



International, Inc.
BUSINESS
PROPERTIES

DIAMOND BAR VILLAGE PLAZA

Retail Space For Lease

23347-23391 Golden Springs Dr., Diamond Bar, CA



FEATURES:

- **GLA: 30,000 +/- SF.**
- **Located along a major thoroughfare.**
- **Located across the street from Lorbeer Middle School.**
- **Densely populated, high income and traffic count.**
- **Ample parking; 109 parking spaces in center.**
- **Conveniently located along bus lines and parking.**
- **Easy access to Pomona (60) Freeway.**

DEMOGRAPHICS Source : CoStar	1-MILE	3-MILE	5-MILE
Population (2016)	12,738	83,794	271,328
Average HH Income (2016)	\$104,028	\$112,891	\$100,410



International, Inc.
BUSINESS
PROPERTIES

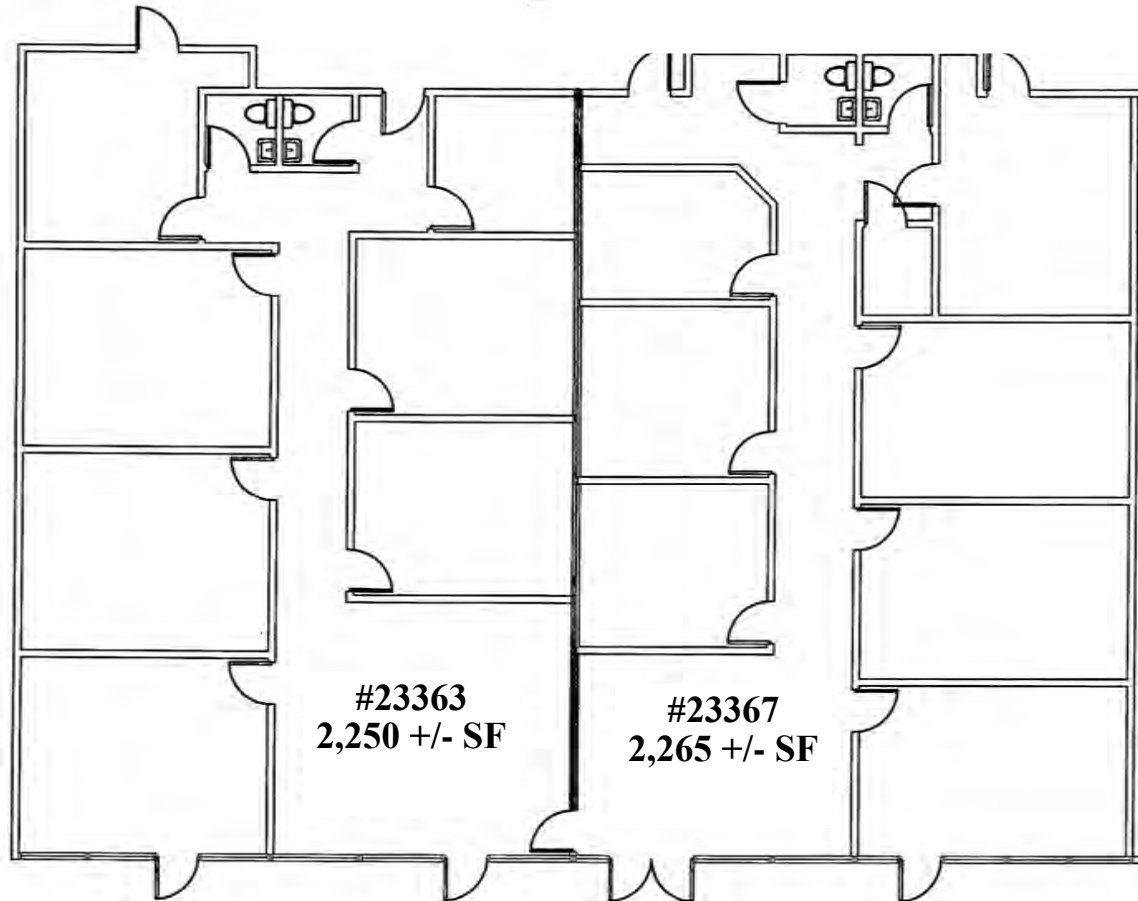
DIAMOND BAR VILLAGE PLAZA

Retail Space For Lease

23347-23391 Golden Springs Dr., Diamond Bar, CA



SITE PLAN



Floor Plan is not drawn to scale and subject to change without notice.

All information or design indicated hereon is preliminary only. It is subject to modification by survey and approval by governing

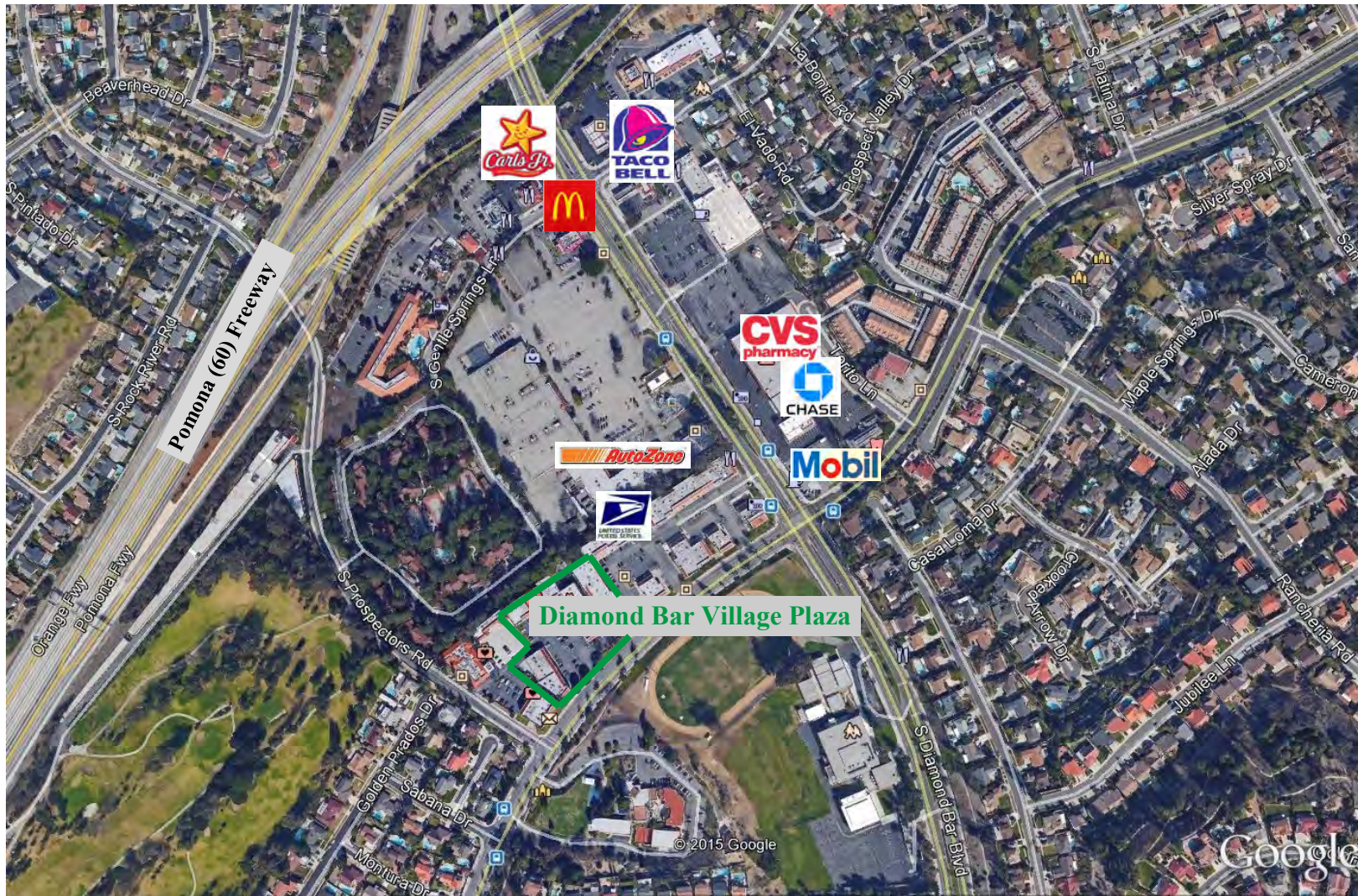


International, Inc.
BUSINESS
PROPERTIES

DIAMOND BAR VILLAGE PLAZA

Retail Space For Lease

23347-23391 Golden Springs Dr., Diamond Bar, CA



BP International Inc. | Patsy Ma, MBA, CCIM, CRRP, CRX, CLS | DRE#00980137 | Patsyma@bpinternational.net | 650 W Duarte Rd., #1088, Arcadia, CA 91007 | Tel: 626-821-3488x100 | Fax: 626-821-9099 | www.bpinternational.net

The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

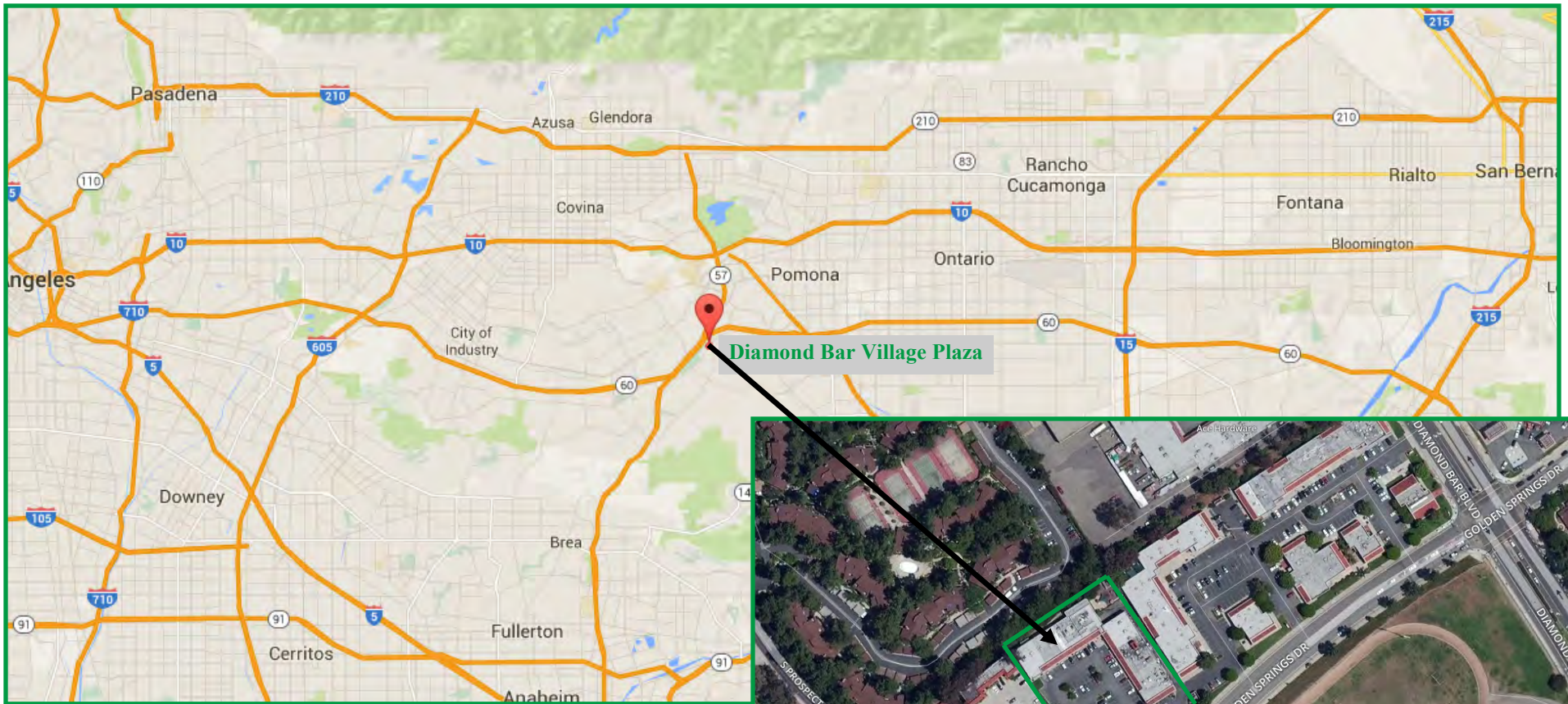


International, Inc.
BUSINESS
PROPERTIES

DIAMOND BAR VILLAGE PLAZA

Retail Space For Lease

23347-23391 Golden Springs Dr., Diamond Bar, CA



Demographic Detail Report

Diamond Bar Village Center

23361-23377 Golden Springs Dr, Diamond Bar, CA 91765

Building Type: **General Retail**
 Secondary: -
 GLA: **9,935 SF**
 Year Built: **1977**

Total Available: **2,250 SF**
 % Leased: **77.35%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	13,134	85,891	279,045
2017 Estimate	12,738	83,794	271,328
2010 Census	12,076	81,729	261,204
Growth 2017 - 2022	3.11%	2.50%	2.84%
Growth 2010 - 2017	5.48%	2.53%	3.88%
2017 Population by Age			
	12,738	83,794	271,328
Age 0 - 4	733 5.75%	4,776 5.70%	16,536 6.09%
Age 5 - 9	672 5.28%	4,099 4.89%	15,506 5.71%
Age 10 - 14	675 5.30%	4,203 5.02%	16,246 5.99%
Age 15 - 19	758 5.95%	5,284 6.31%	18,751 6.91%
Age 20 - 24	897 7.04%	6,890 8.22%	22,013 8.11%
Age 25 - 29	988 7.76%	7,310 8.72%	22,668 8.35%
Age 30 - 34	882 6.92%	5,788 6.91%	18,783 6.92%
Age 35 - 39	799 6.27%	4,650 5.55%	15,945 5.88%
Age 40 - 44	833 6.54%	4,668 5.57%	15,936 5.87%
Age 45 - 49	909 7.14%	5,343 6.38%	17,481 6.44%
Age 50 - 54	934 7.33%	6,107 7.29%	19,082 7.03%
Age 55 - 59	907 7.12%	6,435 7.68%	19,264 7.10%
Age 60 - 64	819 6.43%	5,808 6.93%	16,922 6.24%
Age 65 - 69	686 5.39%	4,645 5.54%	13,355 4.92%
Age 70 - 74	497 3.90%	3,203 3.82%	9,175 3.38%
Age 75 - 79	337 2.65%	2,084 2.49%	6,040 2.23%
Age 80 - 84	216 1.70%	1,303 1.56%	3,876 1.43%
Age 85+	199 1.56%	1,199 1.43%	3,748 1.38%
Age 65+	1,935 15.19%	12,434 14.84%	36,194 13.34%
Median Age	39.80	38.80	36.60
Average Age	39.50	39.30	37.80



The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it. Copyrighted report licensed to BP International, Inc. - 854092.

4/30/2018

Demographic Detail Report

Diamond Bar Village Center

23361-23377 Golden Springs Dr, Diamond Bar, CA 91765

Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	12,738		83,794		271,328	
White	6,328	49.68%	37,574	44.84%	151,293	55.76%
Black	781	6.13%	4,406	5.26%	12,962	4.78%
Am. Indian & Alaskan	98	0.77%	644	0.77%	3,585	1.32%
Asian	5,068	39.79%	38,429	45.86%	95,654	35.25%
Hawaiian & Pacific Island	41	0.32%	198	0.24%	647	0.24%
Other	423	3.32%	2,542	3.03%	7,187	2.65%
Population by Hispanic Origin	12,738		83,794		271,328	
Non-Hispanic Origin	8,858	69.54%	60,014	71.62%	151,201	55.73%
Hispanic Origin	3,880	30.46%	23,780	28.38%	120,127	44.27%
2017 Median Age, Male	38.20		36.40		34.80	
2017 Average Age, Male	38.50		38.20		36.80	
2017 Median Age, Female	41.40		41.10		38.50	
2017 Average Age, Female	40.50		40.40		38.80	
2017 Population by Occupation Classification	10,508		69,662		219,289	
Civilian Employed	6,539	62.23%	41,766	59.96%	130,366	59.45%
Civilian Unemployed	266	2.53%	1,921	2.76%	6,925	3.16%
Civilian Non-Labor Force	3,701	35.22%	25,951	37.25%	81,906	37.35%
Armed Forces	2	0.02%	24	0.03%	92	0.04%
Households by Marital Status						
Married	2,533		16,386		48,842	
Married No Children	1,399		9,113		25,604	
Married w/Children	1,134		7,273		23,238	
2017 Population by Education	9,586		61,810		192,509	
Some High School, No Diploma	842	8.78%	5,220	8.45%	33,315	17.31%
High School Grad (Incl Equivalency)	1,909	19.91%	10,443	16.90%	35,554	18.47%
Some College, No Degree	2,779	28.99%	16,973	27.46%	49,268	25.59%
Associate Degree	580	6.05%	3,267	5.29%	10,234	5.32%
Bachelor Degree	2,390	24.93%	17,103	27.67%	44,226	22.97%
Advanced Degree	1,086	11.33%	8,804	14.24%	19,912	10.34%



The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it. Copyrighted report licensed to BP International, Inc. - 854092.

4/30/2018

Demographic Detail Report

Diamond Bar Village Center

23361-23377 Golden Springs Dr, Diamond Bar, CA 91765

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	12,267		79,726		247,498	
Real Estate & Finance	533	4.34%	3,802	4.77%	9,842	3.98%
Professional & Management	3,848	31.37%	24,595	30.85%	64,522	26.07%
Public Administration	334	2.72%	2,063	2.59%	5,403	2.18%
Education & Health	1,575	12.84%	10,327	12.95%	28,792	11.63%
Services	1,018	8.30%	5,107	6.41%	19,773	7.99%
Information	119	0.97%	1,020	1.28%	2,491	1.01%
Sales	1,451	11.83%	11,131	13.96%	35,758	14.45%
Transportation	109	0.89%	1,113	1.40%	3,346	1.35%
Retail	636	5.18%	4,060	5.09%	14,411	5.82%
Wholesale	291	2.37%	2,734	3.43%	9,126	3.69%
Manufacturing	818	6.67%	4,525	5.68%	15,888	6.42%
Production	531	4.33%	3,027	3.80%	15,142	6.12%
Construction	353	2.88%	1,980	2.48%	8,457	3.42%
Utilities	344	2.80%	2,314	2.90%	7,474	3.02%
Agriculture & Mining	18	0.15%	73	0.09%	653	0.26%
Farming, Fishing, Forestry	0	0.00%	82	0.10%	440	0.18%
Other Services	289	2.36%	1,773	2.22%	5,980	2.42%
2017 Worker Travel Time to Job	6,097		38,923		123,558	
<30 Minutes	2,440	40.02%	17,264	44.35%	58,540	47.38%
30-60 Minutes	2,447	40.13%	13,923	35.77%	42,224	34.17%
60+ Minutes	1,210	19.85%	7,736	19.88%	22,794	18.45%
2010 Households by HH Size	3,891		24,494		74,108	
1-Person Households	529	13.60%	3,087	12.60%	8,945	12.07%
2-Person Households	1,132	29.09%	6,676	27.26%	18,038	24.34%
3-Person Households	800	20.56%	5,255	21.45%	14,437	19.48%
4-Person Households	774	19.89%	5,113	20.87%	15,034	20.29%
5-Person Households	384	9.87%	2,463	10.06%	8,663	11.69%
6-Person Households	168	4.32%	1,066	4.35%	4,356	5.88%
7 or more Person Households	104	2.67%	834	3.40%	4,635	6.25%
2017 Average Household Size	3.10		3.20		3.40	
Households						
2022 Projection	4,239		25,832		79,569	
2017 Estimate	4,110		25,172		77,282	
2010 Census	3,891		24,494		74,109	
Growth 2017 - 2022	3.14%		2.62%		2.96%	
Growth 2010 - 2017	5.63%		2.77%		4.28%	



The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it. Copyrighted report licensed to BP International, Inc. - 854092.

4/30/2018

Demographic Detail Report

Diamond Bar Village Center						
23361-23377 Golden Springs Dr, Diamond Bar, CA 91765						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	4,110		25,172		77,282	
<\$25,000	312	7.59%	2,118	8.41%	9,934	12.85%
\$25,000 - \$50,000	599	14.57%	3,799	15.09%	14,412	18.65%
\$50,000 - \$75,000	772	18.78%	4,022	15.98%	12,936	16.74%
\$75,000 - \$100,000	619	15.06%	3,697	14.69%	10,389	13.44%
\$100,000 - \$125,000	569	13.84%	3,349	13.30%	8,892	11.51%
\$125,000 - \$150,000	414	10.07%	2,412	9.58%	5,828	7.54%
\$150,000 - \$200,000	588	14.31%	2,991	11.88%	7,799	10.09%
\$200,000+	237	5.77%	2,784	11.06%	7,092	9.18%
2017 Avg Household Income	\$104,028		\$112,891		\$100,410	
2017 Med Household Income	\$90,024		\$92,899		\$78,270	
2017 Occupied Housing	4,110		25,171		77,282	
Owner Occupied	3,254	79.17%	20,467	81.31%	56,135	72.64%
Renter Occupied	856	20.83%	4,704	18.69%	21,147	27.36%
2010 Housing Units	4,232		25,397		77,630	
1 Unit	3,432	81.10%	21,957	86.46%	65,330	84.16%
2 - 4 Units	132	3.12%	799	3.15%	3,605	4.64%
5 - 19 Units	497	11.74%	1,876	7.39%	4,681	6.03%
20+ Units	171	4.04%	765	3.01%	4,014	5.17%
2017 Housing Value	3,254		20,467		56,136	
<\$100,000	21	0.65%	484	2.36%	1,468	2.62%
\$100,000 - \$200,000	29	0.89%	237	1.16%	1,159	2.06%
\$200,000 - \$300,000	61	1.87%	829	4.05%	4,167	7.42%
\$300,000 - \$400,000	263	8.08%	1,360	6.64%	5,748	10.24%
\$400,000 - \$500,000	1,034	31.78%	4,402	21.51%	10,350	18.44%
\$500,000 - \$1,000,000	1,671	51.35%	11,629	56.82%	29,356	52.29%
\$1,000,000+	175	5.38%	1,526	7.46%	3,888	6.93%
2017 Median Home Value	\$565,529		\$625,612		\$588,159	
2017 Housing Units by Yr Built	4,240		26,108		79,757	
Built 2010+	202	4.76%	942	3.61%	3,230	4.05%
Built 2000 - 2010	59	1.39%	743	2.85%	3,638	4.56%
Built 1990 - 1999	144	3.40%	1,955	7.49%	9,725	12.19%
Built 1980 - 1989	1,096	25.85%	11,030	42.25%	23,582	29.57%
Built 1970 - 1979	1,496	35.28%	6,581	25.21%	16,640	20.86%
Built 1960 - 1969	1,139	26.86%	3,500	13.41%	10,968	13.75%
Built 1950 - 1959	77	1.82%	863	3.31%	6,624	8.31%
Built <1949	27	0.64%	494	1.89%	5,350	6.71%
2017 Median Year Built	1975		1980		1979	



The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it. Copyrighted report licensed to BP International, Inc. - 854092.

4/30/2018