

HIGH VISIBILITY OFFICE INVESTMENT



OFFERING SUMMARY

Sale Price:	\$6,000,000
Building Size:	21,834 SF
Available SF:	Fully Leased
Lot Size:	1.5 Acres
Price / SF:	\$274.80
Cap Rate:	6.11%
NOI:	\$366,454
Year Built:	1990

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of Rancho Cucamonga. This 21,834 SF office building, constructed in 1990, boasts full occupancy, offering an immediate return on investment. With rare signage rights and high visibility, this property presents an unparalleled opportunity for branding and exposure. Situated in a prime location near the Civic Center and main thoroughfares, this building provides convenient access and is surrounded by a bustling retail and office environment. Don't miss the chance to acquire this outstanding office purchase opportunity at a significant discount to replacement cost.

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

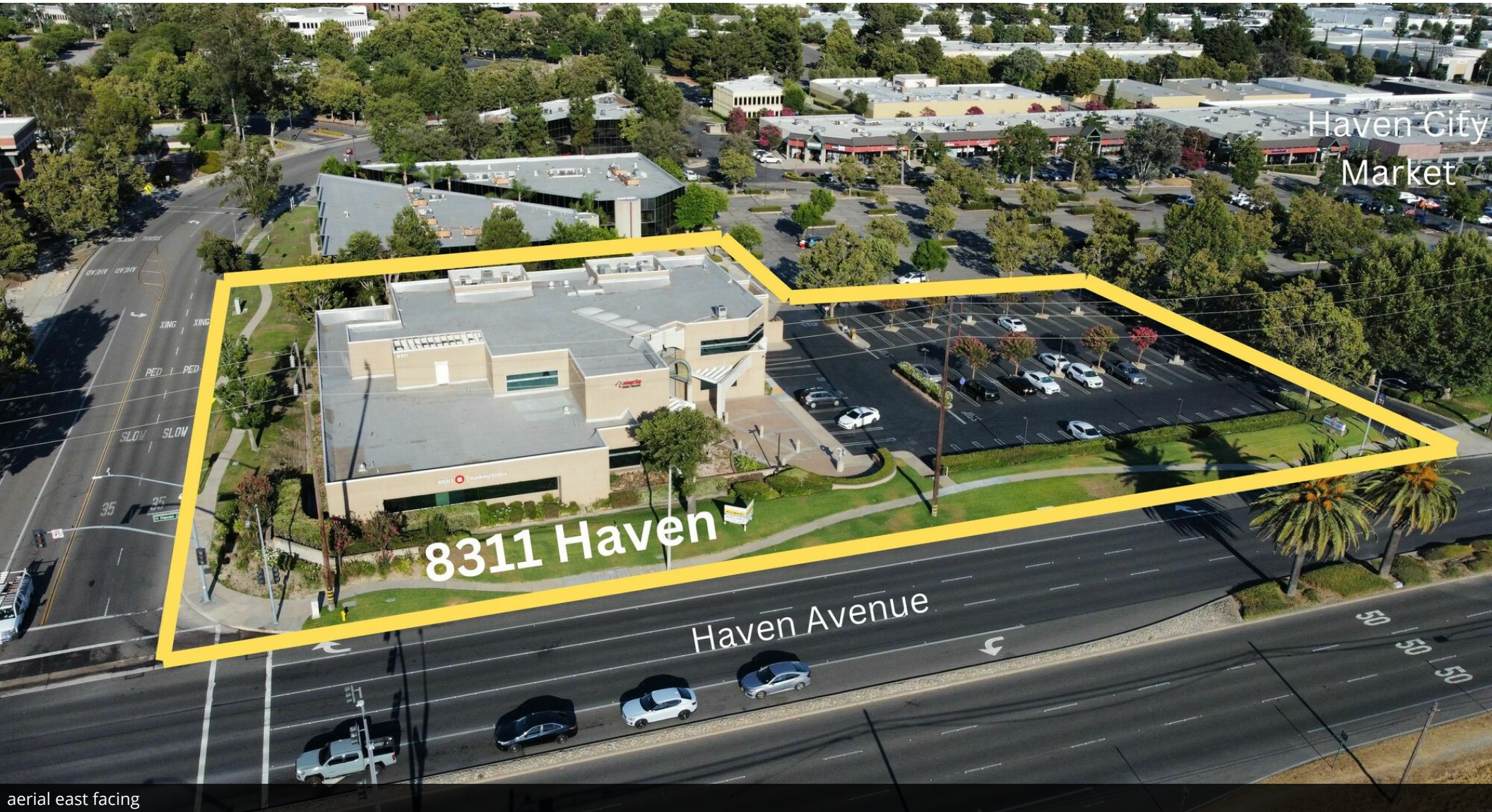
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STEVEN D. ROPPEL
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CalDRE #01151111



8311 HAVEN // 8311 Haven Avenue, Rancho Cucamonga, CA 91730

ADDITIONAL PHOTOS



aerial east facing

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COMMERCIAL REAL ESTATE

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.

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ADDITIONAL PHOTOS



aerial north facing

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bank lobby

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