

9397 | Haven Avenue

RANCHO CUCAMONGA, CA 91730



High-Image Class A Office Condominium in Prime Rancho Cucamonga



CHANG
INVESTMENT
GROUP

KW PASADENA
KELLERWILLIAMS
COMMERCIAL



COMPASS

9397 HAVEN AVENUE

RANCHO CUCAMONGA, CA 91730



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An aerial photograph of a resort complex, likely a golf course clubhouse, featuring a large circular building with a stone facade and a tiered roof. The complex is surrounded by numerous palm trees and other tropical vegetation. In the background, a range of mountains is visible under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

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EXECUTIVE SUMMARY

9397 HAVEN AVENUE

PROPERTY SUMMARY

List Price	<ul style="list-style-type: none">▪ \$3,500,000▪ (\$376.75/SF)
Property Address	<ul style="list-style-type: none">▪ 9397 Haven Ave, Rancho Cucamonga, CA
Asset Type	<ul style="list-style-type: none">▪ High-image Class-A Office Condominium
Zoning	<ul style="list-style-type: none">▪ ME2 (Mixed Employment 2) – allows commercial, medical/office, light industrial, etc. (Buyer verify)
Previous Use	<ul style="list-style-type: none">▪ Specialty Pharmacy
Building Size	<ul style="list-style-type: none">▪ ±9,290 SF
Year Built/Remodeled	<ul style="list-style-type: none">▪ 2008/2013
Stories	<ul style="list-style-type: none">▪ 2
Delivery Condition	<ul style="list-style-type: none">▪ Delivered Vacant



9397 HAVEN AVENUE

High-Image Class A Office Condominium in
Prime Rancho Cucamonga

PROPERTY *Overview*

CHANG INVESTMENT GROUP and DENG REALTY GROUP are proud to present the opportunity to purchase this high-image Class-A office condominium in the heart of Rancho Cucamonga at 9397 Haven Ave, Rancho Cucamonga. 9397 Haven Ave is well located near the intersection of Haven Ave and 6th St, just minutes' drive to Ontario Mills, Costco, Victoria Gardens, and surrounding industrial/warehouse districts. The property will be delivered vacant, perfect for an owner/user or an investor. The property is in the Rockefeller Group Professional Center, developed by the highly reputable developer. In addition, the owners spent significant amount of capital on high-quality interior buildout and finishes.

The property's ME2 Mixed Employment 2 Zone "permits a combination of commercial, office, and industrial employment uses", including banks and financial services, professional and medical office, retail, restaurant, light manufacturing, research and development, etc. The previous use was specialty pharmacy. Buyer to verify the property's zoning and land use with the city.

9397 Haven Ave is a 2-story office condominium built in 2008/fully remodeled in 2013, ±9,290 SF building size. On the 1st floor, it features: lobby, reception, (2) office/conference rooms, (3) open office area, (3) storage rooms, break room, (2) restrooms. On the 2nd floor, it features: (5) offices, large conference room, large open office/call center space, and (2) restrooms. Buyer to verify all information herein, Broker/Agent and Seller does not guarantee its accuracy.



INVESTMENT

Highlights

- High-Image Class A Office Condominium in Prime Rancho Cucamonga
- Built in 2008
- Developed by Highly Reputable Rockefeller Group, Owners Spent Significant Capital Improvement on High-Quality Interior Buildout and Finishes
- Highest Quality Construction, Developed by Rockefeller Group
- Well Located Near Haven Ave and 6th St, Minutes' Drive to Ontario International Airport, Ontario Mills, Costco, Victoria Gardens, Surrounding Industrial/Warehouse Districts
- Easy Access to 10, 15, 60 and 210 Freeways

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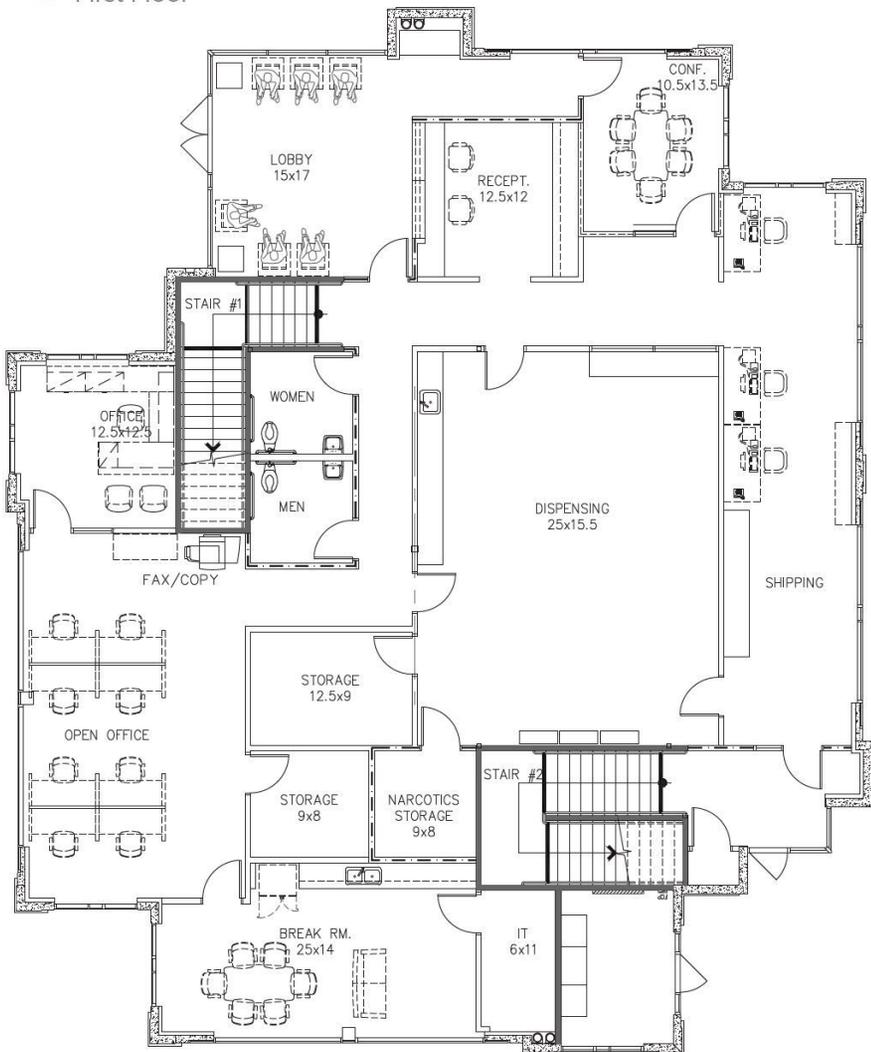




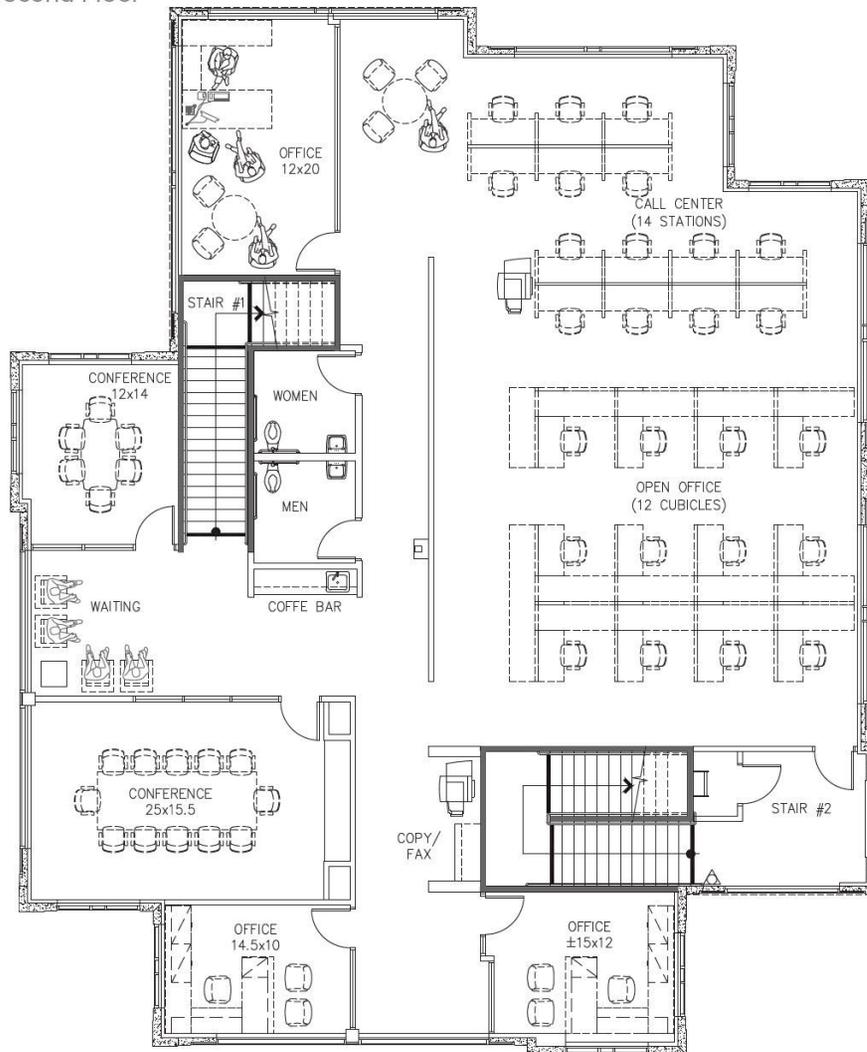


FLOOR PLAN

■ First Floor



■ Second Floor



*Scale Not Exact

An aerial photograph of a resort complex, likely a golf course clubhouse, featuring a prominent circular stone tower with a tiered roof. The complex is surrounded by numerous palm trees and other tropical vegetation. In the background, a large, multi-story building with a Mediterranean-style architectural design is visible, set against a backdrop of rolling mountains under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

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LOCATION OVERVIEW

9397 HAVEN AVENUE

RANCHO

Cucamonga



As one of the premier markets in the Inland Empire, Rancho Cucamonga boasts a robust demographic profile characterized by historically low unemployment, a highly skilled labor force, and a strong base of owner-occupied executive housing. The city benefits from its strategic location along major transportation corridors, proximity to Ontario International Airport, and access to a wide range of recently developed multi-family residential communities. Surrounding affluent neighborhoods such as Etiwanda, Alta Loma, and Deer Creek further reinforce the area's desirability and long-term growth fundamentals.

Rancho Cucamonga is served by Omnitrans bus service, train service from Metrolink's Rancho Cucamonga station on the San Bernardino Line, and nearby Ontario International Airport, one of four major Los Angeles-area passenger airports with multiple daily flights by most domestic carriers as well as a major shipping hub for companies like UPS and FedEx.



\$115,646

Median Household Income



145,181

Population

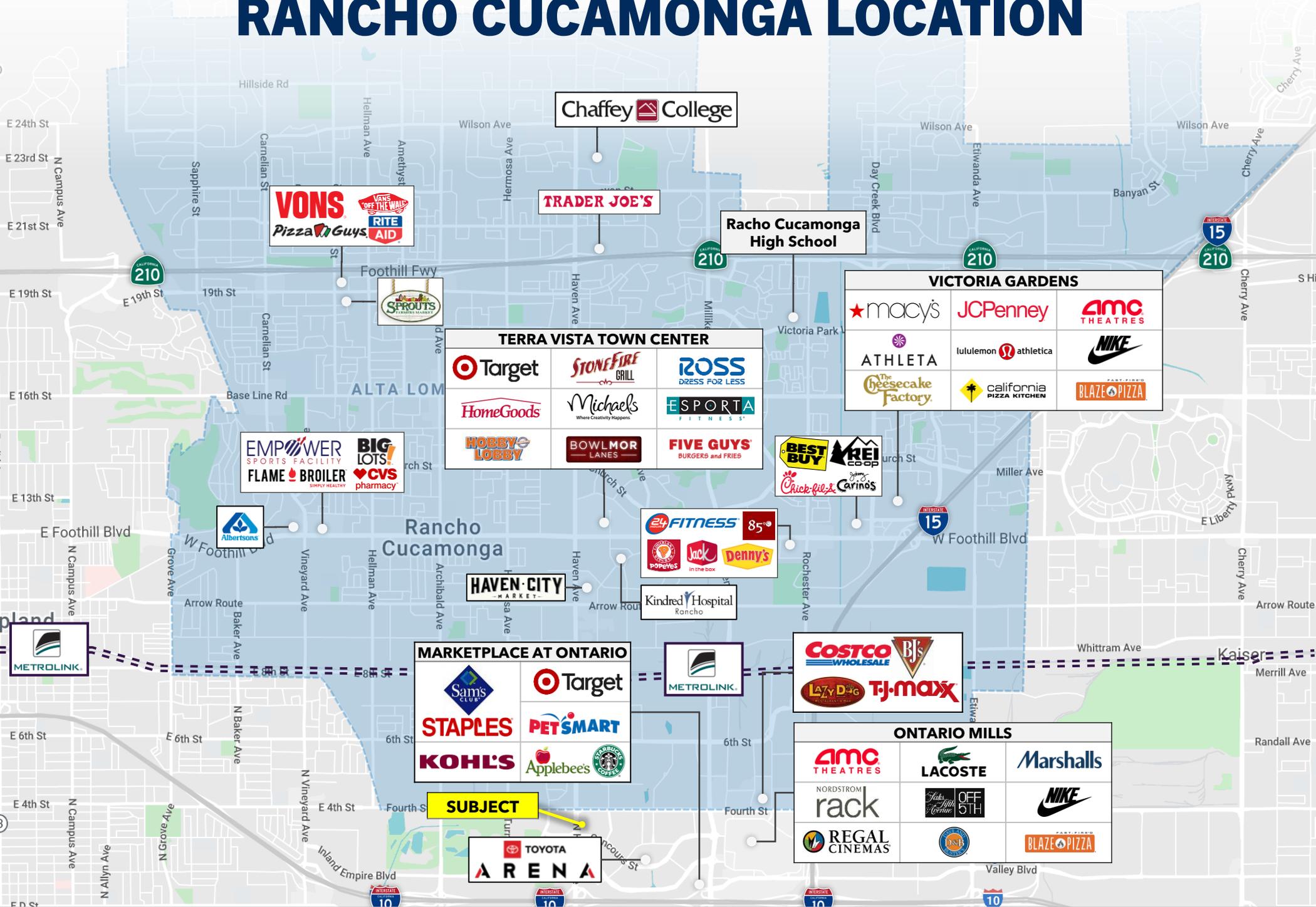


\$981,600

Median Home Sale Price



RANCHO CUCAMONGA LOCATION





AREA SNAPSHOT

In the area around Milliken Avenue, between Archibald and Etiwanda Avenues, Foothill Boulevard, and Fourth Street, about seven square miles of land are primarily occupied by numerous massive distribution centers, and even more, smaller manufacturing companies. This area is ringed by office parks, mostly along Haven Avenue, and shopping strips, such as the Terra Vista Town Center (part of a nearly two-square-mile master-planned community in the center of the city), and malls, such as Victoria Gardens, and the Ontario Mills, across Fourth Street in Ontario

Business Profile

\$278M
ANNUAL REVENUE

\$583M
IN INVESTMENTS

\$1.4B
TOTAL ASSETS

While most of the city's land area is devoted to residential areas, Rancho Cucamonga, like its neighbors Ontario and Fontana, is a major center for the logistics industry in Southern California. This is due to its proximity to two interstate highways and Ontario International Airport, and the space afforded by the large tracts of former agricultural land in the southern section of the city.

MAJOR INDUSTRIES

SHOPPING
RETAIL



FINANCIAL
SERVICES



HEALTHCARE



SHIPPING &
LOGISTICS



INTERNATIONAL
TRADE



ENTERTAINMENT
MEDIA



REAL ESTATE



TECHNOLOGY



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