

FOR LEASE

2020 S BREA CANYON RD
DIAMOND BAR, CA 91765-4008



GEOFFREY GROSSMAN

CALDRE #1265002

310.299.4224

GEOFF@CBM1.COM

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LEASING

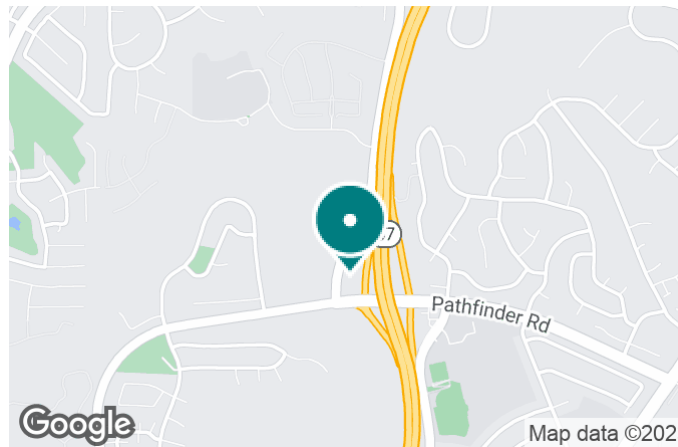
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- APPROX. 1,200 SF UNIT
- SITUATED IN AN OFFICE + RETAIL CENTER
- HIGH STREET VISIBILITY
- MONUMENT SIGNAGE
- AMPLE PARKING IN A SIZABLE ONSITE LOT
- AT THE SIGNALIZED INTERSECTION OF BREA CANYON & PATHFINDER
- RIGHT OFF THE 57 FREEWAY ON-OFF RAMP
- EXTREMELY BUSY LOCATION WITH STRONG DAYTIME + EVENING POPULATION

NEIGHBORING RETAILERS



LA | FITNESS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,286	22,672	62,106
Total Population	10,301	75,297	208,935
Average HH Income	\$98,389	\$97,276	\$95,924

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Approx. 1,200 SF unit in multi-building, mixed retail and office park. Property features high street visibility, monument signage, ample parking sprawling onsite lot with multiple entrances, and diverse tenant mix.

LOCATION DESCRIPTION

Bustling office + retail park situated at the intersection of Brea Canyon + Pathfinder, a very busy location with strong daytime + evening population counts. Freeway close, the well-located site is immediately adjacent to the 57 freeway on-off ramp.

OFFERING SUMMARY

Lease Rate:	\$2.65 SF/month (NNN)
Available SF:	1,200 SF
Building Size:	9,489 SF

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ADDITIONAL PHOTOS

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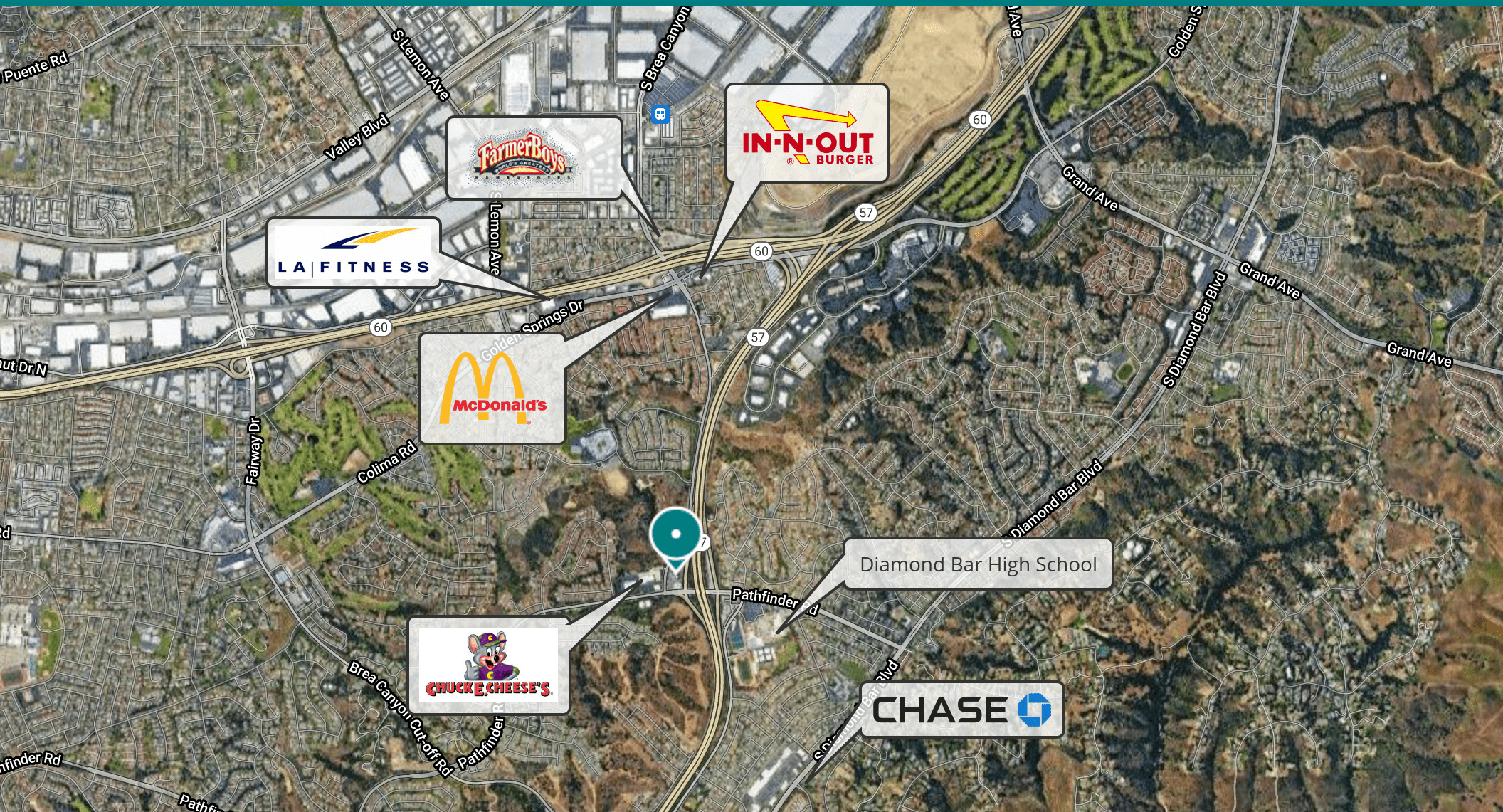
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RETAILER MAP

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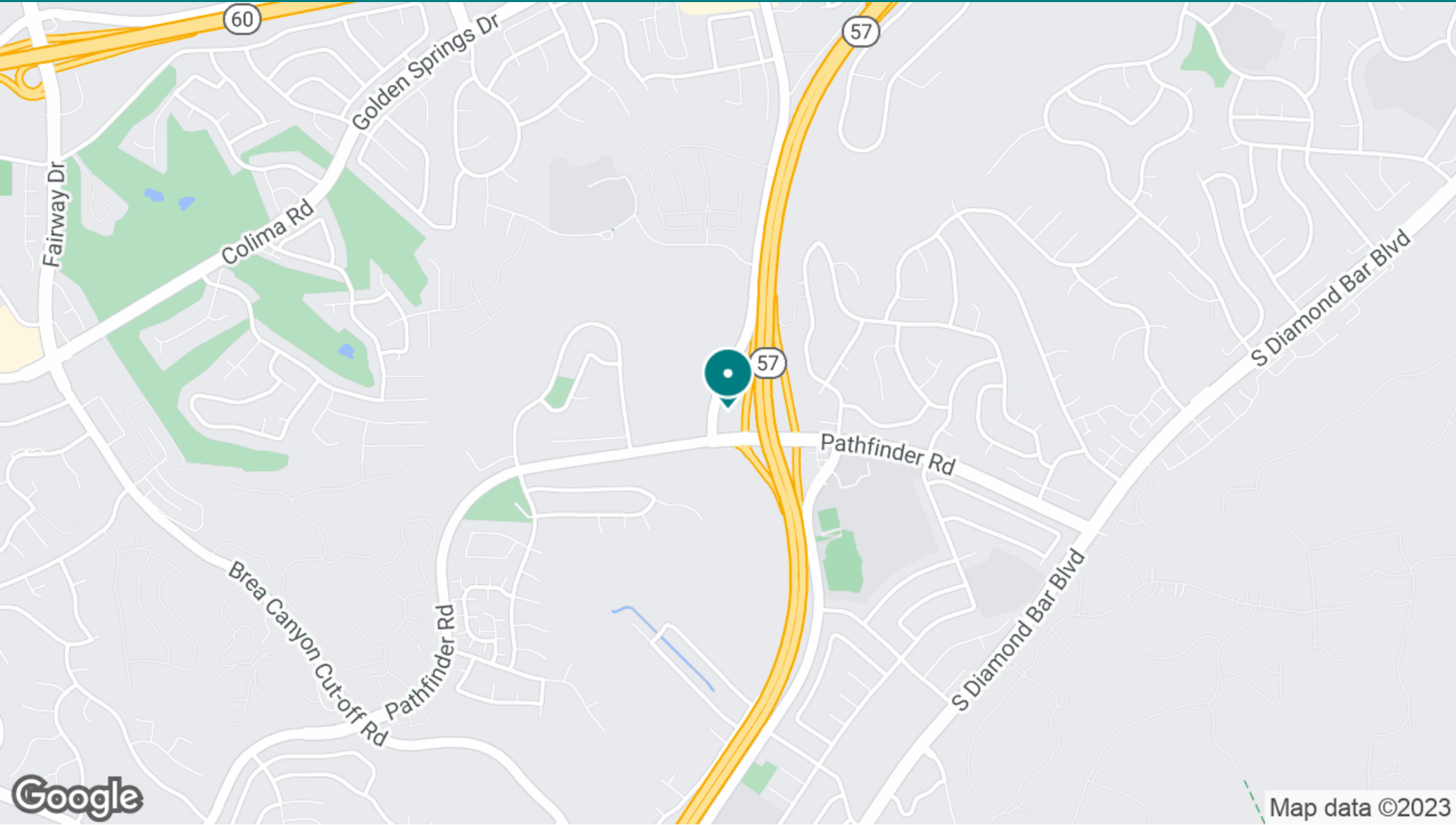
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LOCATION MAP

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Map data ©2023

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DEMOGRAPHICS MAP & REPORT

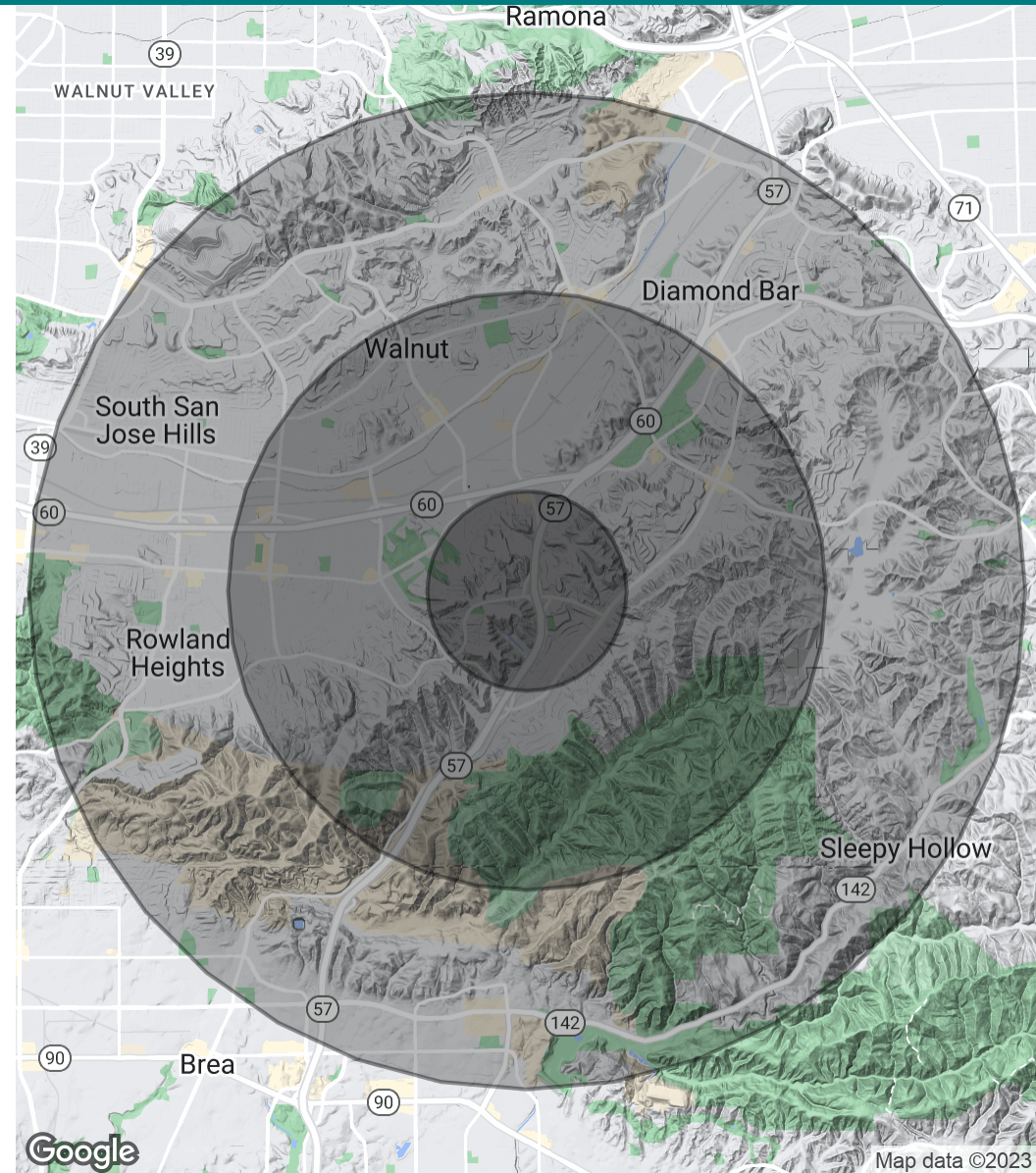
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,301	75,297	208,935
Average Age	41.9	40.9	38.7
Average Age (Male)	40.0	40.2	37.3
Average Age (Female)	43.0	41.4	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,286	22,672	62,106
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$98,389	\$97,276	\$95,924
Average House Value	\$529,056	\$556,918	\$572,662

* Demographic data derived from 2020 ACS - US Census



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