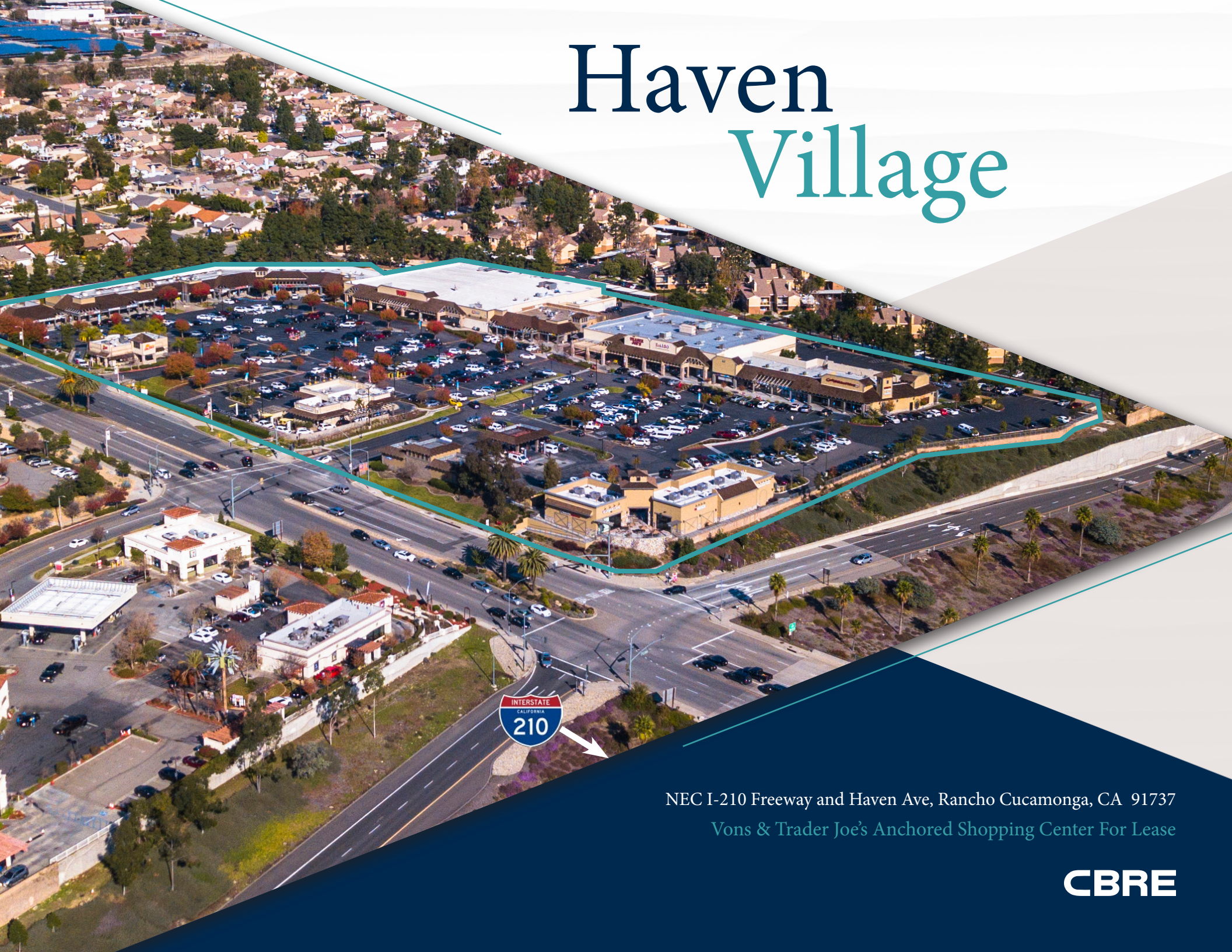


Haven Village



NEC I-210 Freeway and Haven Ave, Rancho Cucamonga, CA 91737
Vons & Trader Joe's Anchored Shopping Center For Lease

CBRE

Highlights



Incredible visibility from the I-210 and Haven Ave



Vons and Trader Joe's anchored neighborhood center



Adjacent to I-210 with 205,657 AADT



Down the street from Chaffey College with 19,682 students



Located in an upscale neighborhood with excellent demographics



High traffic shopping center

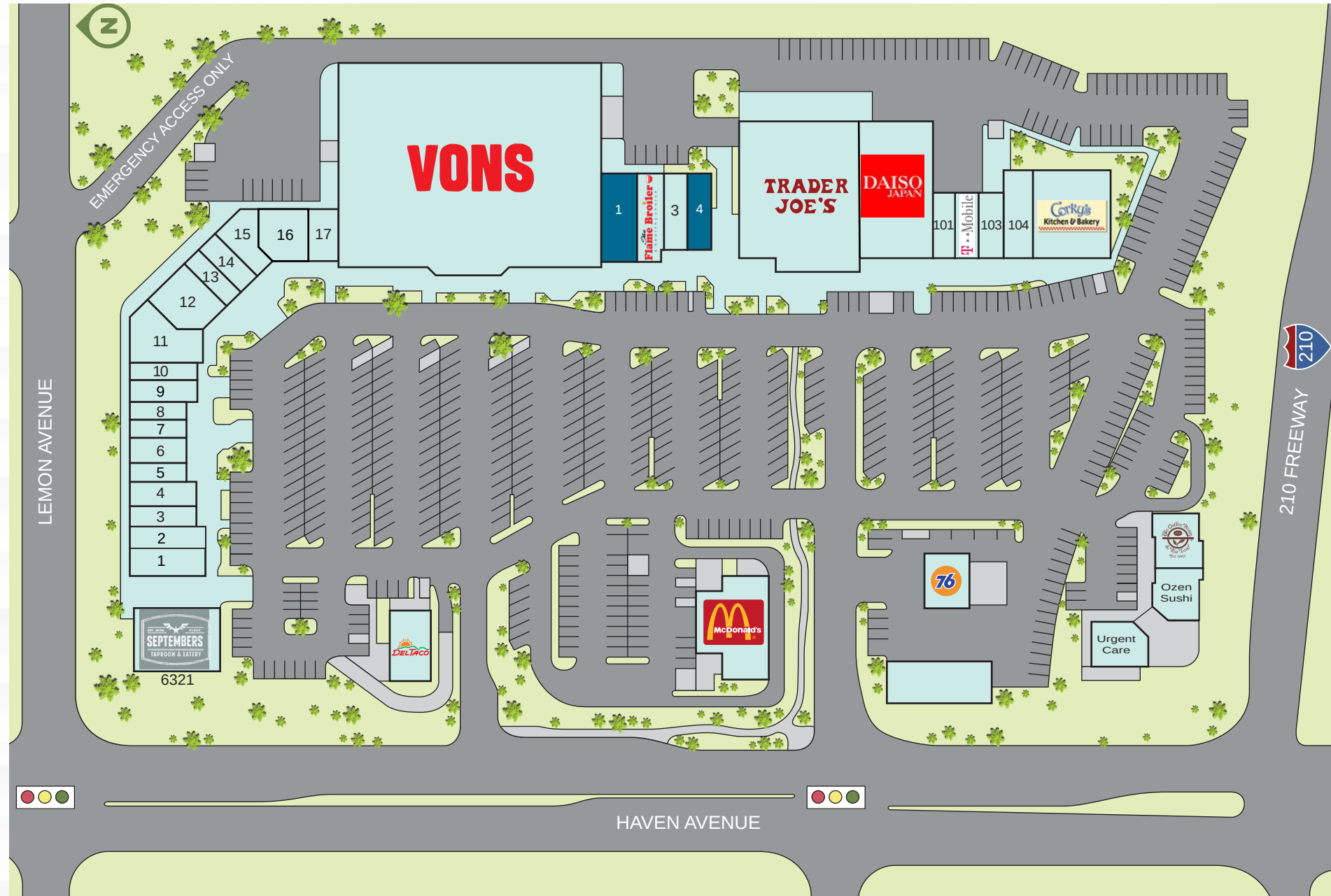
2025 Demographics

	1 Mile	3 Miles	5 Miles
 Population	19,497	129,763	252,777
 Avg HH Income	\$138,448	\$132,972	\$126,417
 Daytime Population	13,810	110,678	255,773

Traffic Counts	
 I-210 Freeway at Haven Ave	205,657 AADT
 Haven Ave at I-210 Freeway	31,838 ADT



Site Plan



Tenant Roster

SUITE	TENANT	SF
6321	September's Taproom & Eatery	4,500
6331-1	Hawaiian BBQ Restaurant	1,400
6331-2	Sourdough & Co	1,799
6331-3	Skin Spa	1,020
6331-4	Adobe Animal Hospital	1,380
6331-5	Nail Salon	750
6331-6	Smoothies Haven	1,050
6331-7	Sumi Lashes	850
6331-8	Edward Jones	750
6331-9	Chinese Restaurant-Occupied	1,200
6331-10	Kids Art	900
6331-11	C2 Education	2,499
6331-12	Pediatric Dentist	2,500
6331-13	Bank of America ATM	1,200
6331-14	Barber (MTM)	1,080
6331-15	Day Spa / Massage	2,055
6331- 16	Lucky claw	1,752
6331-17	Haven Dentistry	1,100

SUITE	TENANT	SF
6371-1	Available	2,421
6371-2	Flame Broiler	1,100
6371-3	The UPS Store	1,680
6371-4	Available - 2nd GEN Restaurant (former Subway)	1,448
NAP	Trader Joe's	
NAP	Daiso	
101	Nail Salon	1,295
102	T-Mobile	1,200
103	United Studios Karate	1,275
104	Handel's Ice Cream	2,350
105/106	Corky's Kitchen & Bakery	5,142
NAP	Vons	
NAP	Del Taco	
NAP	McDonald's	
NAP	Unocal 76	
6417-110	Urgent Care	2,145
6417-2	Ozen Sushi	2,538

Haven Village Overview



Trade Area



Haven Village

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