



**FOR LEASE**

## Stone Haven Office Park

9471 Haven Avenue, Ste 140  
Rancho Cucamonga, CA 91730

**2,558 SF** | **\$2.49**  
AVAILABLE | SF/MO

### Kavita Kaur Bhatia

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### Acreage Real Estate

15210 Central Avenue

Chino, CA 91710

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Lic# 02034779



# Property Overview

## EXECUTIVE SUMMARY

Medical Office at Stone Haven Executive Park! Rare opportunity to Lease a fully built-out medical office in contemporary style of approximately 2,558 square feet located on Haven Avenue and Trademark Street within the prestigious Stone Haven Executive Park. A stone's throw away from the I-10 freeway and surrounded by other professional offices, this site is ideal for a medical professional seeking a sophisticated office location. The office offers turn-key medical office features such as a spacious waiting room, reception desk, 5 exam rooms including one large enough to be a procedure room, 2 restrooms, doctors office, breakroom, rear exit door, and more. Signage on Have Avenue is possible. Additionally, there are numerous lunch-friendly eateries nearby for the staff to enjoy. Bus stop located steps from this site. Take a tour today!

## PROPERTY HIGHLIGHTS

- Easy access to I-10 freeway.
- Turn-key Medical office
- Haven Avenue and Trademark St Location
- Formerly occupied by Inland Endocrine
- High Image- Modern Design and aesthetically pleasing upgrades
- Multiple exam rooms, 2 restrooms, procedure room, office, spacious waiting room, and more

 **2,558 SF**  
AVAILABLE SF

 **\$2.49**  
ASKING RATE SF/MO

 **2008**  
YEAR BUILT

 **2,558**  
BUILDING SQFT

 **Commercial**  
ZONING

 **San Bernardino**  
COUNTY

## ACCESSIBILITY

### TRANSIT

Metrolink Rancho Cucamonga Station	<b>1.1 mi</b>
Haven @ Trademark H	<b>126 ft</b>
Haven @ Trademark	<b>0.1 mi</b>

### AIRPORTS

Ontario International Airport	<b>2.2 mi</b>
SBD International Airport	<b>18.8 mi</b>
Chino Airport	<b>8.1 mi</b>

### HIGHWAYS

San Bernardino Freeway	<b>1.0 mi</b>
I-10 Metro ExpressLanes	<b>1.0 mi</b>
Ontario Freeway	<b>1.7 mi</b>
Pomona Freeway	<b>3.6 mi</b>

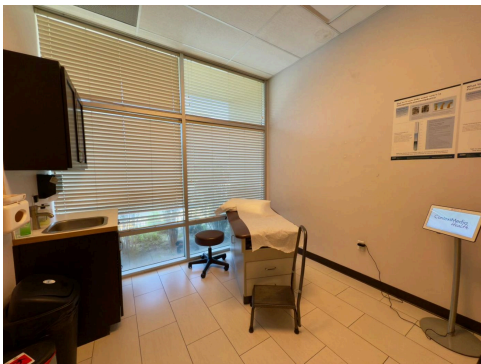
# Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
140	2,558 SF	\$2.49 SF/Mo	NNN	Negotiable

## SUITE DETAILS

**140:** The office offers turn-key medical office features such as a spacious waiting room, reception desk, 5 exam rooms including one large enough to be a procedure room, 2 restrooms, doctors office, breakroom, rear exit door, and more. Signage on Have Avenue is possible.

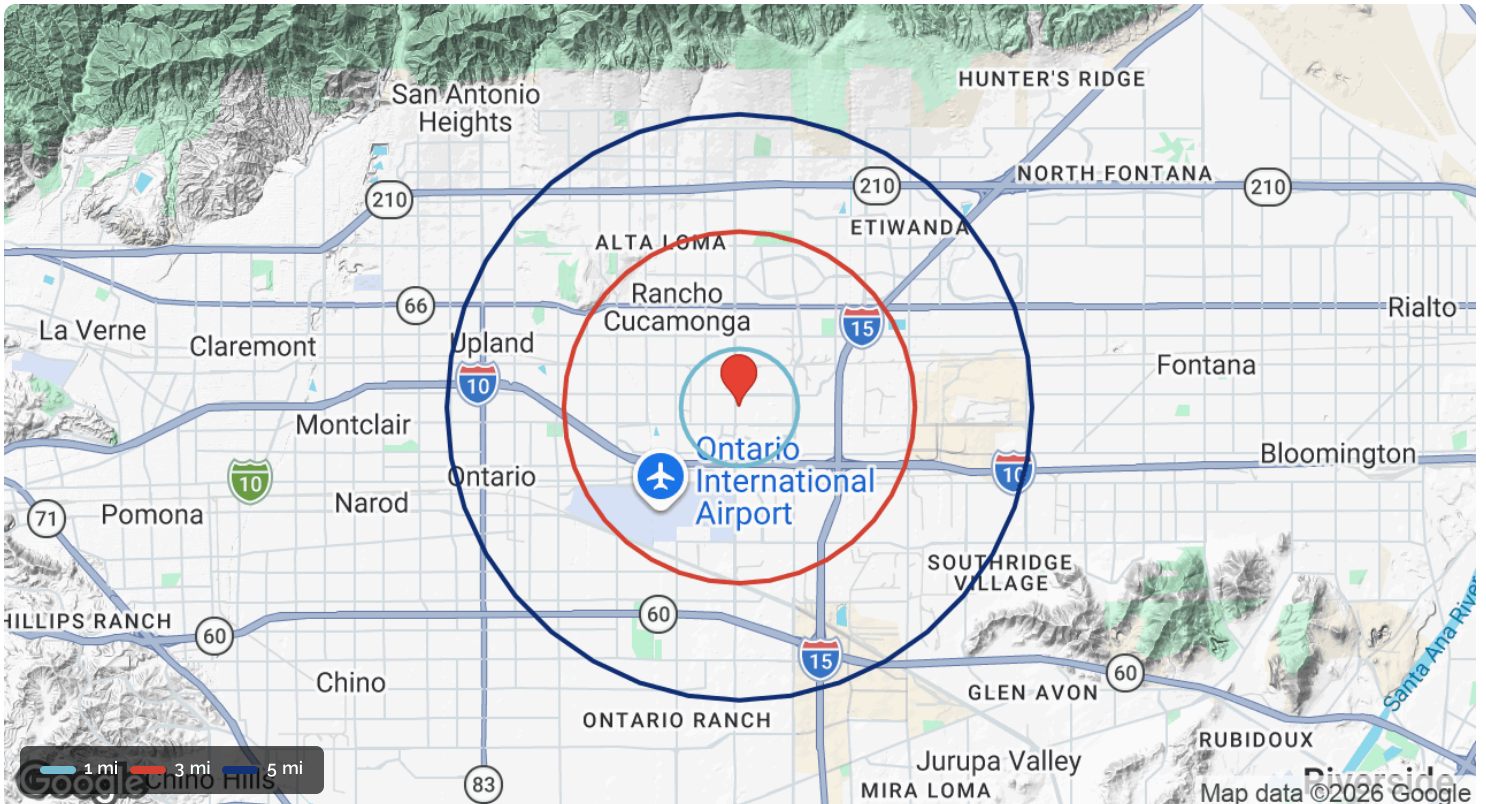
# Photo Gallery



# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,985	71,004	255,950
2010 Population	7,711	90,209	298,025
2025 Population	11,763	102,210	316,100
2030 Population	12,530	104,142	319,847
2025-2030 Growth Rate	1.27 %	0.38 %	0.24 %
2025 Daytime Population	31,317	173,265	385,176

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,173	22,113	77,831	less than \$15,000	266	2,300	5,962
2010 Total Households	3,547	29,743	91,941	\$15,000-\$24,999	347	1,679	4,174
2025 Total Households	5,375	35,980	104,674	\$25,000-\$34,999	294	1,994	5,308
2030 Total Households	5,751	37,266	107,795	\$35,000-\$49,999	377	2,895	7,292
2025 Avg. Household Size	2.19	2.76	2.98	\$50,000-\$74,999	940	5,476	14,808
2025 Owner Occupied Housing	1,004	14,711	57,121	\$75,000-\$99,999	963	5,624	15,285
2030 Owner Occupied Housing	1,051	15,218	59,251	\$100,000-\$149,999	1,255	8,404	23,491
2025 Renter Occupied Housing	4,371	21,269	47,553	\$150,000-\$199,999	545	3,826	13,591
2030 Renter Occupied Housing	4,701	22,048	48,544	\$200,000 or greater	390	3,777	14,761
2025 Vacant Housing	560	2,410	4,439	Median HH Income	\$85,054	\$89,449	\$98,951
2025 Total Housing	5,935	38,390	109,113	Average HH Income	\$101,524	\$108,835	\$122,086



Source: ESRI / ArcGIS Business Analyst