

9220
HAVEN
HAVEN POINTE

FOR SALE
±3,568 RENTABLE SQUARE FOOT
LEASED INVESTMENT



CBRE

9220 HAVEN AVENUE | RANCHO CUCAMONGA , CA

CBRE's Inland Empire Office Group is pleased to offer a fully leased professional/medical office condo portfolio ("the Property") for purchase. The property is in Rancho Cucamonga on the highly visible Haven corridor. The area has a strong mix of professional and medical occupants, major retail centers and several multi-family developments providing a robust market place for medical providers. The property is centrally located between the I-10, 210 and I-15 freeways and is just 5 miles away from San Antonio Community Hospital.

OFFERING INFORMATION

\$	PRICE	\$1,338,000
□	SIZE	±3,568 SF
■	UNITS	2
		Suite 250 ±2,572 RSF
		Suite 260 ±996 RSF
+	PROFORMA NOI	\$72,787
\$	PRICE/SF	\$375



INVESTMENT HIGHLIGHTS

- » 100% leased to two separate established general office tenants
- » Leases with approximately 2.5 years remaining
- » 3% annual increase in rent
- » Strategic location on Haven Avenue at 6th Street, a regional corridor, with access from both Haven Avenue and 6th Street
- » Exceptional demographics
- » Steel frame building construction, dual elevators, upgraded common area finishes
- » Growing medical submarket
- » Established office market
- » Delivered free and clear of existing debt
- » "Recession Resistant" property category
- » Desirable medical office building with strong tenant mix



VICTORIA GARDENS MALL

ONTARIO MILLS



KOHL'S

Applebee's Pollo Loco

I♥HP

TARGET BIG A's STARBUCKS

SAM'S CLUB

STAPLES

SUBWAY

CITIZENS BUSINESS BANK ARENA

EXTENDED STAY HOTELS

BENIHANA THE JAPANESE STEAKHOUSE

LA QUINTA INNS & SUITES

Ontario Airport Hotel

4TH STREET

ONTARIO INTERNATIONAL AIRPORT

6TH STREET

9220 HAVEN HAVEN POINTE

SUBWAY

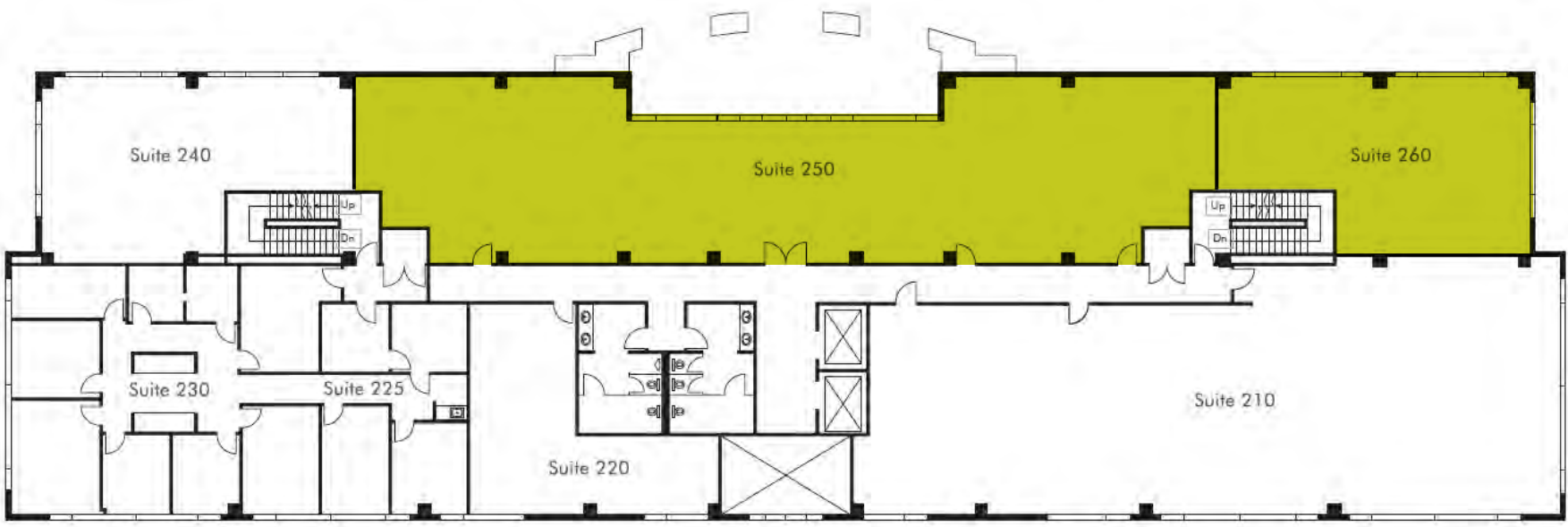
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HAVEN AVENUE

RANCHO CUCAMONGA CIVIC CENTER & SAN BERNARDINO COUNTY COURTS

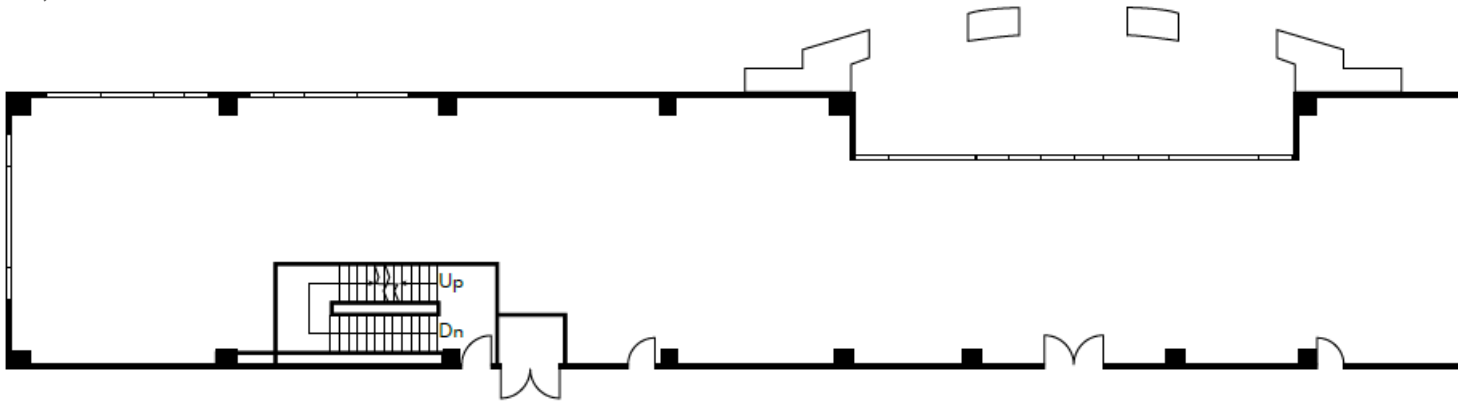


SECOND FLOOR PLAN



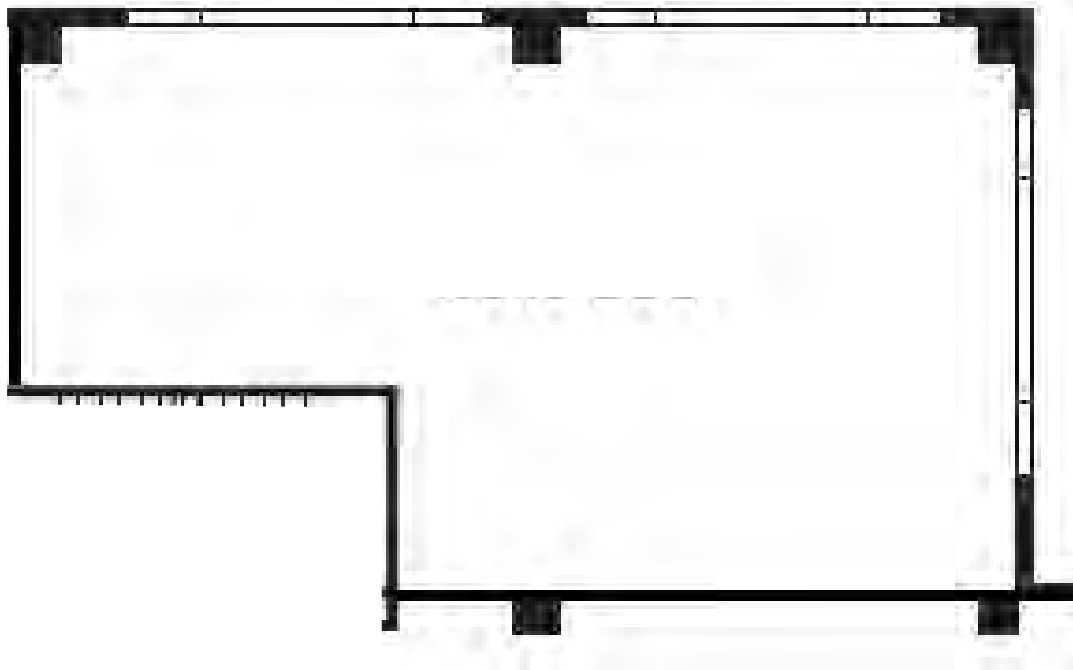
SUITE 250

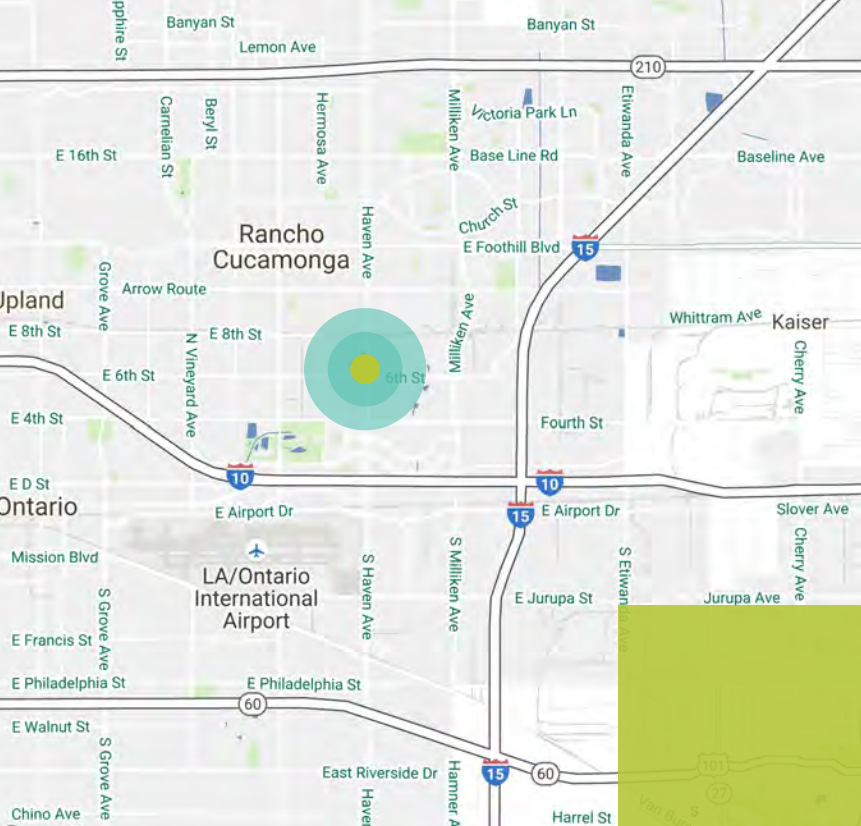
±2,572 RSF



SUITE 260

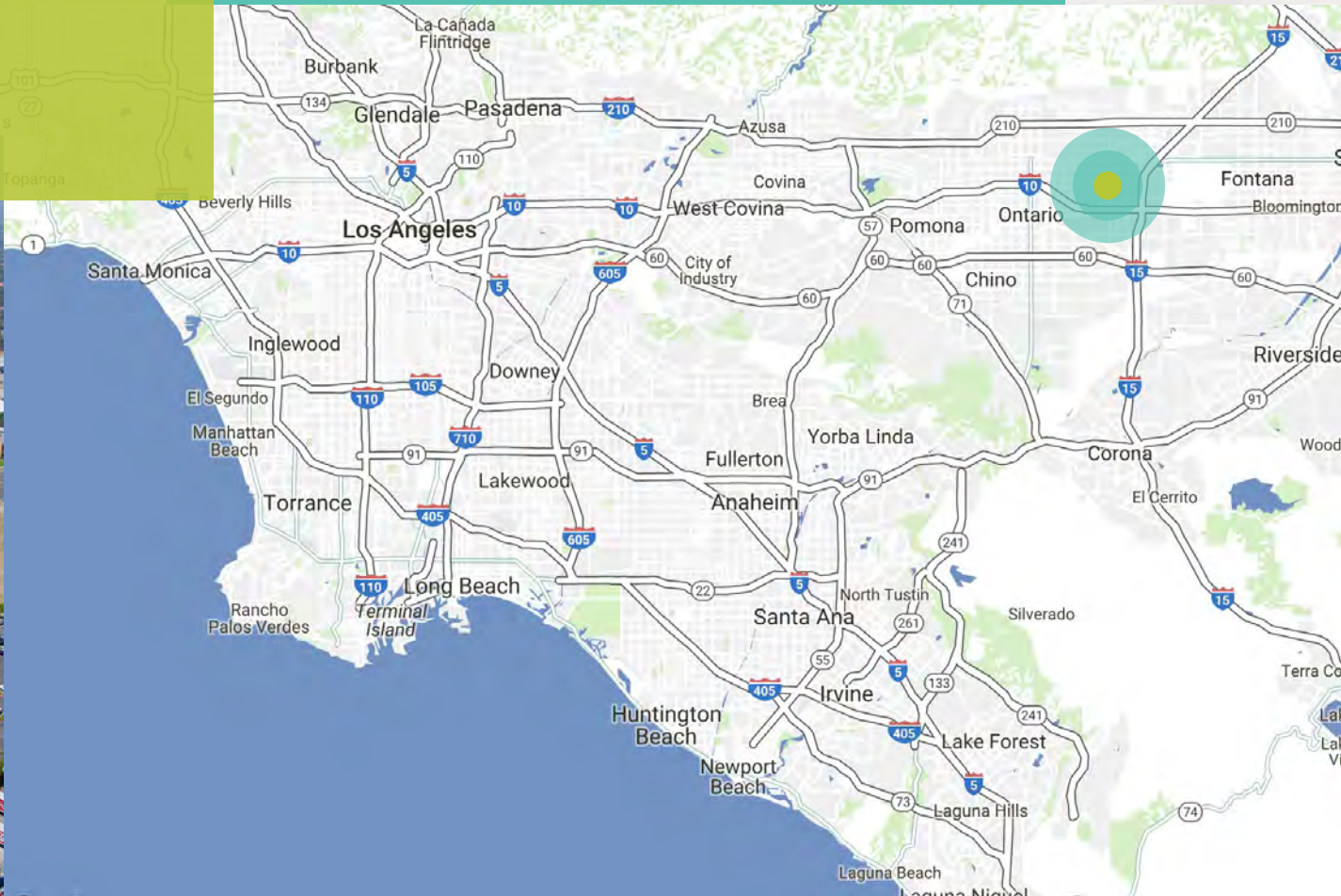
±996 RSF





DRIVE TIMES

	Distance (miles)
San Antonio Community Hospital	±5
Kindred Hospital Rancho	±2.2
Pomona Valley Hospital	±12
Arrowhead Regional Medical Center	±15
Corona Regional Medical Center	±17
Riverside Community Hospital	±20
Loma Linda University Medical Center	±21





REAL ESTATE PURCHASE
CURRENT MARKET
LOAN TERMS

75% LOAN TO VALUE

4.5% INTEREST RATE (APPROXIMATE)

25 YEAR AMMORTIZATION



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