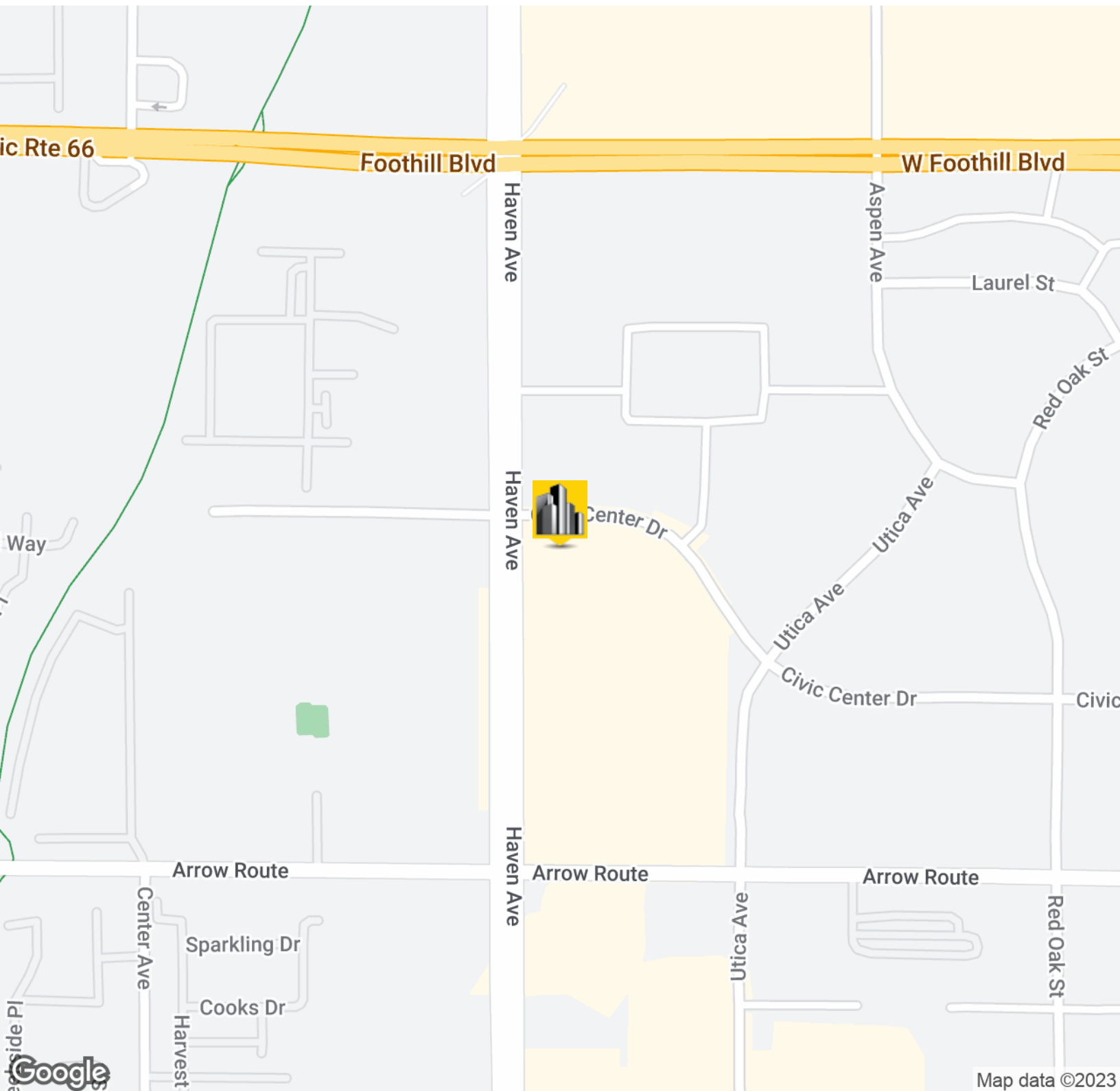
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LOCATION MAP



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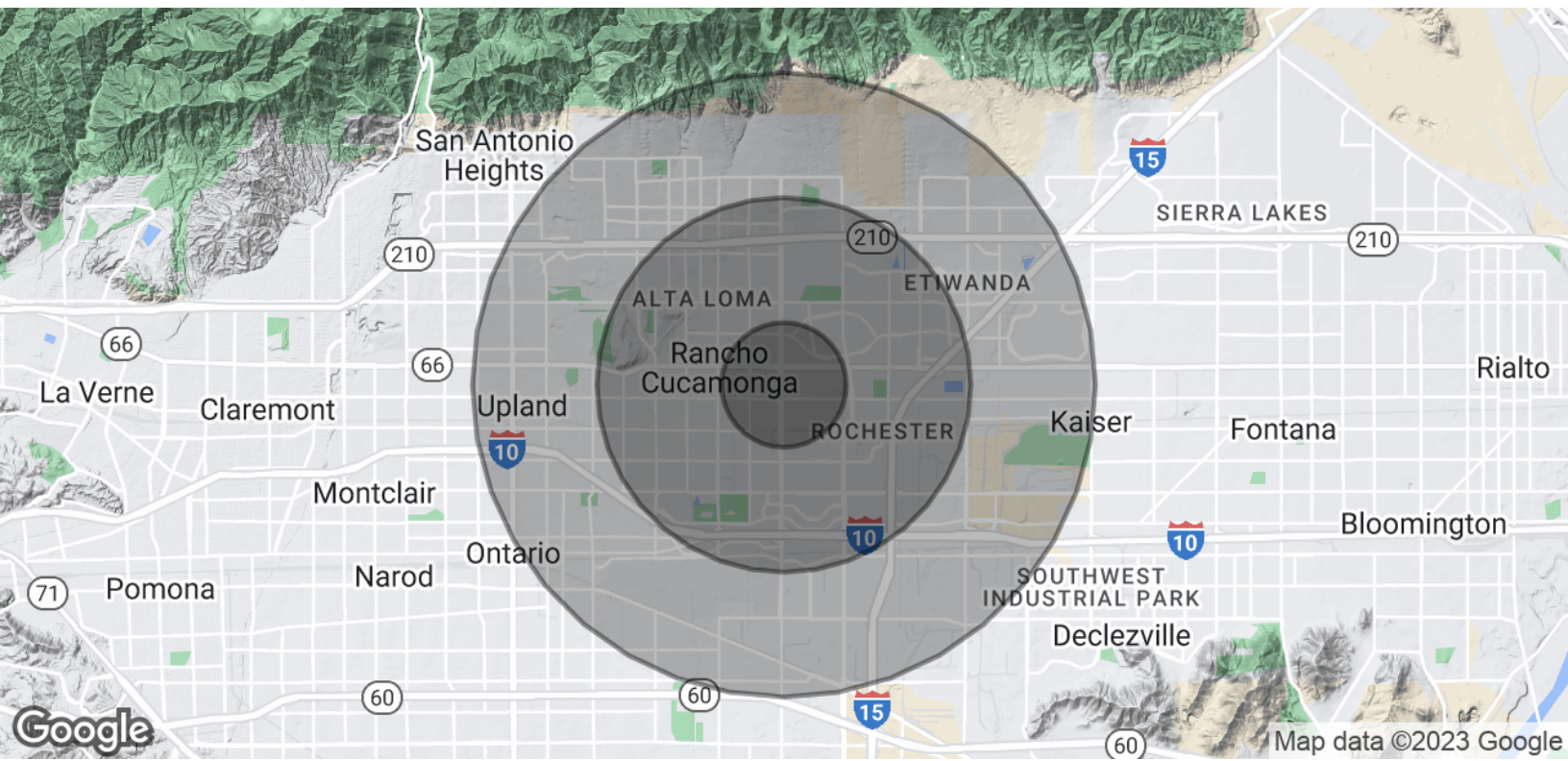


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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,661	128,143	280,129
Average age	30.6	33.1	33.2
Average age (Male)	31.0	32.2	32.3
Average 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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