

CANYON VIEW PLAZA

21308 PATHFINDER RD
DIAMOND BAR CA

±15,358 SF Office Building | FOR SALE
Owner-User Sale with Immediate Occupancy





Lee & Associates - Pasadena, Inc. is pleased to present for sale Canyon View Plaza located at 21308 Pathfinder Road in Diamond Bar, California. Nestled near the San Gabriel Valley Mountains, this two-story, multi-tenant office building enjoys prime freeway frontage facing southbound Orange (SF-57) freeway with easy travel between three Southern California counties (Los Angeles, Orange, and San Bernardino). Ideally situated in a mature, dense suburban market, Canyon View Plaza sits on 0.58 acres of land is well situated and has minimal landscaping. This low maintenance building is an excellent opportunity for an owner-user seeking a prime location and potential rental income.

PROPERTY ADDRESS	21308 Pathfinder Road Diamond Bar, CA 91765
COUNTY	Los Angeles
ASKING PRICE	\$5,390,000 (\$350.96 PSF)
NET RENTABLE AREA	±15,358 RSF
IN-PLACE OCCUPANCY	19.14%
TOTAL TENANTS	13
AVG TERM OF LEASES	77% MTM



CLASS C STABILIZED OFFICE BUILDING WITH UPSIDE AND LONG-TERM STABLE CASH FLOW POTENTIAL

Excellent opportunity to acquire Canyon View Plaza at 21308 Pathfinder Road in the City of Diamond Bar, which is a uniquely situated two-story, multi-tenant, Class C office building located in the San Gabriel Valley. The property has exceptional visibility from the southbound Orange (SR 57) freeway; one of the most traveled north-south state highways in the San Gabriel Valley. Centrally located between three counties allows for easy travel throughout Los Angeles County, San Bernardino County, and Orange County. This multi-tenant office building totals ±15,358 square feet located on two floors with three (3) second floor balconies overlooking Pathfinder Road.

The building has an efficient L-shaped design perched on top of a hill along Pathfinder Road allowing for incredible freeway visibility from both the SR-57 and the off ramp. The parking lot is located behind the building with solar panel carport covers, which are 100% paid for and run with the property. The two-story building has two stairway access points directly from the parking lot and attractive professional landscaped grounds. Signalized corner location at Pathfinder Road and the SR-57 Off/On ramp allows for maximum traffic exposure of this property, in addition to the ±22,920 daily traffic count from Pathfinder Road.

A major feature of this property is the flexible floor plates that would easily allow an owner-user to reconfigure space to accommodate business operations and lease excess space to multiple tenants. This submarket caters to small to medium sized business which makes the floor plates of this property ideal.

VALUE ADD OPPORTUNITY FOR AN OWNER-USER

The property currently has high vacancy which can benefit an owner user who would like to occupy nearly an entire floor and lease out the rest. The first floor can accommodate up to 7,621 contiguous SF and the second floor can accommodate up to 5,519 contiguous SF available. With 80% vacant, this property offers the new owner the ability to obtain current market rents and substantially increase cash flow, while obtaining the desired space needed to run business operations.

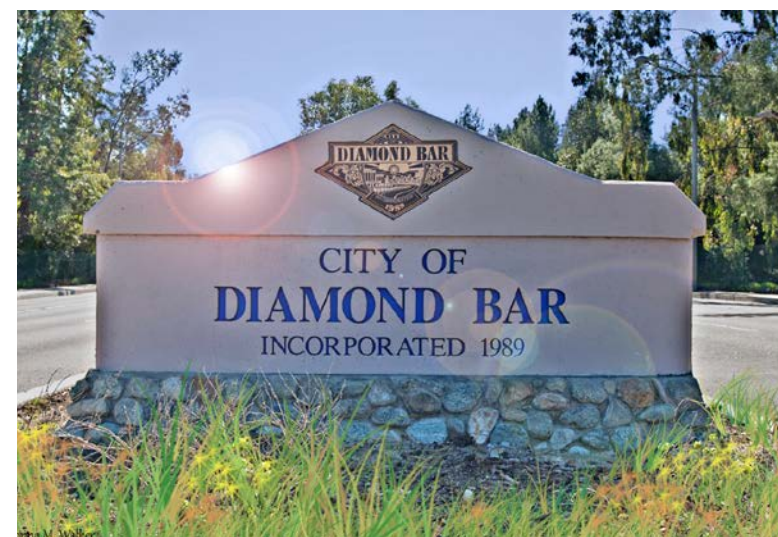
DENSE IN-FILL LOCATION

The property is situated in an attractive, dense in-fill location that restricts future competition and creates high barriers to entry. Due to strong tenant demand and a shortage of development sites in the area, this property lies in a tight office real estate market.

DESIRABLE SUBURBAN CORRIDOR

Diamond Bar is an affluent suburban city incorporated in 1989 with over 75% of households earning more than \$75k per year. The average effective buying income is \$130,176 annually and the majority of the homes in Diamond Bar are owner-occupied with a median home value of \$791,266.

Strategically located at the crossroads of one of the busiest interchanges in Diamond Bar where the 57 and 60 freeways meet, Canyon View Plaza enjoys heavy freeway exposure with over 344,000 cars per day. It is also less than a 5 minute walk from Diamond Bar High School, which is a top rated magnet school with over 2,700 students, lending itself as an ideal location for local business owners to lease here for the exposure and convenience.





LOCATION: Located in the East San Gabriel Valley submarket of Los Angeles County in Diamond Bar, CA. Adjacent east of Orange (SR-57) freeway near the Pomona (SR-60) freeway interchange. Southeast corner of the signalized intersection at Pathfinder Rd. and 57 freeway off/on ramp.

PARCEL: 8285-029-001

PARKING: 3.45 per 1,000 psf

NET RENTABLE AREA: ±15,358 RSF

LAND USE: Office (Zoning C1)

LAND SIZE: ±0.58 Acres

ACCESS: The parking lot has two egresses; one on Pathfinder Rd. and one on S. Brea Canyon Rd.

IMPROVEMENTS: This offering includes ±15,358 square feet consisting of one (1) two-story, multi-tenant office building accessible via two stairways. Paved parking lot with solar panel carport covers.

YEAR BUILT: 1977

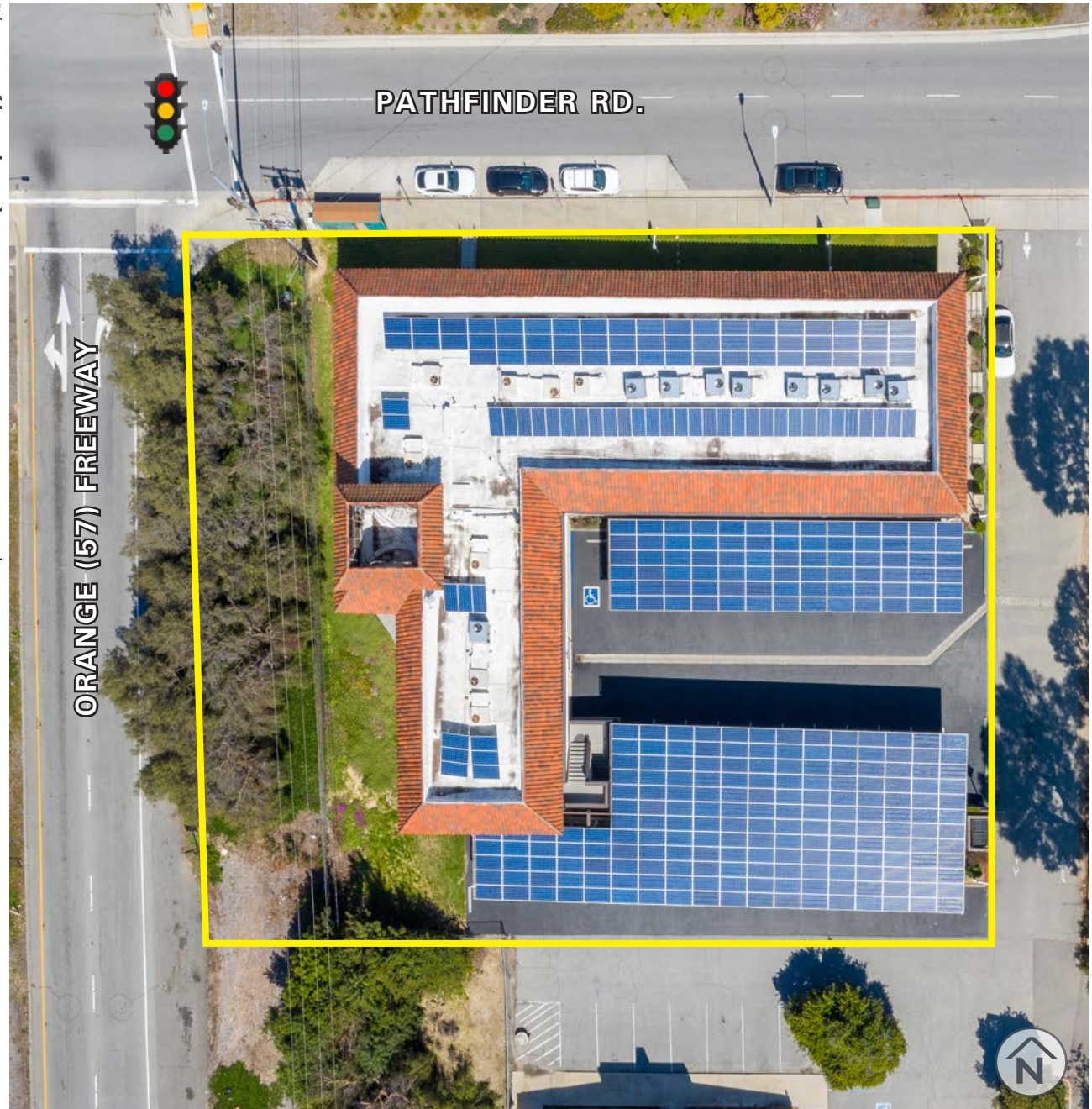
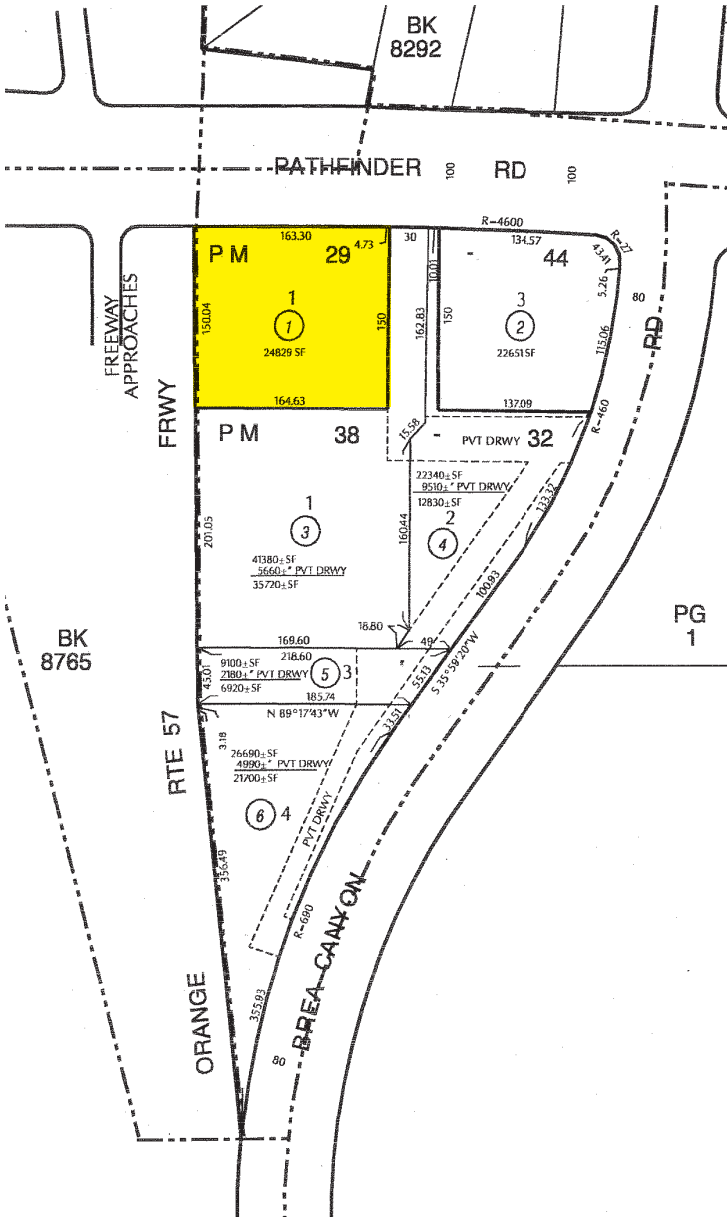
CONSTRUCTION: Two-story, wood frame with brick and stucco exterior building. Tile roof facade. Exterior ground floor corridors and second floor covered corridors. Interior walls combination of painted gypsum board. Second floor accessible from two (2) exterior stairways.

LANDSCAPE: Mature trees, bushes and grasses. Fenced along freeway off ramp.

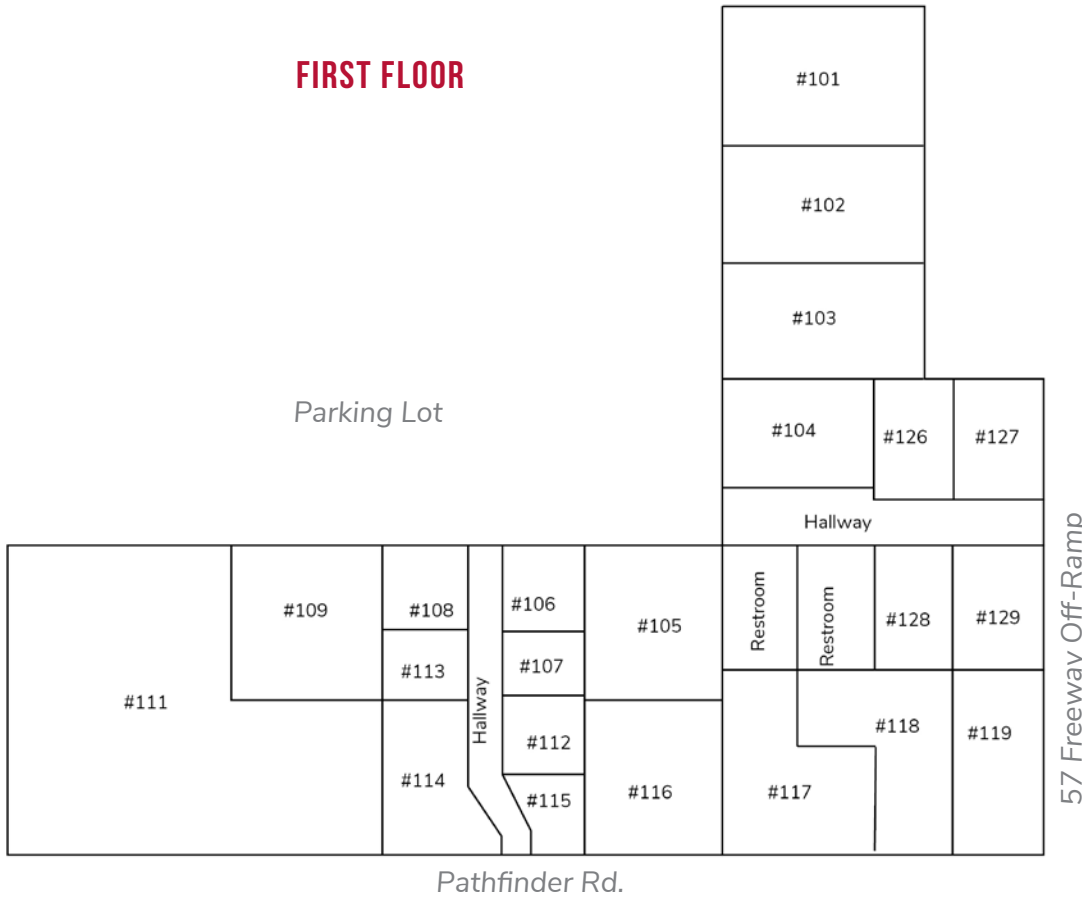


- Hard corner location at signalized intersection.
- Prime 57 freeway (Orange) visibility with ±344,000 vehicles per day.
- Building Signage and Pylon Signage Available.
- Two-story, multi-tenant freestanding office building zoned for professional office use.
- In-place occupancy at 20%.
- Aggregate current rents below fair market rent.
- Upside income potential with 71% of tenants on month-to-month leases.
- Some interior suites have been divided into executive suites with excellent window lines.
- Common Area restrooms.
- Large, surface parking lot well maintained and with solar panel carport covers.
- Desirable office layouts for small to moderate sized businesses.
- FIOS Internet Ready, Security Cameras
- Three balconies on second floor facing Pathfinder Road.

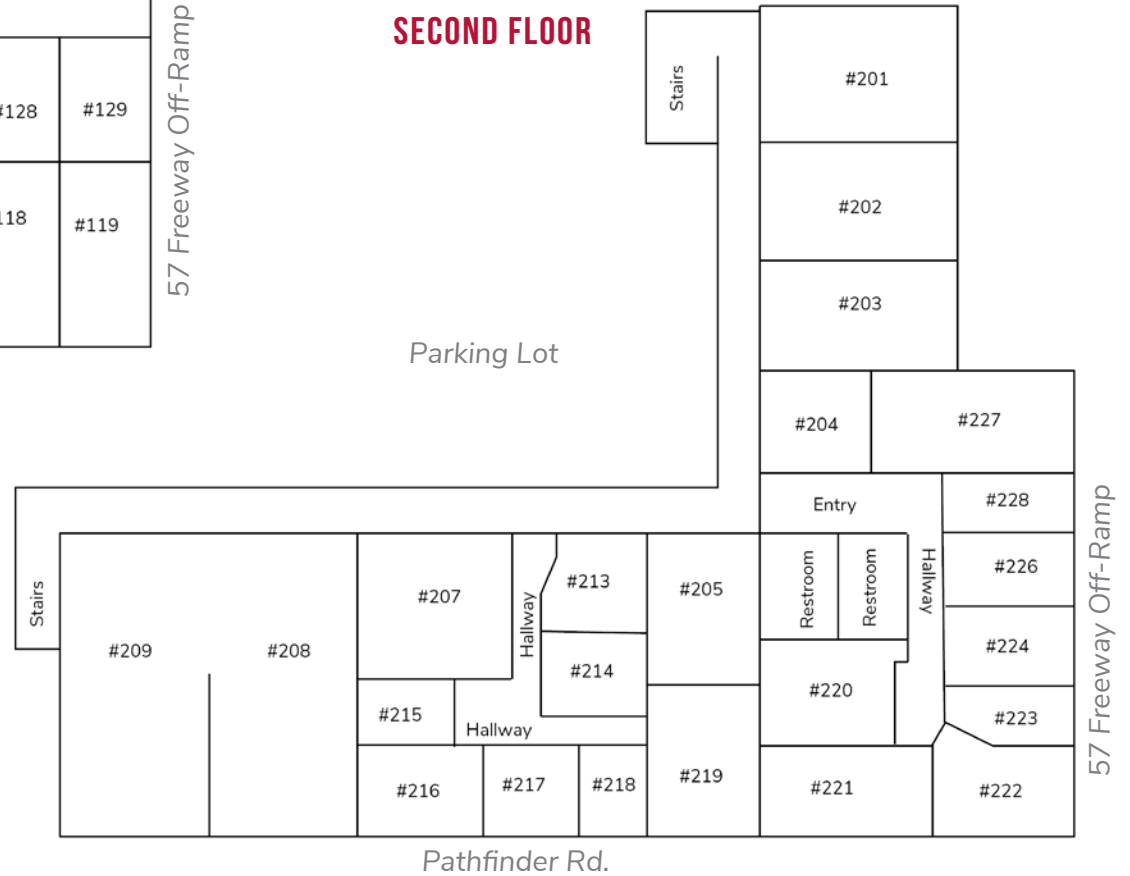




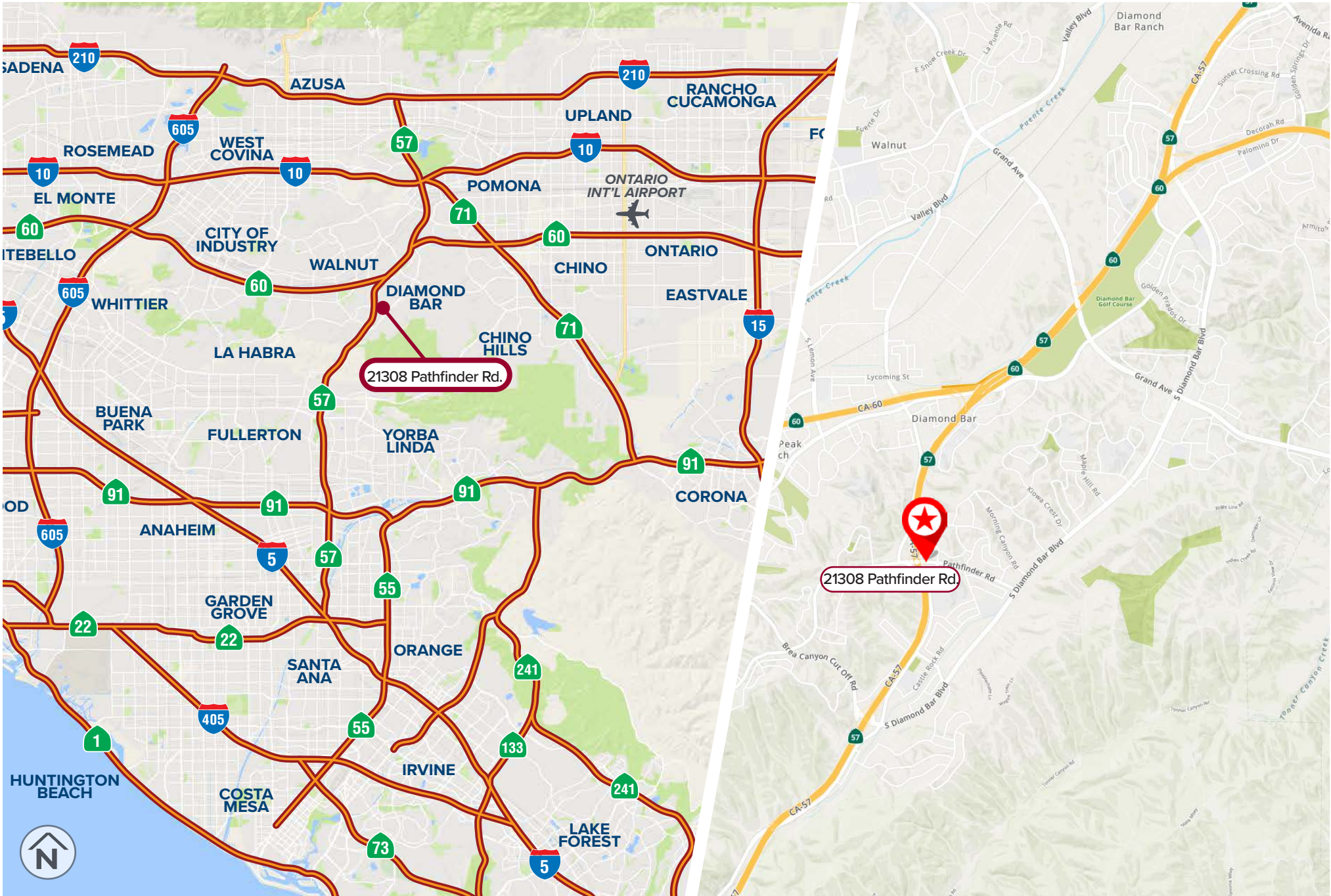
FIRST FLOOR



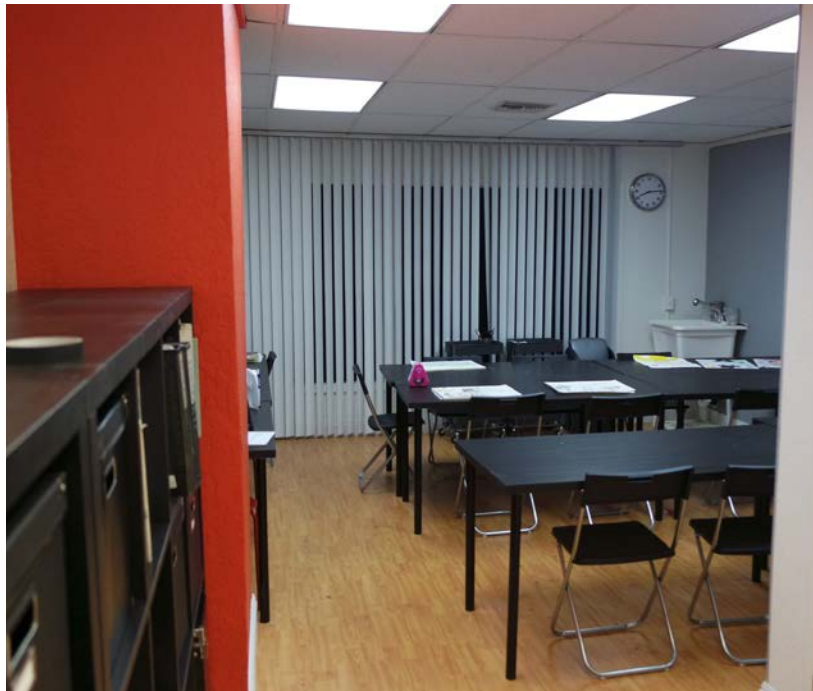
SECOND FLOOR



Not Drawn to Scale. Suites subject to change.



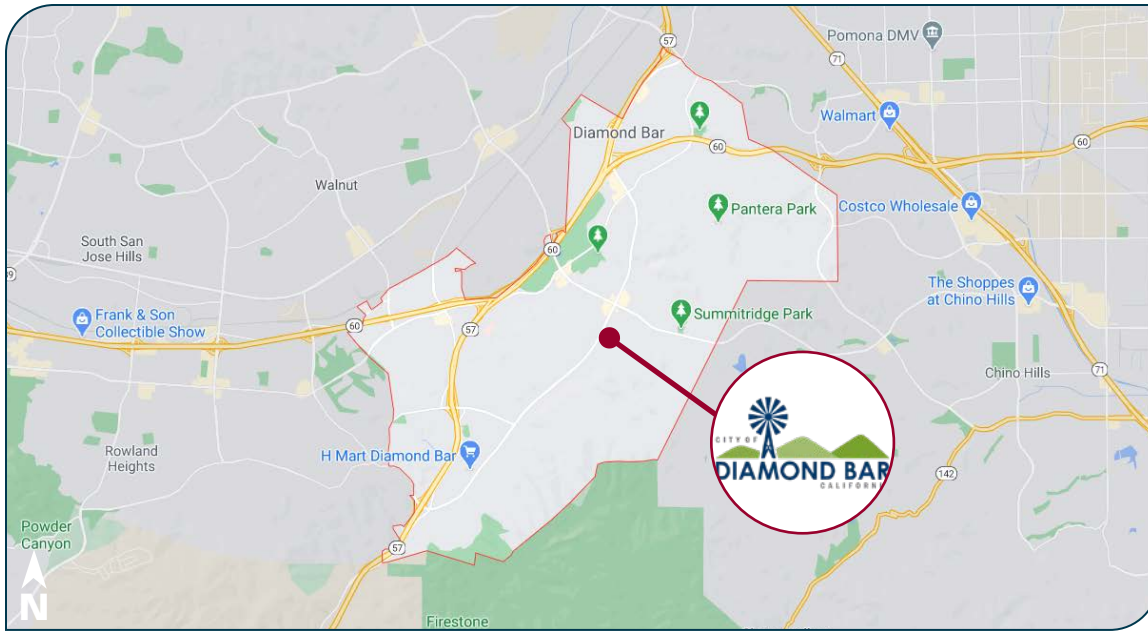






Diamond Bar High School





- The City of Diamond Bar is located approximately 27 miles east of Downtown Los Angeles in the eastern San Gabriel Valley.
- Diamond Bar's proximity to Downtown Los Angeles, San Bernardino and Orange Counties makes it an ideal location with easy transportation access throughout Southern California
- Diamond Bar is easily accessible from 10, 60, 605, 57 and 71 freeways.
- The City enjoys a strong population base with high average household incomes exceeding \$129,000 and positive population growth.
- The Diamond Bar Country Estates is an exclusive, private, guarded community in the hills of Diamond Bar on 134 acres wilderness park.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	11,945	73,978	215,942
2025 Population Projection	11,823	73,879	216,530
Population Growth: 2020-2025	-0.2%	0%	0.1%
AGE			
2020 Median Age	43.2	42.4	40
HOUSEHOLDS			
2020 Households	3,778	22,877	64,460
2020 Avg Household Size	3.2	3.2	3.3
Total Consumer Spending	\$142.9M	\$828.7M	\$2.3B
INCOME			
2020 Avg. Household Income	\$129,026	\$115,404	\$116,907
PLACE OF WORK			
Total Businesses	429	3,842	8,322
Daytime Employment	3,848	33,122	78,756





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