

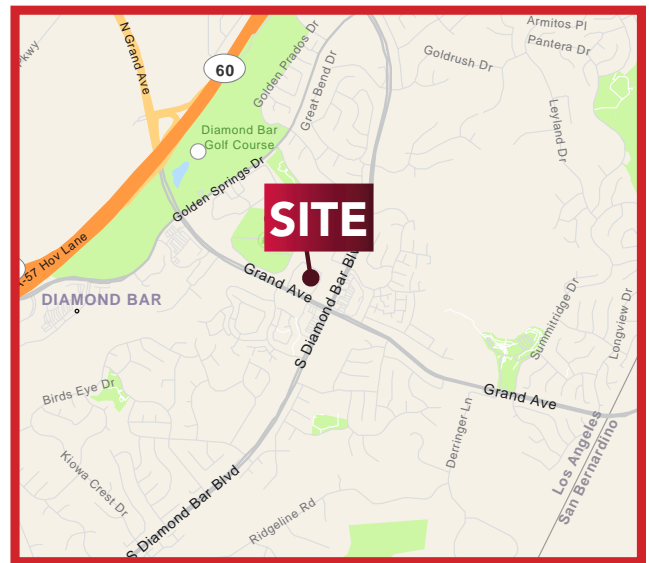
±1,273 SF RETAIL SPACE FOR LEASE DIAMOND BAR PLAZA

1195 S. DIAMOND BAR BLVD. | DIAMOND BAR, CA



PROPERTY HIGHLIGHTS:

- Rare ±1,273 SF End Cap For Lease Formerly T-Mobile/Sprint
- Monument Signage Available With Exposure to Over ±77,505 Cars Per Day
- Densely Populated & Strong Incomes (70,557 – 3 Miles Earning \$133,247 Avg. Inc.)
- Join Massage Envy, Cathay Bank & Waba Grill – Ideal For Retail & Service Uses (Restaurant Uses Require A City Parking Variance)
- **DO NOT DISTURB TENANT:** Available November 1, 2021



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population:	13,247	70,557	238,070
Daytime Population:	4,733	36,187	93,477
Avg. Household Income:	\$113,222	\$133,247	\$119,832

Source: Regis Online

TRAFFIC COUNTS

46,800 CPD

S. Diamond Blvd.

Source: Regis Online

30,705 CPD

Grand Ave.

Brian Bielatowicz

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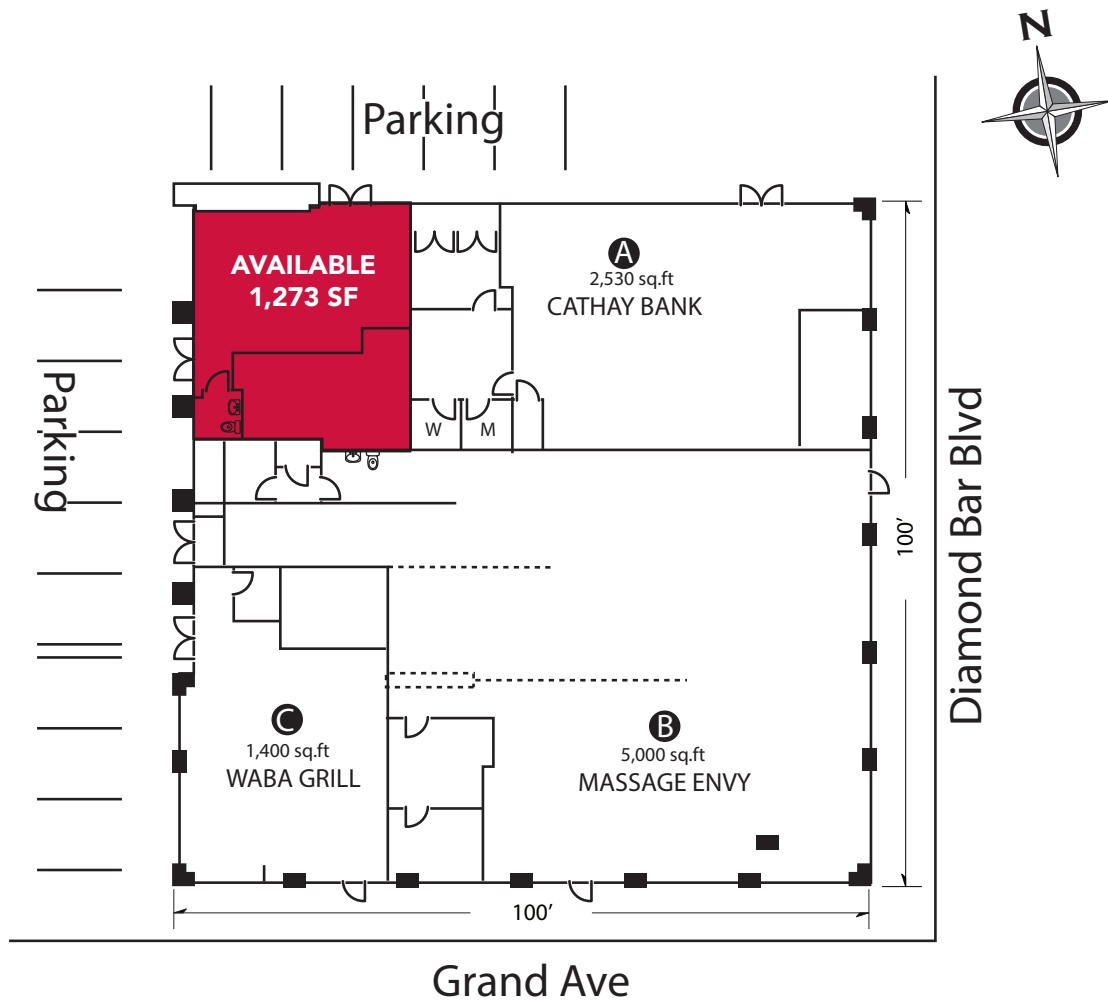
951.445.4515

DRE #01269887

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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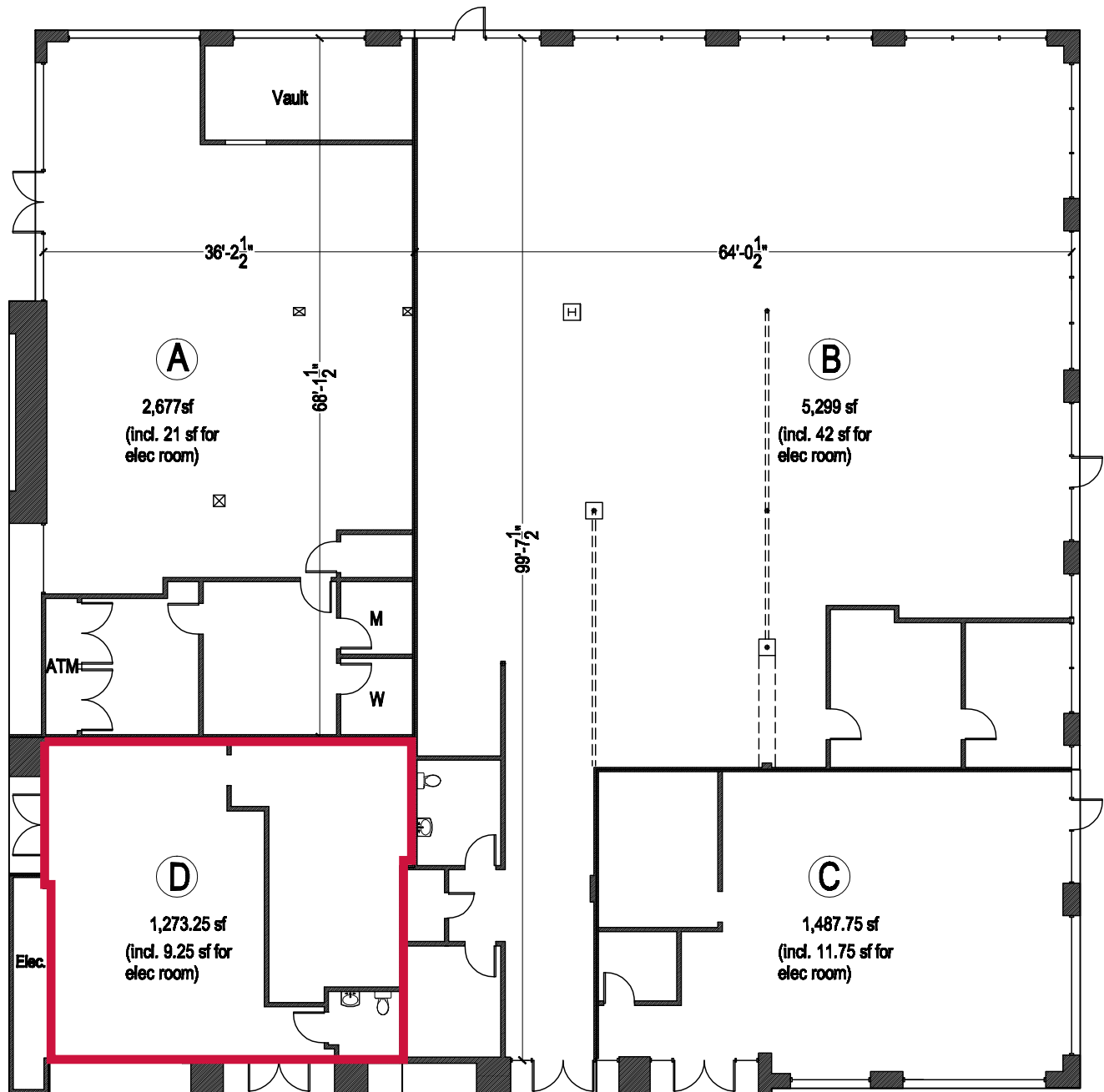


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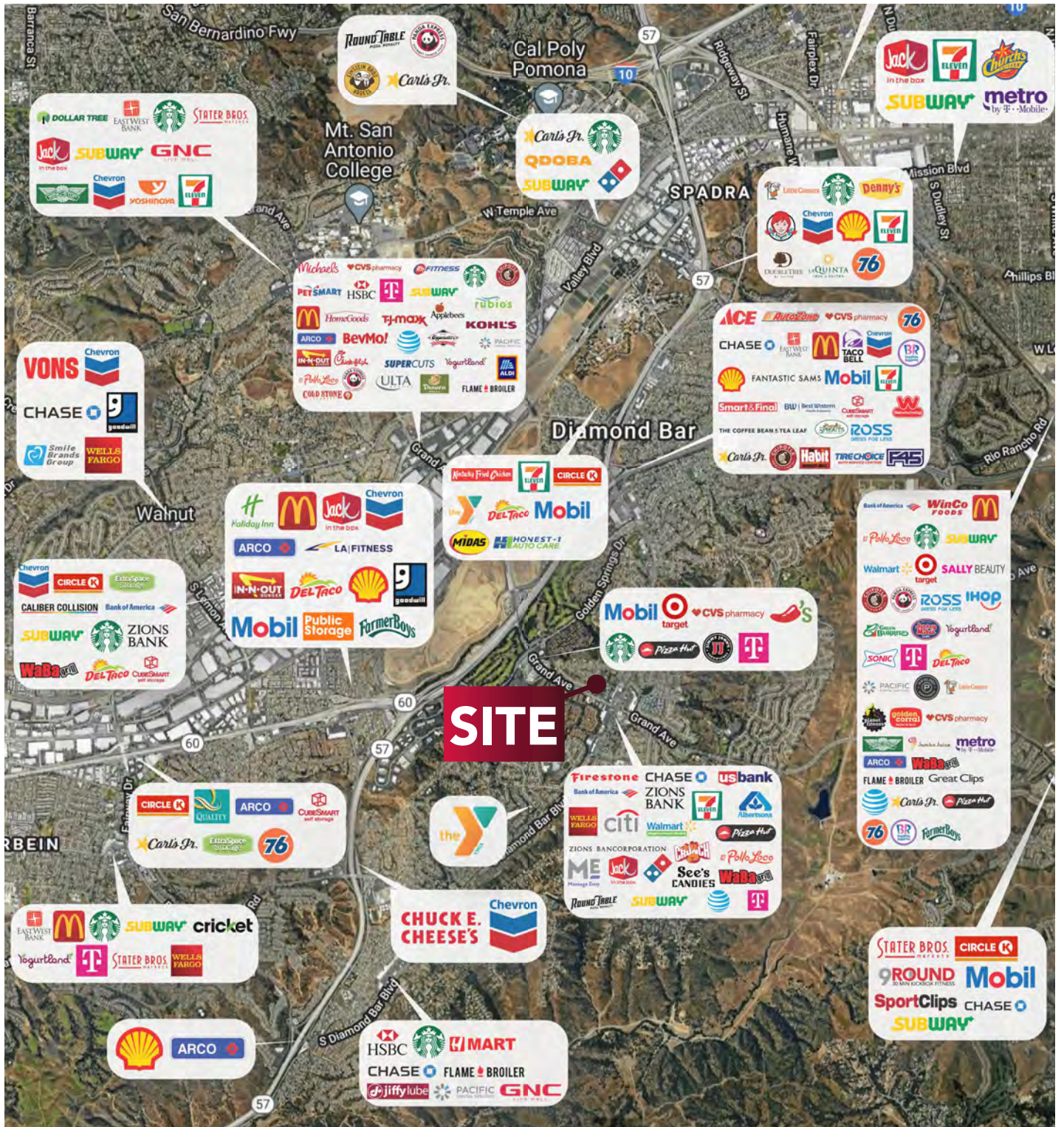
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1195 S Diamond Bar Blvd Diamond Bar, CA 91765		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	13,247	70,557	238,070
	2025 Projected Population	12,968	69,316	235,929
	2010 Census Population	13,148	70,042	234,753
	2000 Census Population	12,860	72,207	236,280
	Projected Annual Growth 2020 to 2025	-0.4%	-0.4%	-0.2%
	Historical Annual Growth 2000 to 2020	0.2%	-0.1%	-
	2020 Median Age	41.3	42.4	38.8
HOUSEHOLDS	2020 Estimated Households	4,673	23,145	70,596
	2025 Projected Households	4,796	23,748	72,662
	2010 Census Households	4,459	22,129	67,104
	2000 Census Households	4,182	22,001	65,768
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	0.6%	0.3%	0.4%
RACE AND ETHNICITY	2020 Estimated White	27.1%	31.2%	36.3%
	2020 Estimated Black or African American	4.0%	4.4%	4.7%
	2020 Estimated Asian or Pacific Islander	62.1%	54.6%	40.1%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.6%
	2020 Estimated Other Races	6.6%	9.5%	18.3%
	2020 Estimated Hispanic	15.4%	20.4%	37.7%
INCOME	2020 Estimated Average Household Income	\$113,222	\$133,247	\$119,832
	2020 Estimated Median Household Income	\$101,470	\$109,731	\$99,238
	2020 Estimated Per Capita Income	\$39,971	\$43,814	\$35,695
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.8%	7.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.2%	6.2%
	2020 Estimated High School Graduate	14.3%	15.0%	18.2%
	2020 Estimated Some College	16.7%	17.2%	17.8%
	2020 Estimated Associates Degree Only	8.2%	8.1%	8.0%
	2020 Estimated Bachelors Degree Only	37.4%	35.7%	29.2%
	2020 Estimated Graduate Degree	17.8%	17.2%	12.6%
BUSINESS	2020 Estimated Total Businesses	692	4,355	10,729
	2020 Estimated Total Employees	4,733	36,187	93,477
	2020 Estimated Employee Population per Business	6.8	8.3	8.7
	2020 Estimated Residential Population per Business	19.1	16.2	22.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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