

# FOR SALE OFFICE/MEDICAL/RETAIL



## OFFERING SUMMARY

Sale Price: \$2,510,000

Lot Size: 0.37 Acres

Building Size: 5,020 SF

Price / SF: \$500.00

## PROPERTY OVERVIEW

+/-5,020 sf excellent purchase opportunity - free standing, high visibility attractive building with many uses possible - office - medical - retail. currently an executive suite with month to month tenancy. no expensive property association fees. great opportunity to control your own property.

## PROPERTY HIGHLIGHTS

- high visibility on haven avenue
- no association dues
- many uses possible
- excellent signage possible on building
- do not disturb month to month tenants - schedule to tour
- high traffic counts - Haven Ave. and Foothill Blvd.

## STEVEN D. ROPPEL

909.297.0881  
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7828 HAVEN AVENUE // 7828 Haven Avenue, Rancho Cucamonga, CA 91730

# RELAXED ATMOSPHERE



annex building



main lobby staircase



second floor reception

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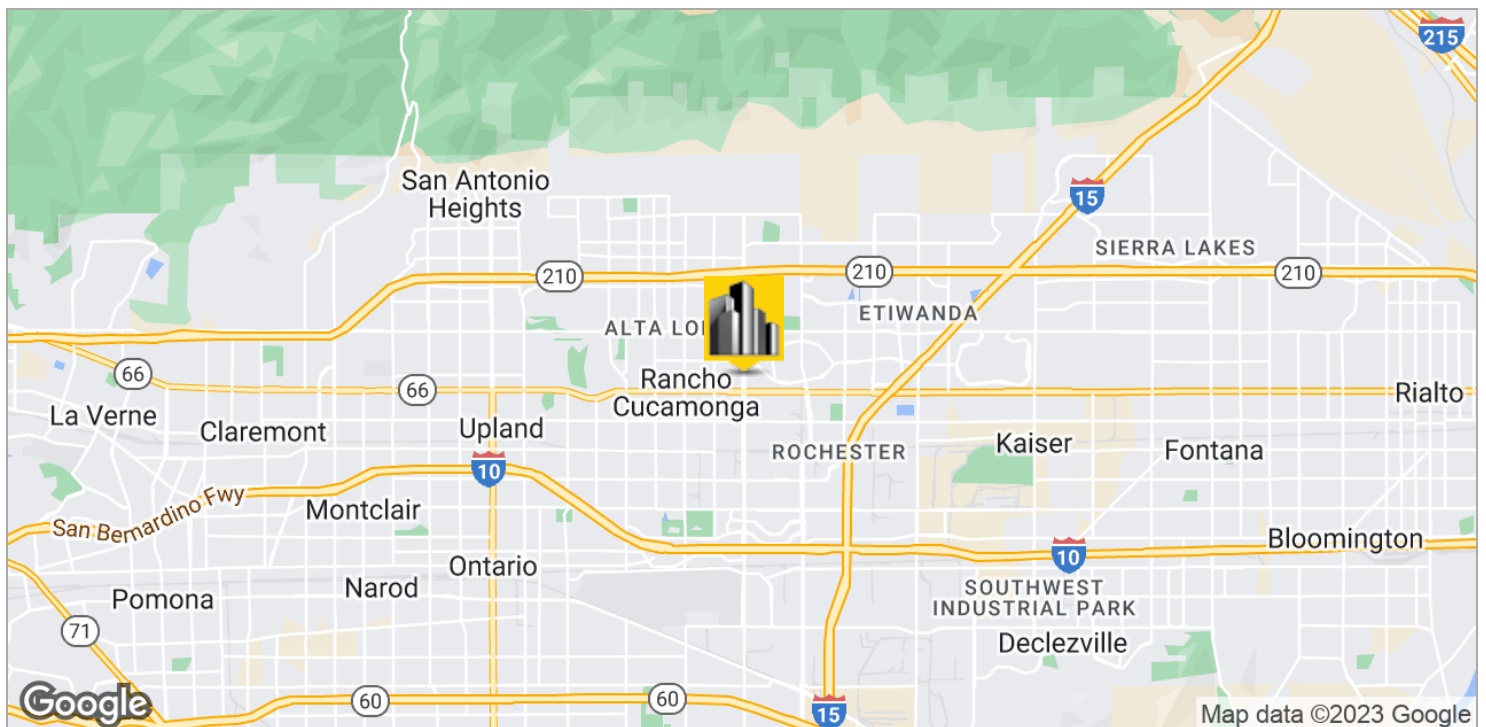
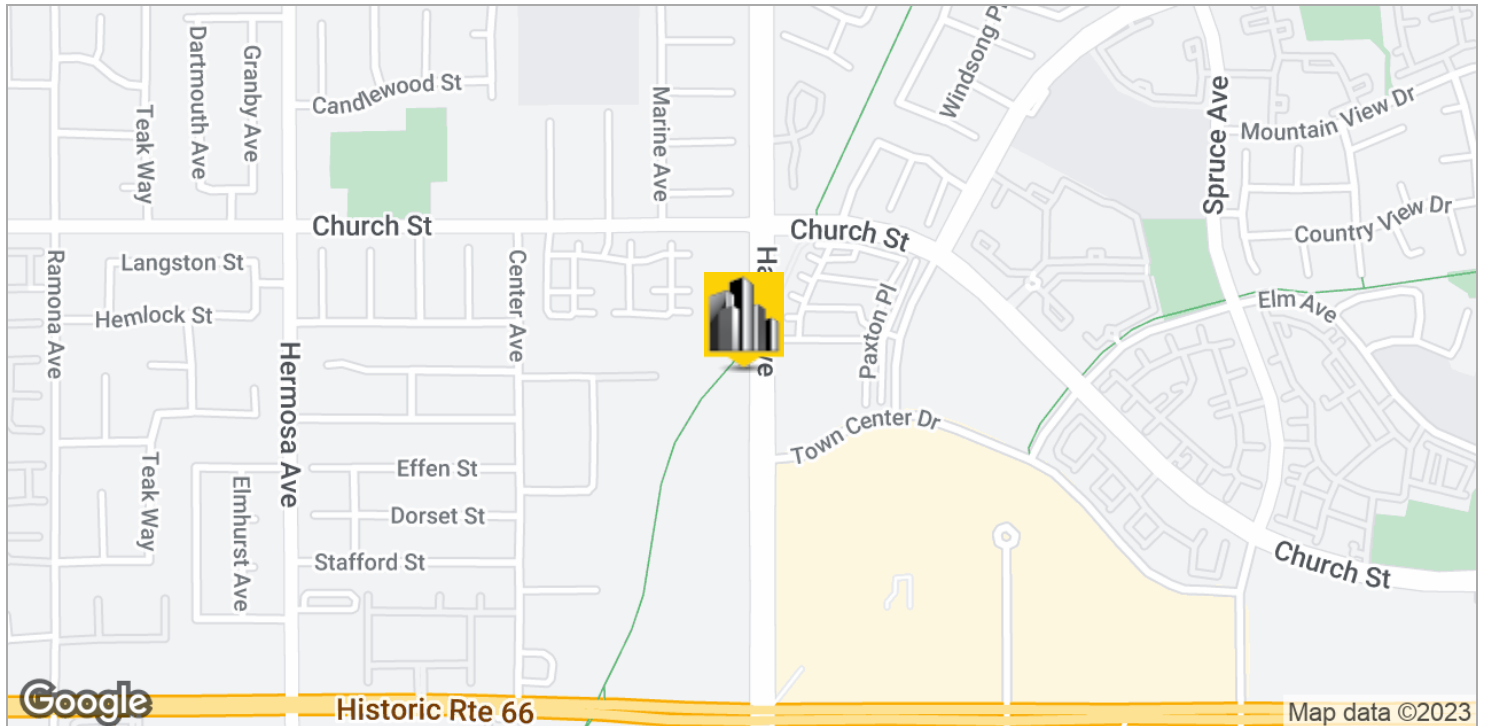
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**COMMERCIAL REAL ESTATE**

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# OUTSTANDING LOCATION



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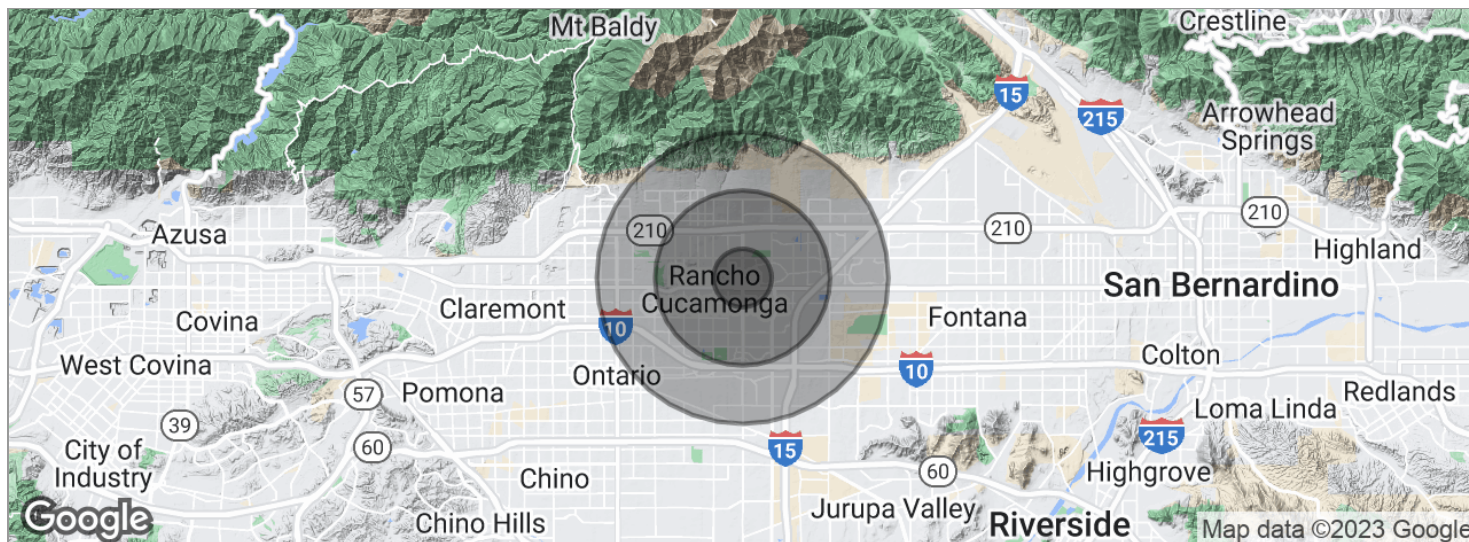
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# SOLID DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,396	134,757	272,359
Median age	32.2	33.6	33.4
Median age (Male)	31.8	32.6	32.5
Median age (Female)	32.7	34.4	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,918	46,500	86,431
# of persons per HH	2.8	2.9	3.2
Average HH income	\$81,259	\$85,038	\$86,418
Average house value	\$396,864	\$413,183	\$429,123

\* Demographic data derived from 2020 ACS - US Census

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