

For Sale/For Lease/Ground Lease/Build to Suit

Hard Corner Development

NWC Haven Ave/4th St, Rancho Cucamonga, CA



PROPERTY FEATURES:

- Hard corner development with daily traffic of $\pm 69,405$ cpd at Intersection
- Pad for $\pm 7,500$ sf of restaurant
- $\pm \$200,000$ of existing improvements complete which include landscaping, parking lot, grading, utilities, etc.
- 75 parking spaces for restaurant use (verify)
- High visibility location
- Possible two story $\pm 15,000$ sf office building site (verify)
- Great opportunity for development or owner user
- Adjacent office complex behind subject property
- 298 unit development almost complete across the street estimated to house ± 900 residents
- Massive daytime population with approximately 17,812 workers in a 1 mile radius
- Ontario Airport, Citizen Bank Arena, Ontario Mills Mall, and I-10 ramp all less than 1 mile away, and I-15 less than 2 miles away
- ± 7.5 million sf of office space within a 2 mile radius of the property
- Seeking restaurants, service retail, medical, and office users
- **Sales Price \$1,050,000**

DEMOGRAPHIC HIGHLIGHTS:

2015 Estimates	1-Mile	3-Mile	5-Mile
Population	7,477	87,633	313,500
Avg. HH Income	\$65,196	\$69,560	\$77,593

For more information contact:

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