

HAVEN CITY

— MARKET —

8443 HAVEN AVE. RANCHO CUCAMONGA, CA 91730

WWW.HAVENCITYMARKET.COM

. Our Purpose:

NESTLED IN THE HEART OF RANCHO CUCAMONGA, HAVEN CITY MARKET IS HERE TO MAKE HISTORY AND BRING YOU THE ULTIMATE DESTINATION OF THE INLAND EMPIRE.

PAYING TRIBUTE TO THE RICH HISTORY IN THE WINE AND AGRICULTURAL INDUSTRY, LOCAL AND SUSTAINABLE GOODS ARE A COMMON AND CONSISTENT THREAD IN THE OVERALL BLANKET AND STORY OF HAVEN CITY. AS THE ORIGINAL HOME OF THE LARGEST ACREAGE OF VINEYARDS AND THE HISTORICAL PRIDE OF CUCAMONGA WINE LABEL, RANCHO CUCAMONGA CURRENTLY THRIVES AS A BUSTLING CITY OF YOUNG ENTREPRENEURS AND FAMILIES. HAVEN CITY MARKET SEEKS TO REVIVE THE ANTIQUITY OF AGRICULTURAL GOLD.

WE ARE A DESTINATION FOR CONNOISSEURS OF ALL TYPES LOOKING FOR A COMMON HUB. NOURISH YOUR PALATE AT ANY OF OUR 30+ ARTISANAL RESTAURANTS. SHOP SPECIALTY MAKERS INCLUDING EXPERTS IN WINE, CHEESE, HANDCRAFTED BATH AND BODY PRODUCTS, REPURPOSED GOODS AND EVEN FLOWERS. PARTAKE IN COMMUNITY EVENTS AND FAMILY FRIENDLY ENTERTAINMENT. EXPLORE AND UNEARTH THE CURATED MAKERS, EACH WITH A UNIQUE GIFT IN THEIR CRAFT.

**WORK, PLAY, DINE AND SHOP AT YOUR VERY OWN
HAVEN CITY MARKET.**

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Be a Part of the Family

AT HAVEN CITY MARKET, WE ARE ONE BIG FAMILY. ALL TENANTS WILL BE A PART OF AN EXCLUSIVE GROUP OF MAKERS AND ARTISANS THAT COLLECTIVELY SERVE TO BE THE BEST AROUND. WITH AN END GOAL TO SHARE A VAST ARRAY OF LOCAL CUSTOMERS AND VISITORS ALIKE, WE MAKE SURE WE LOOK OUT FOR FAMILY.

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· Household Perks ·

TENANT AND COMMUNITY RELATIONS

ONE OF A KIND MARKETING AND COMMUNITY OUTREACH TO CONTINUALLY SHAPE THE OVERALL BRAND OF HAVEN CITY MARKET. INCLUDING BUT NOT LIMITED TO COMMUNITY OUTREACH AND EVENTS, FAMILY FRIENDLY ENTERTAINMENT, HOSTING MEDIA GROUPS, UNIQUE + INNOVATIVE ADVERTISING AND SOCIAL MEDIA.

ONSITE OFFICE AND MEETING SPACES

OFTEN TIMES, STAFF MEETINGS AND PAYROLL DUTIES AREN'T IDEAL TO CONDUCT INSIDE YOUR KITCHEN. UTILIZE UNIQUE MEETING SPACES TO GET WORK DONE FOR YOUR BUSINESS. HOST LUNCHEONS FOR YOUR STAFF OR EVEN CATER TO PRIVATE PARTIES.

COMMUNITY GATHERING PLACE

WITH SPECIAL FEATURES LIKE AN OUTDOOR PARK AND PLENTY OF COMMON AREA SEATING, HAVEN CITY MARKET IS A PLACE TO GATHER, MEET AND ENGAGE. OUR GOURMET MARKETPLACE STRIVES TO GO BEYOND A FOOD HALL AND IS MOST DEFINITELY A DESTINATION FOR THOSE LOOKING TO HAVE THEIR EXPECTATIONS EXCEEDED.

DESIGN CONSULT

COLLABORATE WITH OUR DESIGN AND BRANDING TEAM TO CREATE A ONE OF A KIND SPACE FOR YOUR CONCEPT. WE BELIEVE REFINED DETAILS ARE KEY TO HELP ESTABLISH THE UNIQUE AND OVERALL AESTHETIC OF HAVEN CITY MARKET.

• Rancho Cucamonga •

HAVEN CITY MARKET IS STRATEGICALLY LOCATED IN THE BUSINESS DISTRICT OF RANCHO CUCAMONGA. WITH CITY HALL AND HUNDREDS OF BUSINESSES + RESIDENCES JUST FOOTSTEPS AWAY, OUR LOCATION IS PRIME FOR WORKING PROFESSIONALS, STUDENTS, FAMILIES AND WANDERING FOODIES.

HIGH DAYTIME AND RESIDENTIAL POPULATION WITH OVER 134K RESIDENTS AND 94K EMPLOYEES WITHIN 3 MILES OF THE PROPERTY.

- 10-MINUTE DRIVE TO 210 FREEWAY AND 10 FREEWAY.
- ON THE CORNER OF HAVEN AVE. AND ARROW HWY.
- ONE TRAFFIC LIGHT SOUTH OF FOOTHILL BLVD.
 - 4 MILES FROM CHAFFEY COLLEGE
(STUDENT POPULATION = 19,800(2010))
- 21 MILES FROM UNIVERSITY OF CALIFORNIA, RIVERSIDE
(STUDENT POPULATION = 22,000 (2013))
- 19 MILES FROM CAL STATE SAN BERNARDINO (STUDENT POP. = 19,000(2013))
 - 17 MILES FROM CAL POLY POMONA (STUDENT POP. = 24,000(2014))
 - 7.9 MILES FROM CLAREMONT COLLEGES.
 - 4 MILES FROM ONTARIO AIRPORT.
- RANCHO CUCAMONGA IS A PROSPEROUS, UPPER MIDDLE-CLASS COMMUNITY.
- IN RECENT STUDIES, THE TOTAL INCOME OF ITS FAMILIES IS \$4.8 BILLION. ITS MEDIAN HOUSEHOLD INCOME OF \$76,640 IS 8.1% ABOVE THAT OF WEALTHY ORANGE COUNTY (\$70,880).
- 35.8% OF RANCHO CUCAMONGA'S FAMILIES EARN \$100,000 OR MORE, WHILE ANOTHER 15.5% ARE IN THE \$75,000-\$99,999 RANGE, PLACING 51.3% OF THEM ABOVE \$75,000 A YEAR. THE CITY'S \$4.84 BILLION IN TOTAL PERSONAL INCOME WAS THE SECOND HIGHEST AMONG THE INLAND EMPIRE'S 52 CITIES.

Visualize



VINTAGE INDUSTRIAL CONCEPT



VERSATILE OUTDOOR PARK SEATING & EVENT SPACE

Visualize

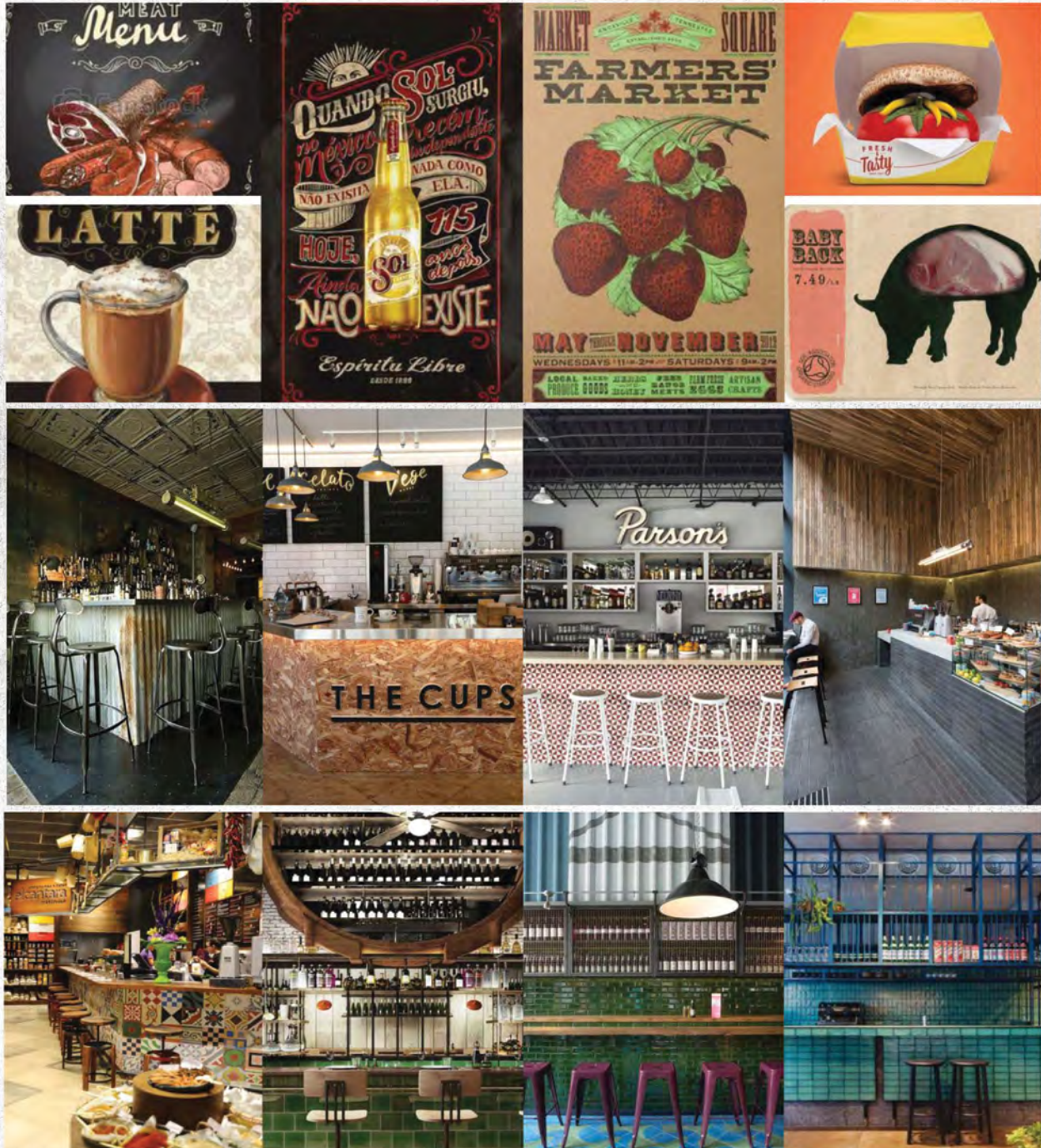


30+ ARTISINAL RESTAURANTS



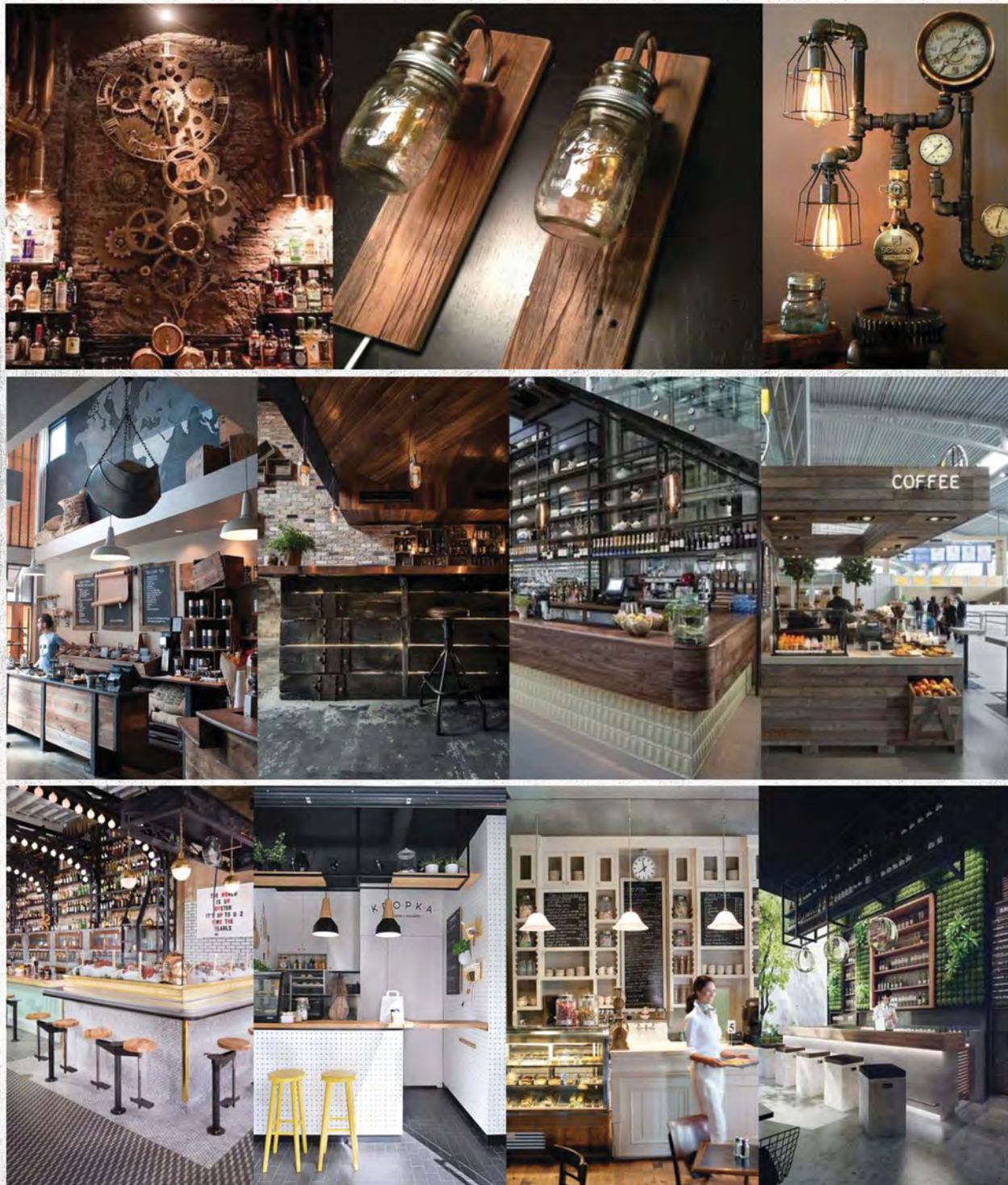
GOURMET MARKETPLACE

Be Inspired.



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Rental Curriculum

SPACES RANGING FROM APPROXIMATELY 300 SF TO 3,000 SF ARE AVAILABLE.

SECURE YOUR SPACE NOW AND JOIN THE DREAM TEAM

CAM FEE: CURRENTLY ESTIMATED AT \$0.75 PER SF PER MONTH.

PROMO FEE: CURRENTLY ESTIMATED AT \$0.35 PER SF PER MONTH WHICH WILL
BE USED FOR MARKETING THE PROJECT.

Contact

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Site Plan:

Reference Notes

- 1 (N) PAVED AREA.
- 2 (N) LANDSCAPE AREA.
- 3 (N) LAWN AREA.
- 4 (N) DECK AREA.
- 5 (N) WATER FOUNTAIN.
- 6 (N) FIRE PLACE.
- 7 (N) TREE WELL.
- 8 (N) PLANTER.
- 9 (N) ADA COMPLIANT ELEVATOR.
- 10 APPROX. LOCATION OF (E) WATER LINE.
- 11 (E) PLANTER.
- 12 18"Wx10"Dx6"-0"H, PROJECT DIRECTORY SIGN.
- 13 ALCOHOL SERVE AREA CABLE FENCE SEPARATE PER ABC LICENSING REQUIREMENTS, SEE 6.
- 14 TENANTS AND SUPERMARKET T.I. WORK UNDER SEPARATE PERMIT.
- 15 (N) 8" FULL HT. EXTENDED CMU WALL, SEE STRL. PLAN.
- 16 (E) STANDPIPE TO REMAIN, FIELD VERIFY.
- 17 (E) 1-STORY RETAIL BUILDING ADJ. TO NORTH.
- 18 STORAGE AREA TO MAINTAIN BELOW 68° F
- 19 PROVIDE FULL HT. SOLID GROUT TO (E) CMU WALL ADJ (E) OVERHANG ON ADJ. BUILDING.
- 20 (E) ROOF EAVE ABOVE
- 21 (N) ¾" THK. TYPE 'X' GYP. BD. 0 / ¾" FURRING CHANNEL @ 24" O.C. PERPENDICULAR TO FLOOR AT INTERIOR SIDE, PROVIDE MOISTURE RESISTANCE TYPE IN RESTROOM & KITCHEN AREA.
- 22 (N) ADA BI-LEVEL DRINKING FOUNTAINS BY ELKAY, PROVIDE FOUNTAIN BAR ALERT SIGHT-IMPAIRED OF OBSTRUCTION ON OPEN SIDE, SEE 23.
- 23 (N) OUTDOOR ADA BI-LEVEL DRINKING FOUNTAINS BY ELKAY.
- 24 (N) CART CORRAALS.

Legend

- o ■ STEEL COLUMN.
- (E) WALL TO REMAIN.
REPLACE (E) GYP BD. TO MOISTURE TYPE AT (N) RESTROOM AREA
- (E) WALL / DOOR TO REMOVE
- (E) EXTERIOR CMU WALL
NORTH & EAST: PROVIDE ¾" THK. TYPE 'X' GYP. BD. 0 / ¾" FURRING CHANNEL TO UNDERSIDE OF (E) MTL. DECK ROOF, SEE 12.
- SOUTH & WEST: SOLID GROUT (E) 8" PARTIAL GROUTED CMU WALL.
- (N) EXTERIOR FUR-OUT WALL
2", 4" OR 6" METAL STUD W/ ¾" THK. PLYWOOD & 2-LAYER OF GRADE 'D' BUILDING PAPER, SEE PLAN FOR STUD SIZE, SEE FINISH SEE ELEVATIONS.
- (E) 8" CMU INTERIOR WALL
- NEW WALL
EXTERIOR WALL: SOLID GROUTED 8" OR 12" CMU WALL, 2 HR. RATED, SEE STRL. PLAN.
INTERIOR WALL: 6" METAL STUD AND ¾" THK. TYPE 'X' GYP BD. ON BOTH SIDES W/ PAINTED FINISH TO MATCH ADJ. WALL, 1 HR RATED, PROVIDE 8" STUD AT PLUMBING WALL, 4" STUD AT B.O.H. PROVIDE MOISTURE RESISTANCE TYPE GYP. BD. AT RESTROOM AREA, SEE 29.
- NEW IN-FILL/FUR-OUT WALL
STUD TO MATCH ADJ. WALL.
ON BOTH SIDES W/ PAINTED FINISH TO MATCH ADJ. WALL, PROVIDE MOISTURE RESISTANCE TYPE GYP. BD. AT RESTROOM AREA.

