

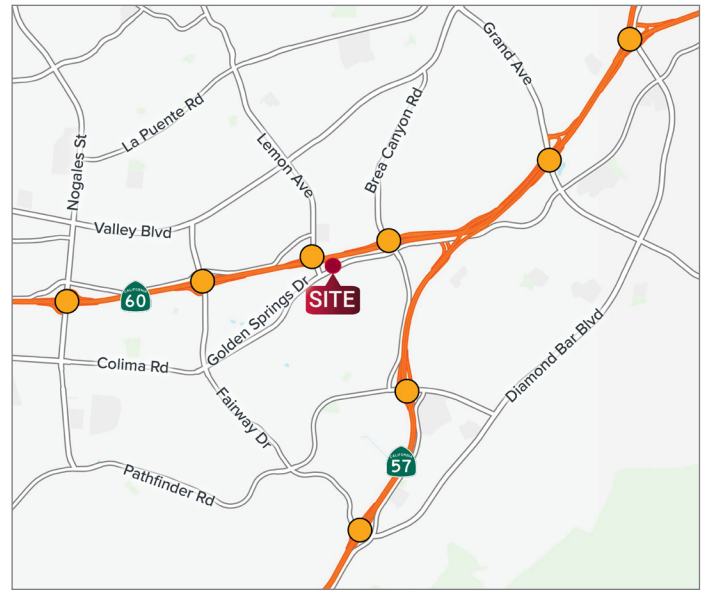
FOR SALE - \$3,500,000

20709 Golden Springs Rd., Diamond Bar, CA 91789



FEATURES:

- Professional Office Building Located in the Heart of San Gabriel Valley
- Close Proximity to the CA-60 and CA-57 Freeways
- Rare Colima Road and Golden Spring Drive Opportunity
- Highly Populated Trade Area
- Next to LA Fitness and Shopping Plaza
- Near Freeway Exit (South Lemon Ave)
- Only \$462.29 SF



For More Information Please contact:

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - Ontario
 3535 Inland Empire Blvd, Ontario, CA 91764
 909.989.7771 | lee-assoc.com
 Corp ID 00976995

Dennis Zhang, Senior Vice President/Principal
 D • (909)373-2728 | D • (310)980-6538E
 dzhang@lee-assoc.com | DRE #01419022

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE - \$3,500,000

20709 Golden Springs Rd., Diamond Bar, CA 91789



DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,940	110,073	232,462
Households	2,885	34,220	69,898
5 Yr Household Growth (Total %)	0.4%	0.5%	0.5%
Population Median Age	43.3	41.4	39.6
Median HH Income	\$94,146	\$90,732	\$89,773
Total Businesses	1,267	5,687	10,409
Employees	10,347	41,616	84,035

For More Information Please contact:

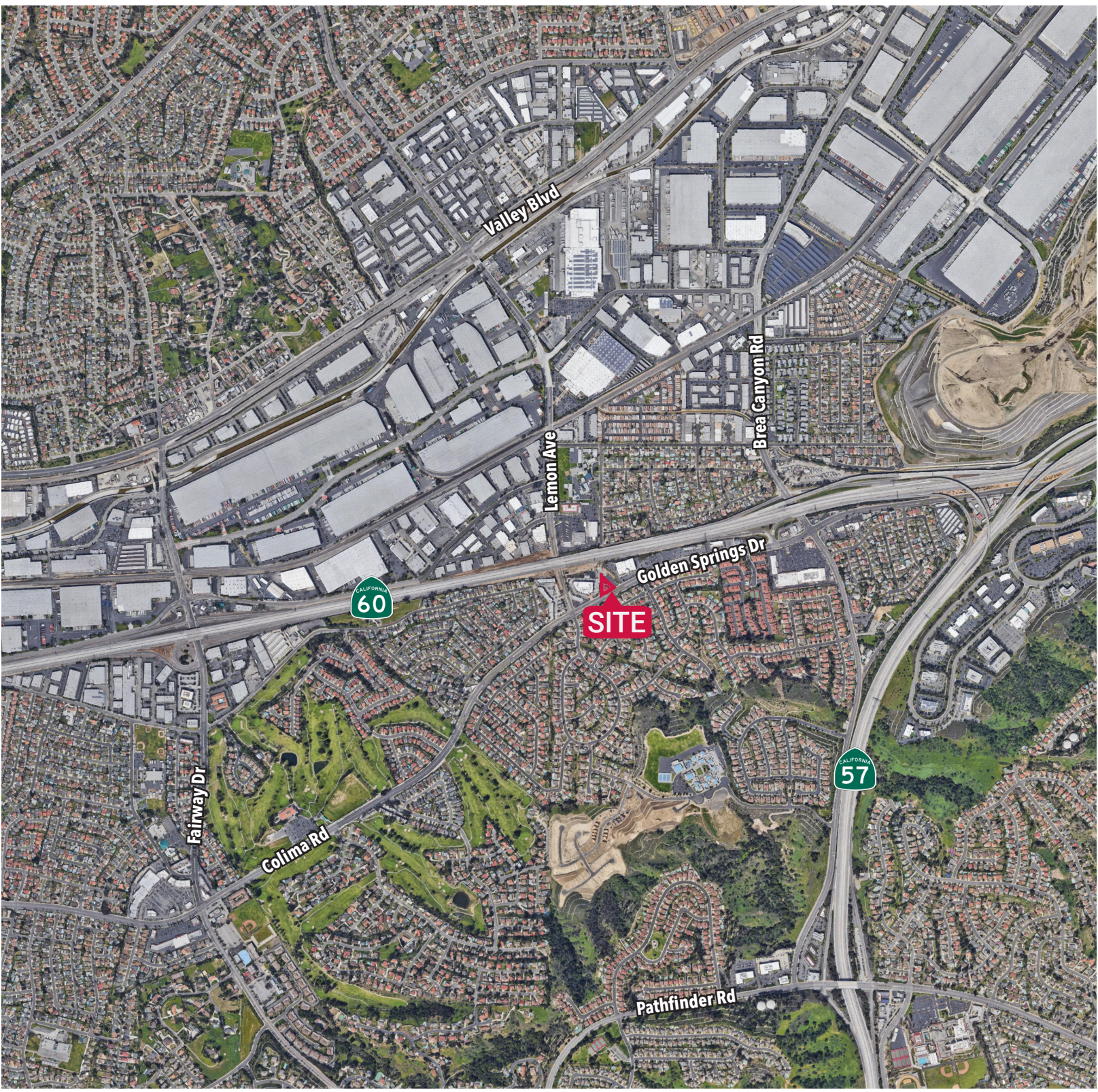
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 Lee & Associates® - Ontario
 3535 Inland Empire Blvd, Ontario, CA 91764
 909.989.7771 | lee-assoc.com
 Corp ID 00976995

Dennis Zhang, Senior Vice President/Principal
 D • (909)373-2728 | D • (310)980-6538E
 dzhang@lee-assoc.com | DRE #01419022

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE - \$3,500,000

20709 Golden Springs Rd., Diamond Bar, CA 91789



For More Information Please contact:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - Ontario
3535 Inland Empire Blvd, Ontario, CA 91764
909.989.7771 | lee-assoc.com
Corp ID 00976995

Dennis Zhang, Senior Vice President/Principal
D • (909)373-2728 | D • (310)980-6538E
dzhang@lee-assoc.com | DRE #01419022

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.