

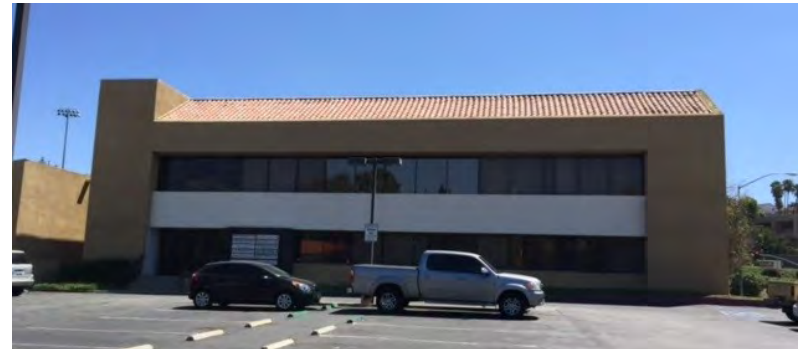


**International, Inc.**  
**BUSINESS**  
**PROPERTIES**

# GOLDEN SPRINGS PROFESSIONAL OFFICES

## Office Space For Lease

**23341 Golden Springs Drive, Diamond Bar, CA**



### FEATURES:

- **GLA: 13,230 +/- SF.**
- **Located along a major thoroughfare.**
- **Located across the street from Lorbeer Middle School.**
- **Densely populated, high income and traffic count.**
- **Ample parking.**
- **Conveniently located along bus lines and parking.**
- **Easy access to Pomona (60) Freeway and Orange (57) Freeway.**
- **Suites range from 500 - 1,050 +/- Sq. Ft.**

DEMOGRAPHICS Source : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population	12,701	82,797	270,729
Average HH Income	\$103,891	\$113,446	\$100,520





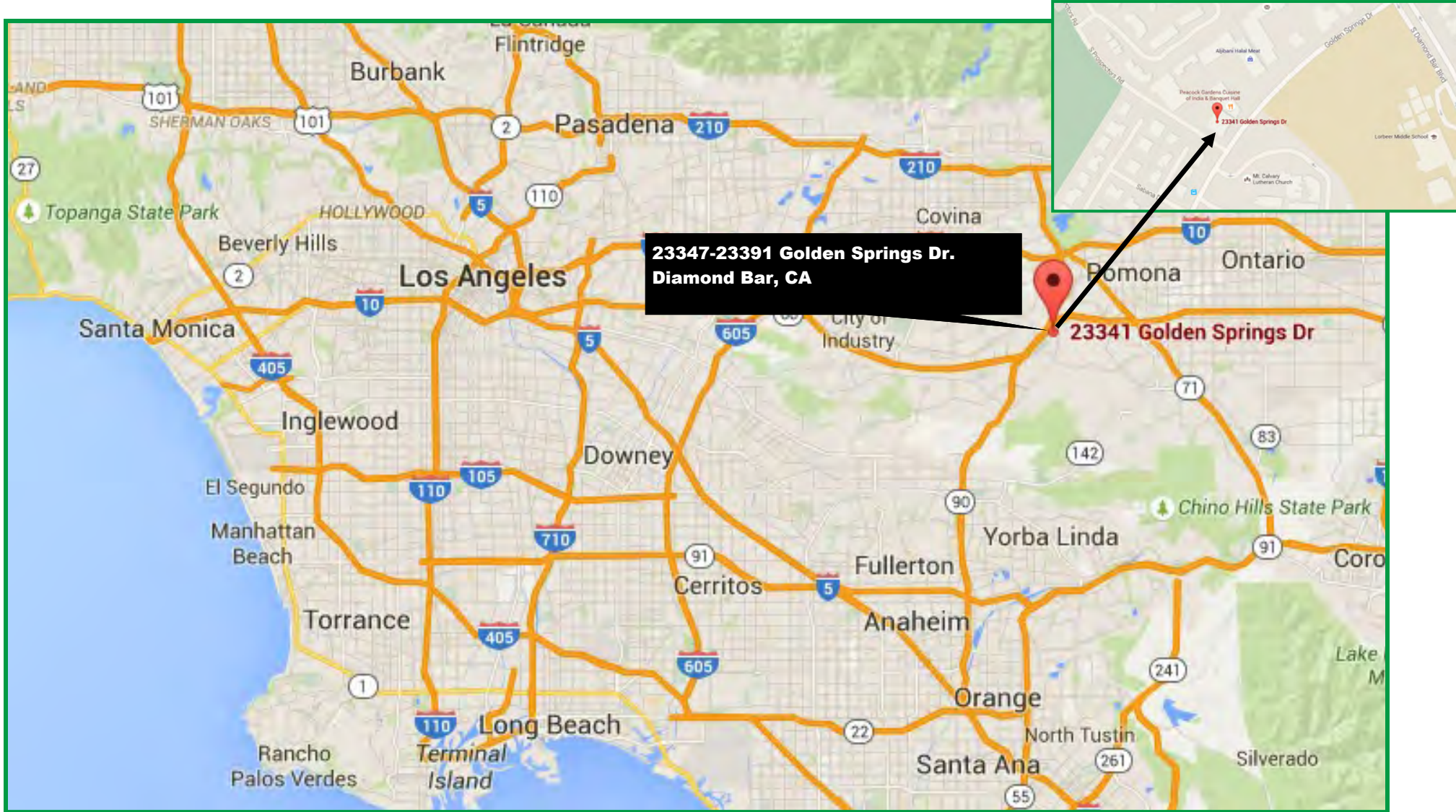


International, Inc.  
BUSINESS  
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# GOLDEN SPRINGS PROFESSIONAL OFFICES

## Office Space For Lease

### 23341 Golden Springs Dr., Diamond Bar, CA



# Demographic Detail Report

## Golden Springs Professional Offices

23341 Golden Springs Dr, Diamond Bar, CA 91765

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **13,230 SF**  
 Typical Floor: **6,615 SF**

Total Available: **1,950 SF**  
 % Leased: **85.26%**  
 Rent/SF/Yr: **\$24.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	13,095	84,869	278,439
2017 Estimate	12,701	82,797	270,729
2010 Census	12,045	80,758	260,602
Growth 2017 - 2022	3.10%	2.50%	2.85%
Growth 2010 - 2017	5.45%	2.52%	3.89%
<b>2017 Population by Age</b>			
	<b>12,701</b>	<b>82,797</b>	<b>270,729</b>
Age 0 - 4	731 5.76%	4,707 5.68%	16,499 6.09%
Age 5 - 9	669 5.27%	4,032 4.87%	15,471 5.71%
Age 10 - 14	671 5.28%	4,133 4.99%	16,214 5.99%
Age 15 - 19	753 5.93%	5,204 6.29%	18,717 6.91%
Age 20 - 24	892 7.02%	6,792 8.20%	21,972 8.12%
Age 25 - 29	985 7.76%	7,208 8.71%	22,617 8.35%
Age 30 - 34	881 6.94%	5,707 6.89%	18,738 6.92%
Age 35 - 39	798 6.28%	4,586 5.54%	15,908 5.88%
Age 40 - 44	832 6.55%	4,609 5.57%	15,902 5.87%
Age 45 - 49	909 7.16%	5,284 6.38%	17,450 6.45%
Age 50 - 54	936 7.37%	6,049 7.31%	19,057 7.04%
Age 55 - 59	909 7.16%	6,379 7.70%	19,241 7.11%
Age 60 - 64	820 6.46%	5,763 6.96%	16,896 6.24%
Age 65 - 69	684 5.39%	4,613 5.57%	13,328 4.92%
Age 70 - 74	492 3.87%	3,183 3.84%	9,146 3.38%
Age 75 - 79	332 2.61%	2,069 2.50%	6,012 2.22%
Age 80 - 84	212 1.67%	1,293 1.56%	3,851 1.42%
Age 85+	195 1.54%	1,190 1.44%	3,710 1.37%
Age 65+	1,915 15.08%	12,348 14.91%	36,047 13.31%
<b>Median Age</b>	<b>39.80</b>	<b>38.90</b>	<b>36.60</b>
<b>Average Age</b>	<b>39.50</b>	<b>39.40</b>	<b>37.80</b>



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## Demographic Detail Report

### Golden Springs Professional Offices

23341 Golden Springs Dr, Diamond Bar, CA 91765

Radius	1 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>12,701</b>	<b>82,797</b>	<b>270,729</b>
White	6,150 48.42%	36,723 44.35%	150,760 55.69%
Black	764 6.02%	4,371 5.28%	12,925 4.77%
Am. Indian & Alaskan	95 0.75%	613 0.74%	3,561 1.32%
Asian	5,233 41.20%	38,379 46.35%	95,661 35.33%
Hawaiian & Pacific Island	40 0.31%	193 0.23%	643 0.24%
Other	419 3.30%	2,519 3.04%	7,179 2.65%
<b>Population by Hispanic Origin</b>	<b>12,701</b>	<b>82,797</b>	<b>270,729</b>
Non-Hispanic Origin	8,933 70.33%	59,870 72.31%	151,222 55.86%
Hispanic Origin	3,768 29.67%	22,927 27.69%	119,506 44.14%
<b>2017 Median Age, Male</b>	<b>38.20</b>	<b>36.50</b>	<b>34.80</b>
<b>2017 Average Age, Male</b>	<b>38.50</b>	<b>38.20</b>	<b>36.80</b>
<b>2017 Median Age, Female</b>	<b>41.40</b>	<b>41.30</b>	<b>38.50</b>
<b>2017 Average Age, Female</b>	<b>40.50</b>	<b>40.50</b>	<b>38.80</b>
<b>2017 Population by Occupation Classification</b>	<b>10,480</b>	<b>68,886</b>	<b>218,800</b>
Civilian Employed	6,530 62.31%	41,346 60.02%	130,187 59.50%
Civilian Unemployed	263 2.51%	1,892 2.75%	6,911 3.16%
Civilian Non-Labor Force	3,686 35.17%	25,624 37.20%	81,608 37.30%
Armed Forces	1 0.01%	24 0.03%	94 0.04%
<b>Households by Marital Status</b>			
Married	2,534	16,264	48,795
Married No Children	1,397	9,063	25,561
Married w/Children	1,138	7,201	23,233
<b>2017 Population by Education</b>	<b>9,565</b>	<b>61,155</b>	<b>192,081</b>
Some High School, No Diploma	834 8.72%	5,069 8.29%	33,072 17.22%
High School Grad (Incl Equivalency)	1,849 19.33%	10,192 16.67%	35,435 18.45%
Some College, No Degree	2,749 28.74%	16,777 27.43%	49,129 25.58%
Associate Degree	579 6.05%	3,224 5.27%	10,225 5.32%
Bachelor Degree	2,445 25.56%	17,085 27.94%	44,265 23.04%
Advanced Degree	1,109 11.59%	8,808 14.40%	19,955 10.39%



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## Demographic Detail Report

### Golden Springs Professional Offices

23341 Golden Springs Dr, Diamond Bar, CA 91765

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>12,265</b>		<b>78,985</b>		<b>247,159</b>	
Real Estate & Finance	532	4.34%	3,799	4.81%	9,855	3.99%
Professional & Management	3,870	31.55%	24,535	31.06%	64,537	26.11%
Public Administration	328	2.67%	2,055	2.60%	5,389	2.18%
Education & Health	1,597	13.02%	10,213	12.93%	28,756	11.63%
Services	986	8.04%	5,026	6.36%	19,724	7.98%
Information	123	1.00%	1,017	1.29%	2,483	1.00%
Sales	1,447	11.80%	11,013	13.94%	35,704	14.45%
Transportation	108	0.88%	1,112	1.41%	3,339	1.35%
Retail	621	5.06%	4,010	5.08%	14,408	5.83%
Wholesale	294	2.40%	2,725	3.45%	9,119	3.69%
Manufacturing	829	6.76%	4,492	5.69%	15,841	6.41%
Production	544	4.44%	2,922	3.70%	15,086	6.10%
Construction	336	2.74%	1,905	2.41%	8,429	3.41%
Utilities	353	2.88%	2,243	2.84%	7,430	3.01%
Agriculture & Mining	19	0.15%	74	0.09%	649	0.26%
Farming, Fishing, Forestry	0	0.00%	82	0.10%	437	0.18%
Other Services	278	2.27%	1,762	2.23%	5,973	2.42%
<b>2017 Worker Travel Time to Job</b>	<b>6,097</b>		<b>38,525</b>		<b>123,362</b>	
<30 Minutes	2,405	39.45%	17,067	44.30%	58,405	47.34%
30-60 Minutes	2,466	40.45%	13,798	35.82%	42,216	34.22%
60+ Minutes	1,226	20.11%	7,660	19.88%	22,741	18.43%
<b>2010 Households by HH Size</b>	<b>3,898</b>		<b>24,299</b>		<b>73,933</b>	
1-Person Households	535	13.72%	3,075	12.65%	8,885	12.02%
2-Person Households	1,138	29.19%	6,654	27.38%	17,986	24.33%
3-Person Households	807	20.70%	5,227	21.51%	14,432	19.52%
4-Person Households	776	19.91%	5,080	20.91%	15,029	20.33%
5-Person Households	378	9.70%	2,434	10.02%	8,646	11.69%
6-Person Households	163	4.18%	1,041	4.28%	4,341	5.87%
7 or more Person Households	101	2.59%	788	3.24%	4,614	6.24%
<b>2017 Average Household Size</b>	<b>3.10</b>		<b>3.20</b>		<b>3.40</b>	
<b>Households</b>						
2022 Projection	4,247		25,623		79,387	
2017 Estimate	4,118		24,968		77,102	
2010 Census	3,900		24,298		73,933	
Growth 2017 - 2022	3.13%		2.62%		2.96%	
Growth 2010 - 2017	5.59%		2.76%		4.29%	



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## Demographic Detail Report

### Golden Springs Professional Offices

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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>4,120</b>		<b>24,970</b>		<b>77,101</b>	
<\$25,000	309	7.50%	2,089	8.37%	9,875	12.81%
\$25,000 - \$50,000	598	14.51%	3,760	15.06%	14,359	18.62%
\$50,000 - \$75,000	796	19.32%	3,926	15.72%	12,902	16.73%
\$75,000 - \$100,000	621	15.07%	3,677	14.73%	10,382	13.47%
\$100,000 - \$125,000	566	13.74%	3,326	13.32%	8,878	11.51%
\$125,000 - \$150,000	395	9.59%	2,406	9.64%	5,826	7.56%
\$150,000 - \$200,000	597	14.49%	2,983	11.95%	7,788	10.10%
\$200,000+	238	5.78%	2,803	11.23%	7,091	9.20%
<b>2017 Avg Household Income</b>	<b>\$103,891</b>		<b>\$113,446</b>		<b>\$100,520</b>	
<b>2017 Med Household Income</b>	<b>\$89,371</b>		<b>\$93,425</b>		<b>\$78,406</b>	
<b>2017 Occupied Housing</b>	<b>4,118</b>		<b>24,969</b>		<b>77,102</b>	
Owner Occupied	3,229	78.41%	20,320	81.38%	56,053	72.70%
Renter Occupied	889	21.59%	4,649	18.62%	21,049	27.30%
<b>2010 Housing Units</b>	<b>4,240</b>		<b>25,192</b>		<b>77,449</b>	
1 Unit	3,382	79.76%	21,766	86.40%	65,193	84.18%
2 - 4 Units	144	3.40%	798	3.17%	3,594	4.64%
5 - 19 Units	532	12.55%	1,872	7.43%	4,666	6.02%
20+ Units	182	4.29%	756	3.00%	3,996	5.16%
<b>2017 Housing Value</b>	<b>3,230</b>		<b>20,320</b>		<b>56,053</b>	
<\$100,000	21	0.65%	479	2.36%	1,466	2.62%
\$100,000 - \$200,000	31	0.96%	227	1.12%	1,156	2.06%
\$200,000 - \$300,000	65	2.01%	746	3.67%	4,136	7.38%
\$300,000 - \$400,000	253	7.83%	1,342	6.60%	5,712	10.19%
\$400,000 - \$500,000	978	30.28%	4,376	21.54%	10,369	18.50%
\$500,000 - \$1,000,000	1,699	52.60%	11,609	57.13%	29,338	52.34%
\$1,000,000+	183	5.67%	1,541	7.58%	3,876	6.91%
<b>2017 Median Home Value</b>	<b>\$578,575</b>		<b>\$628,779</b>		<b>\$588,409</b>	
<b>2017 Housing Units by Yr Built</b>	<b>4,250</b>		<b>25,898</b>		<b>79,574</b>	
Built 2010+	200	4.71%	936	3.61%	3,232	4.06%
Built 2000 - 2010	68	1.60%	744	2.87%	3,636	4.57%
Built 1990 - 1999	155	3.65%	1,991	7.69%	9,748	12.25%
Built 1980 - 1989	1,192	28.05%	11,012	42.52%	23,731	29.82%
Built 1970 - 1979	1,491	35.08%	6,557	25.32%	16,549	20.80%
Built 1960 - 1969	1,044	24.56%	3,425	13.22%	10,913	13.71%
Built 1950 - 1959	74	1.74%	781	3.02%	6,514	8.19%
Built <1949	26	0.61%	452	1.75%	5,251	6.60%
<b>2017 Median Year Built</b>	<b>1976</b>		<b>1981</b>		<b>1979</b>	



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