

S DIAMOND BAR

300 South Diamond Bar Blvd., Diamond Bar, CA

**±10,234 SF
AVAILABLE**



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

- Easy access to the 60 & 57 Freeway.
- Strong neighboring tenants such as Sprouts, Ross, Auto Zone, and more.
- Large parking field.
- Signalized entrance giving easy ingress and egress to the center.
- High traffic counts of: $\pm 17,346$ CPD on Golden Springs Dr. and $\pm 24,534$ CPD on S. Diamond Bar Blvd.

WITHIN A 3-MILE RADIUS OF PROPERTY...



\$121,410

Average HH Income



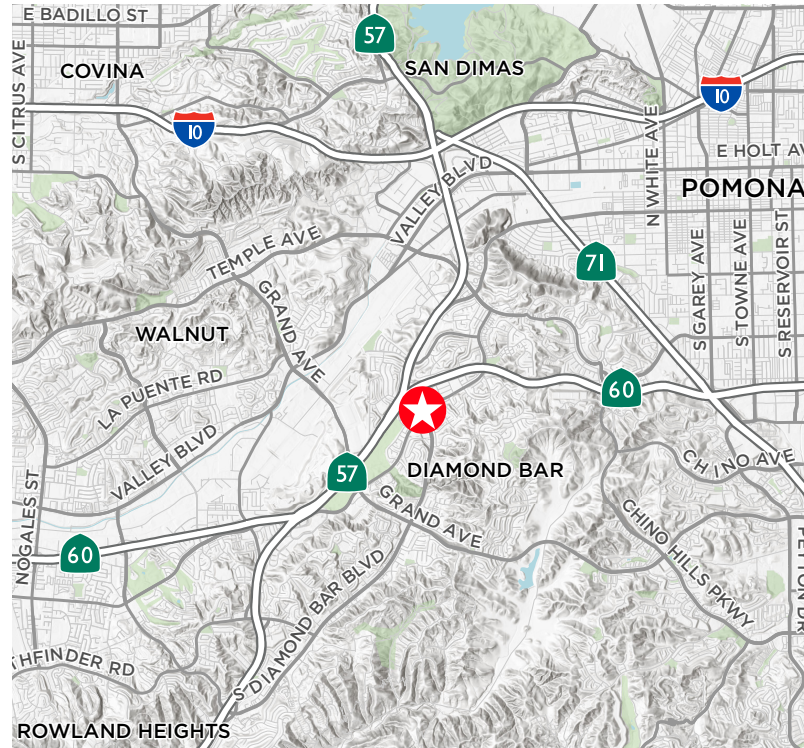
84,543

Est. Population



26,141

Estimated HH



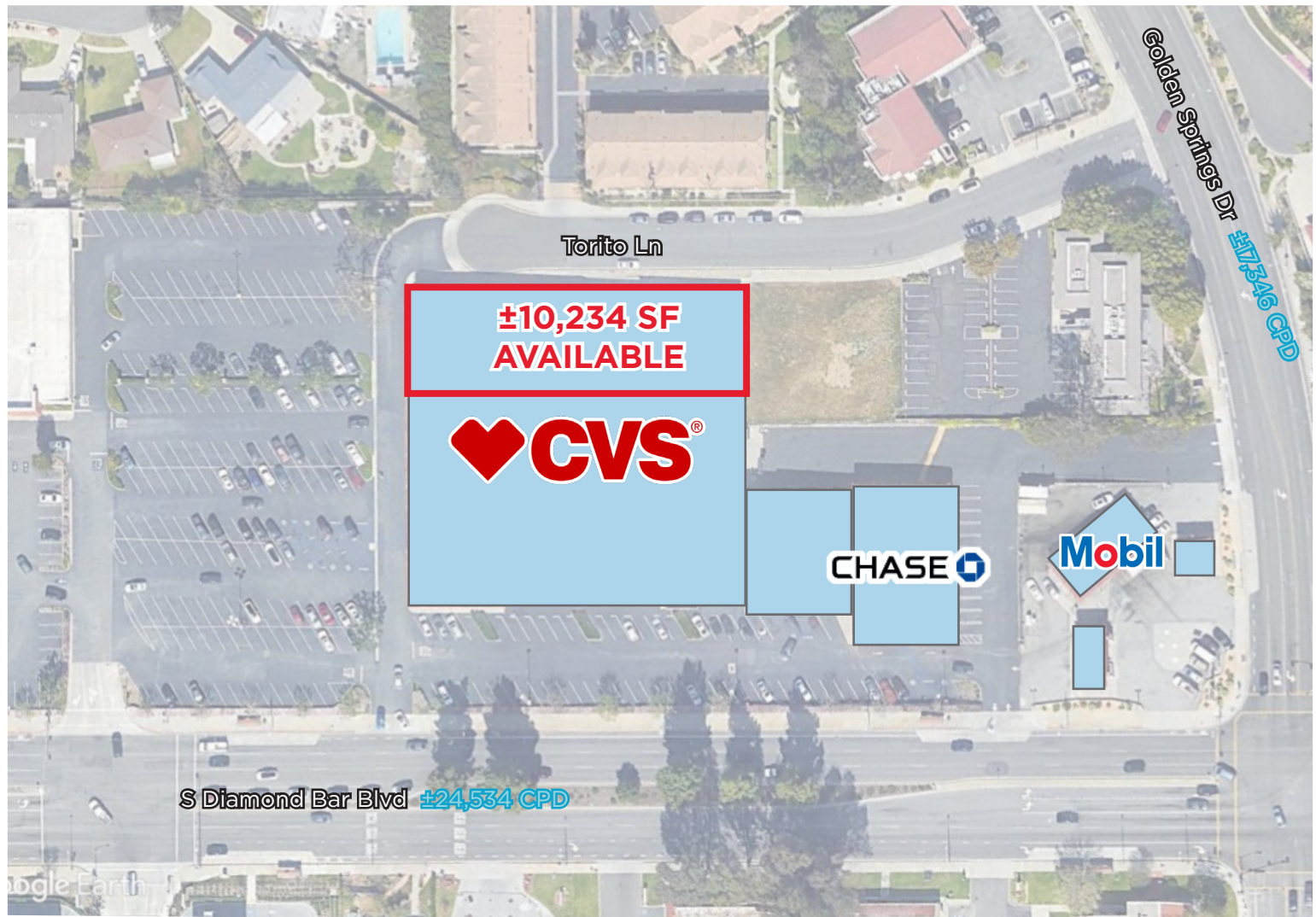
TENANT AERIAL



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SITE PLAN



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SITE DEMOS

300 S Diamond Bar Blvd

Diamond Bar, CA 91765

1 mi
radius

3 mi
radius

5 mi
radius

Population

2021 Estimated Population	12,469	84,543	267,542
2026 Projected Population	12,231	83,289	265,346
2010 Census Population	12,589	84,784	263,963
2000 Census Population	12,674	85,620	267,064
Projected Annual Growth 2021 to 2026	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2000 to 2021	-	-	-
2021 Median Age	40.9	39.7	38.3

Households

2021 Estimated Households	4,145	26,141	79,446
2026 Projected Households	4,255	26,904	82,045
2010 Census Households	3,994	25,129	75,037
2000 Census Households	4,022	25,071	74,124
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.7%
Historical Annual Growth 2000 to 2021	0.1%	0.2%	0.3%

Race and Ethnicity

2021 Estimated White	41.6%	36.2%	38.8%
2021 Estimated Black or African American	6.4%	5.6%	4.9%
2021 Estimated Asian or Pacific Islander	38.6%	43.8%	34.6%
2021 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.7%
2021 Estimated Other Races	13.0%	14.0%	21.0%
2021 Estimated Hispanic	29.4%	29.3%	43.1%

Income

2021 Estimated Average Household Income	\$123,635	\$121,410	\$112,363
2021 Estimated Median Household Income	\$103,639	\$98,616	\$92,559
2021 Estimated Per Capita Income	\$41,126	\$37,887	\$33,529

Education (Age 25+)

2021 Estimated Elementary (Grade Level 0 to 8)	3.5%	5.1%	9.4%
2021 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.0%	7.0%
2021 Estimated High School Graduate	15.4%	16.8%	19.3%
2021 Estimated Some College	19.4%	17.8%	18.0%
2021 Estimated Associates Degree Only	8.9%	8.4%	7.8%
2021 Estimated Bachelors Degree Only	33.5%	32.5%	26.9%
2021 Estimated Graduate Degree	16.4%	15.3%	11.6%

Business

2021 Estimated Total Businesses	658	4,469	11,692
2021 Estimated Total Employees	4,045	44,337	99,742
2021 Estimated Employee Population per Business	6.1	9.9	8.5
2021 Estimated Residential Population per Business	18.9	18.9	22.9



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