

9483 HAVEN AVENUE RANCHO CUCAMONGA

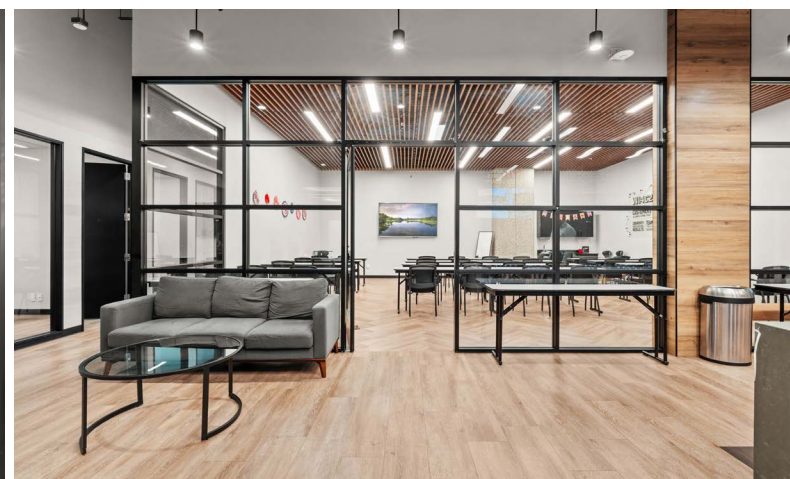
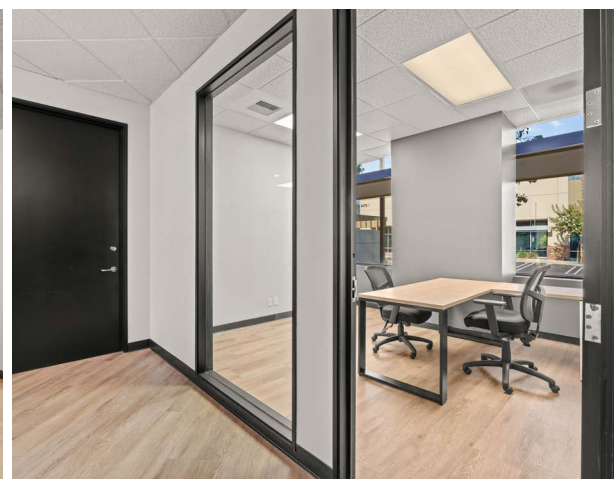


STONE HAVEN EXECUTIVE PARK

cresa 
OFFERING MEMORANDUM



TABLE OF CONTENTS	
Executive Summary	4
Property Overview	6
Photos / Floor Plan	8
Amenities Overview	11



MARK RAUCH
Principal
818.943.2959
mrauch@cresa.com
BRE #01019455

Cresa © 2026. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes 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.

EXECUTIVE SUMMARY

As the exclusive agent for the owner, Cresa is pleased to present 9483 Haven Avenue (the “Property”), a rare opportunity to acquire one of only nine freestanding office buildings within the highly regarded Stone Haven Executive Park in Rancho Cucamonga, California. The Property consists of approximately 10,137 square feet of professional office space strategically located along the prestigious Haven Avenue corridor, one of the Inland Empire’s most established business addresses.

Positioned in the heart of Rancho Cucamonga’s premier office and business district, the Property benefits from exceptional regional accessibility with immediate connectivity to both the Interstate 10 and Interstate 15 Freeways, providing efficient access throughout Southern California. The surrounding area is home to a diverse mix of corporate offices, professional service firms, healthcare providers, retail amenities, hospitality offerings, and executive housing, creating a highly desirable environment for both owner-users and investors.

Rancho Cucamonga has emerged as one of Southern California’s most sought-after business markets, consistently recognized for its strong economic fundamentals, affluent demographics, and strategic location within the Inland Empire. The city’s continued growth, expanding employment base, and significant investment in infrastructure have contributed to sustained demand for high-quality office space. Its proximity to Ontario International Airport, major transportation corridors, and a rapidly expanding residential population further enhances the market’s long-term appeal.

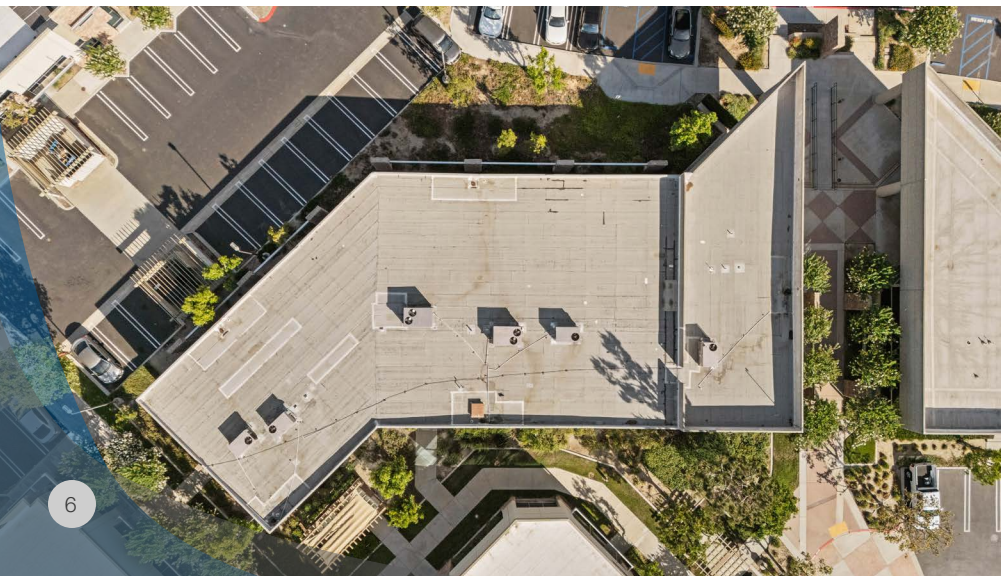
The Stone Haven Executive Park offers a professional campus environment distinguished by its attractive architecture, mature landscaping, and limited inventory of freestanding ownership opportunities. Assets within the park rarely become available for sale, making 9483 Haven Avenue a unique acquisition opportunity for businesses seeking control over occupancy costs, long-term appreciation potential, and corporate identity through ownership.

Whether acquired as an owner-user headquarters, a regional office location, or a strategic investment, 9483 Haven Avenue presents a compelling opportunity to secure a high quality office asset in one of the Inland Empire’s most desirable and supply-constrained office submarkets. The combination of its premier location, excellent freeway access, professional setting, and strong market fundamentals positions the Property as an exceptional offering in today’s commercial real estate market.



±10,137 SF BUILDING
±0.23 AC LAND
50 PARKING SPACES





PROPERTY PROFILE

ADDRESS 9483 Haven Avenue
Rancho Cucamonga, CA 91730

COUNTY San Bernardino

LAND AREA 0.23 acres

BUILDING SIZE Freestanding ±10,137 SF office*

PARKING ±50 on-site surface spaces

YEAR BUILT 2008

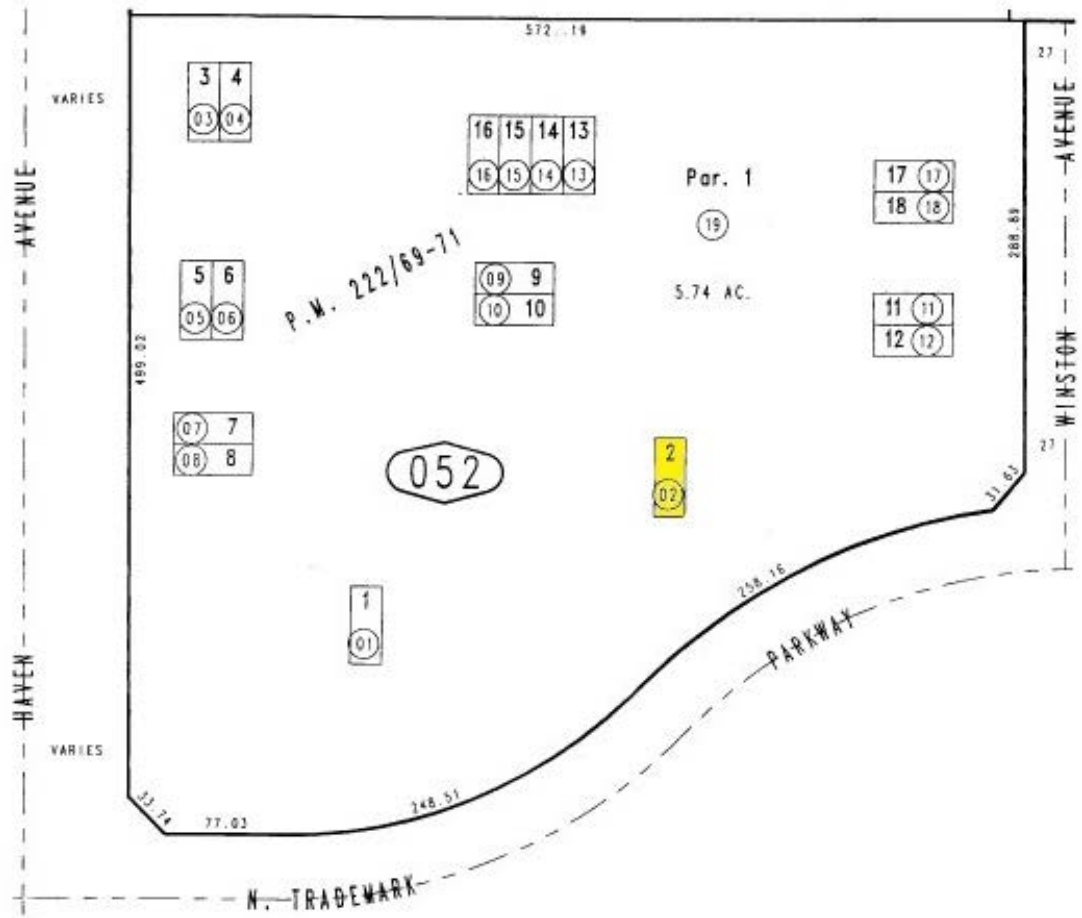
ZONING IP - Rancho Cucamonga

ASKING PRICE \$3,799,900

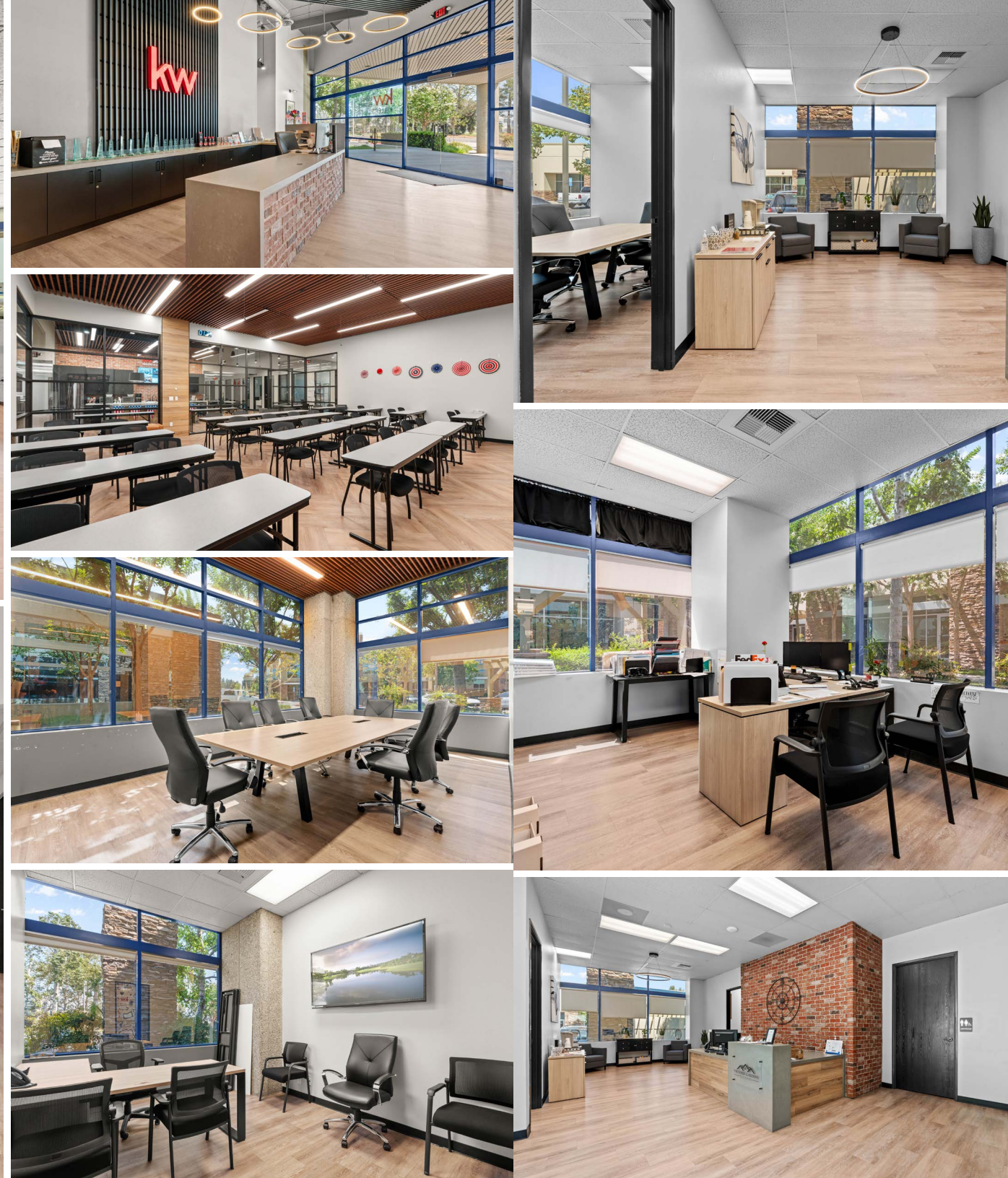
ASSESSOR'S
PARCEL NUMBER
(APN) 0210-052-02

* Furniture included

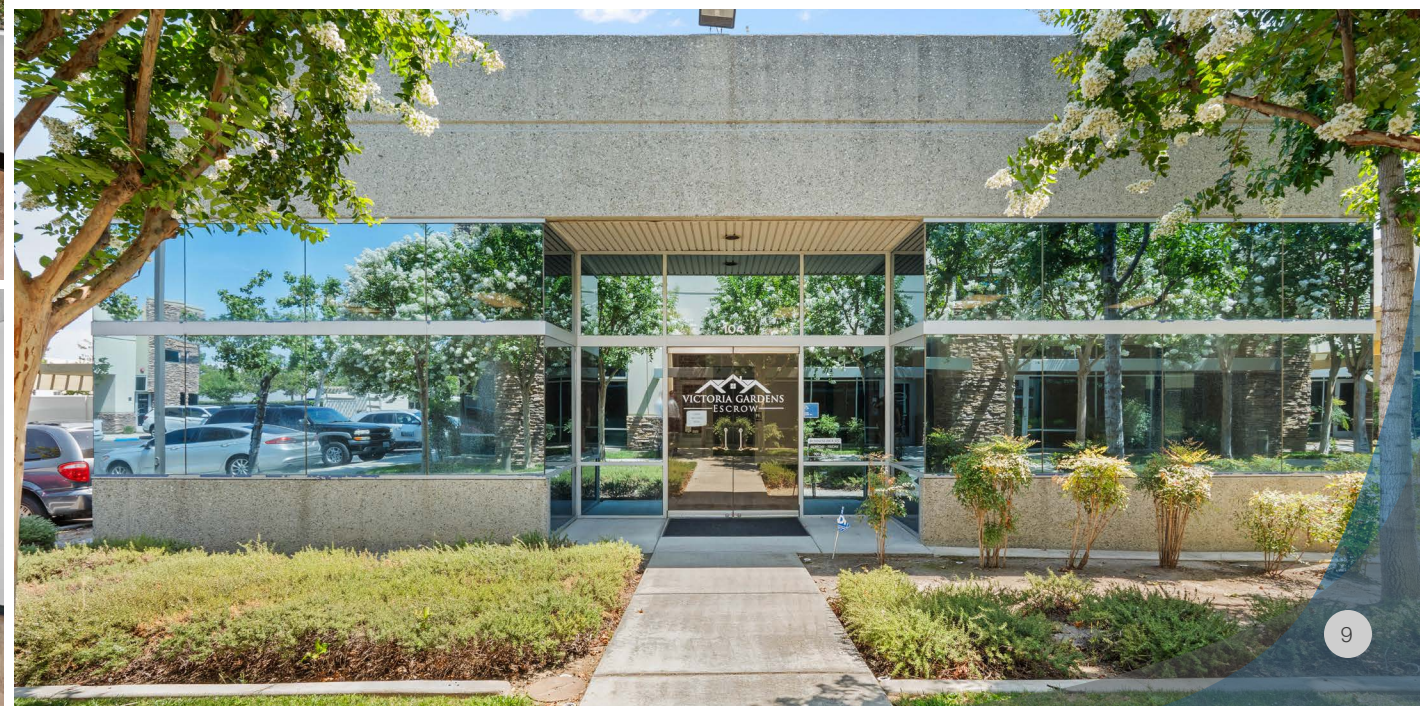
PLAT MAP



SUITE 100



SUITE 104



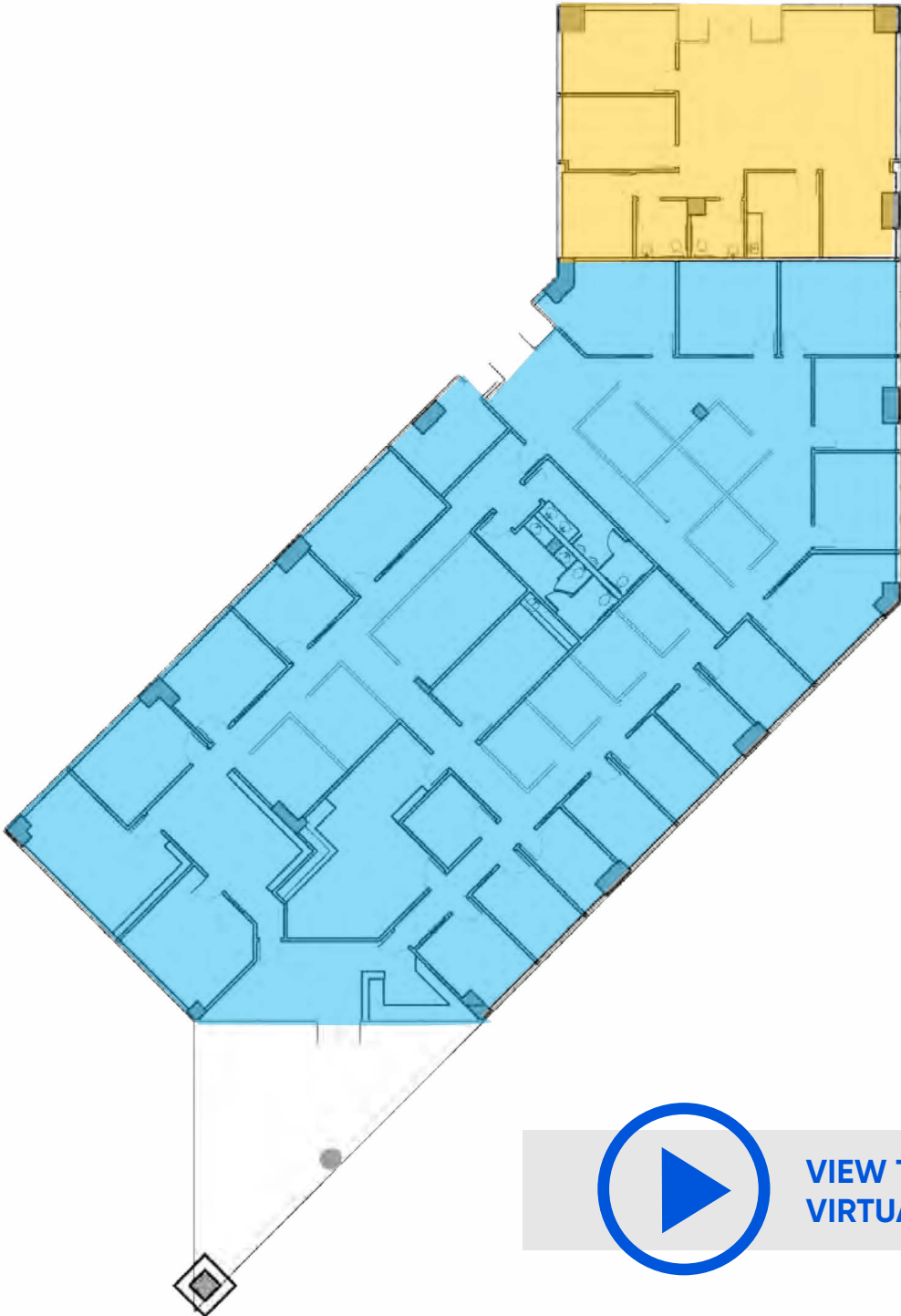
FLOOR PLAN

Suite 104
±1,654 RSF

- Open area
- 3 private offices
- 2 restrooms
- Breakroom

Suite 100
±8,483 RSF

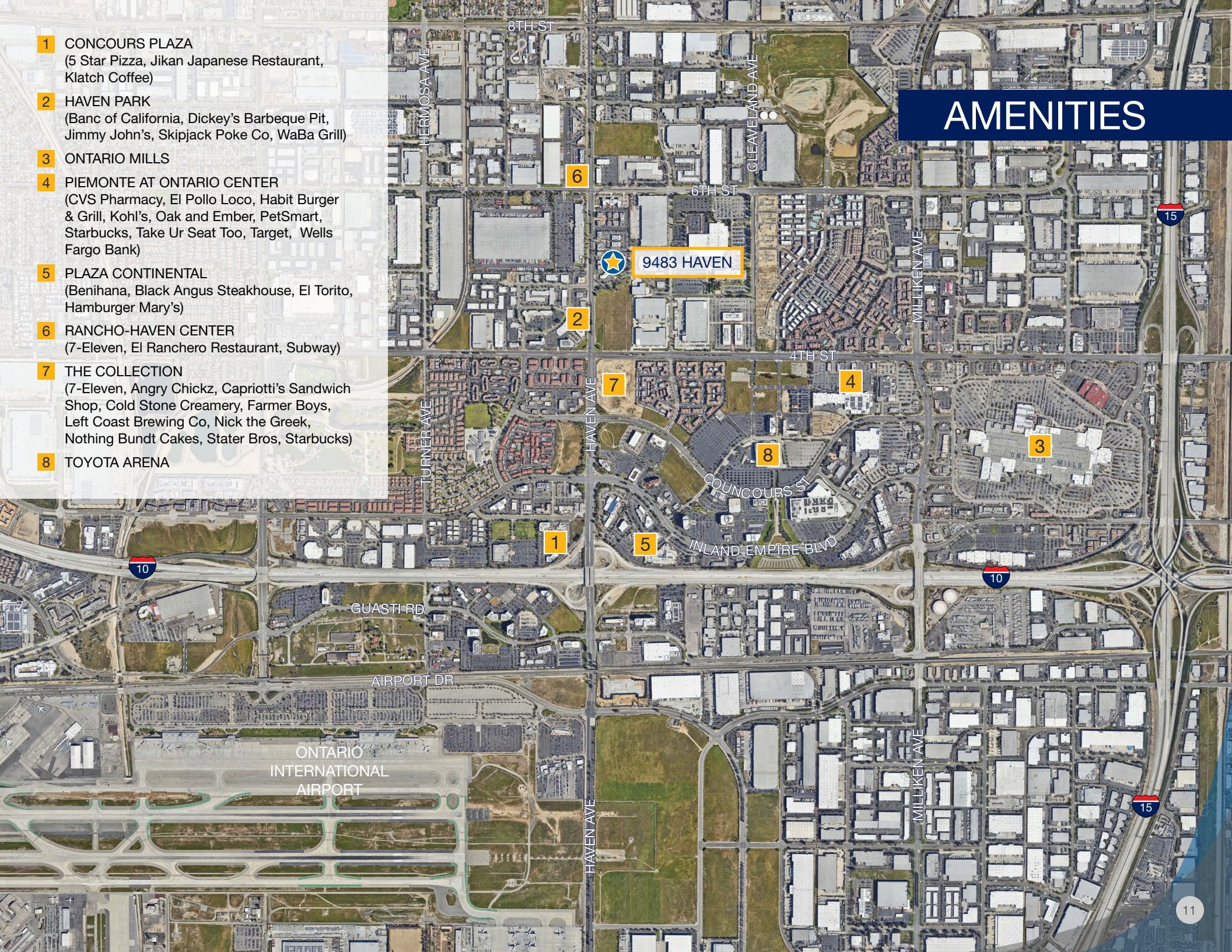
- Reception
- 2 conference rooms
- 17 private offices
- Large work/mail room
- Breakroom
- Men and women’s restrooms
- 12 built-in workstations



VIEW THE
VIRTUAL TOUR

- 1 CONCOURS PLAZA
(5 Star Pizza, Jikan Japanese Restaurant, Klatch Coffee)
- 2 HAVEN PARK
(Banc of California, Dickey’s Barbeque Pit, Jimmy John’s, Skipjack Poke Co, WaBa Grill)
- 3 ONTARIO MILLS
- 4 PIEMONTE AT ONTARIO CENTER
(CVS Pharmacy, El Pollo Loco, Habit Burger & Grill, Kohl’s, Oak and Ember, PetSmart, Starbucks, Take Ur Seat Too, Target, Wells Fargo Bank)
- 5 PLAZA CONTINENTAL
(Benihana, Black Angus Steakhouse, El Torito, Hamburger Mary’s)
- 6 RANCHO-HAVEN CENTER
(7-Eleven, El Rancho Restaurant, Subway)
- 7 THE COLLECTION
(7-Eleven, Angry Chickz, Capriotti’s Sandwich Shop, Cold Stone Creamery, Farmer Boys, Left Coast Brewing Co, Nick the Greek, Nothing Bundt Cakes, Stater Bros, Starbucks)
- 8 TOYOTA ARENA

AMENITIES



9483

HAVEN AVENUE

RANCHO CUCAMONGA



cresa 

MARK RAUCH

Principal

818.943.2959

mrauch@cresa.com

BRE #01019455

Cresa © 2026. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes 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.