

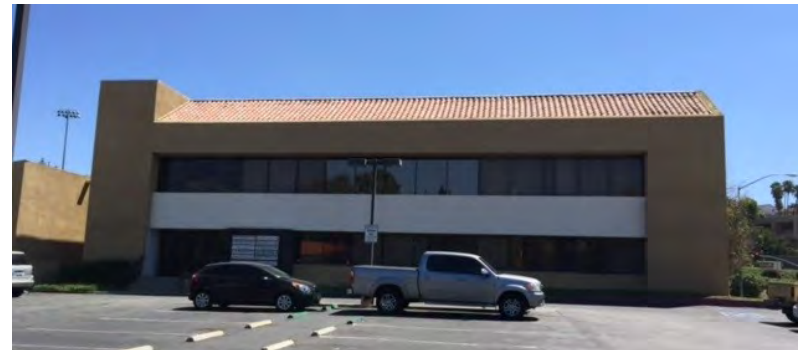


International, Inc.
BUSINESS
PROPERTIES

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

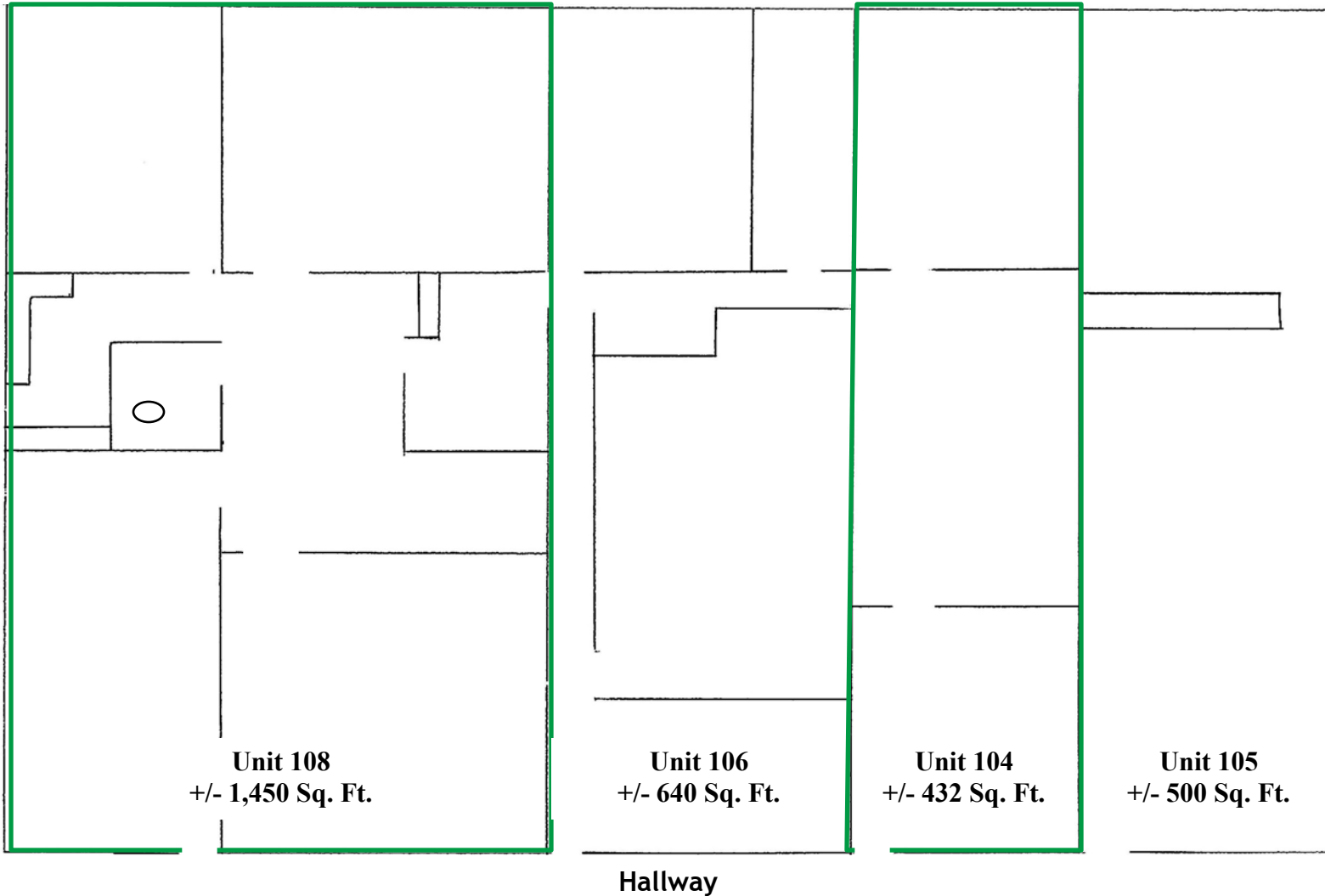


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* Floor Plans are not drawn to scale and are subject to change at anytime.

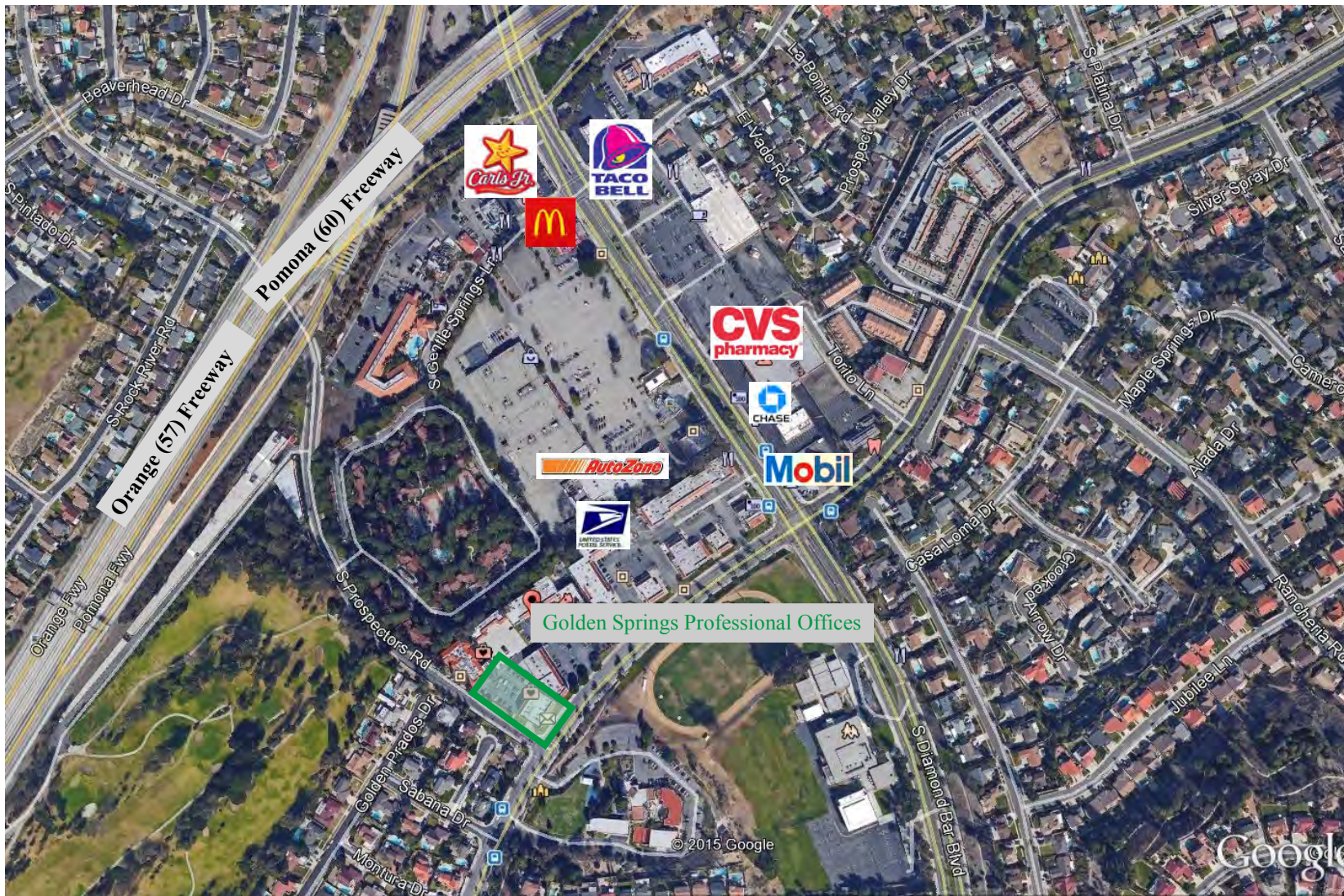


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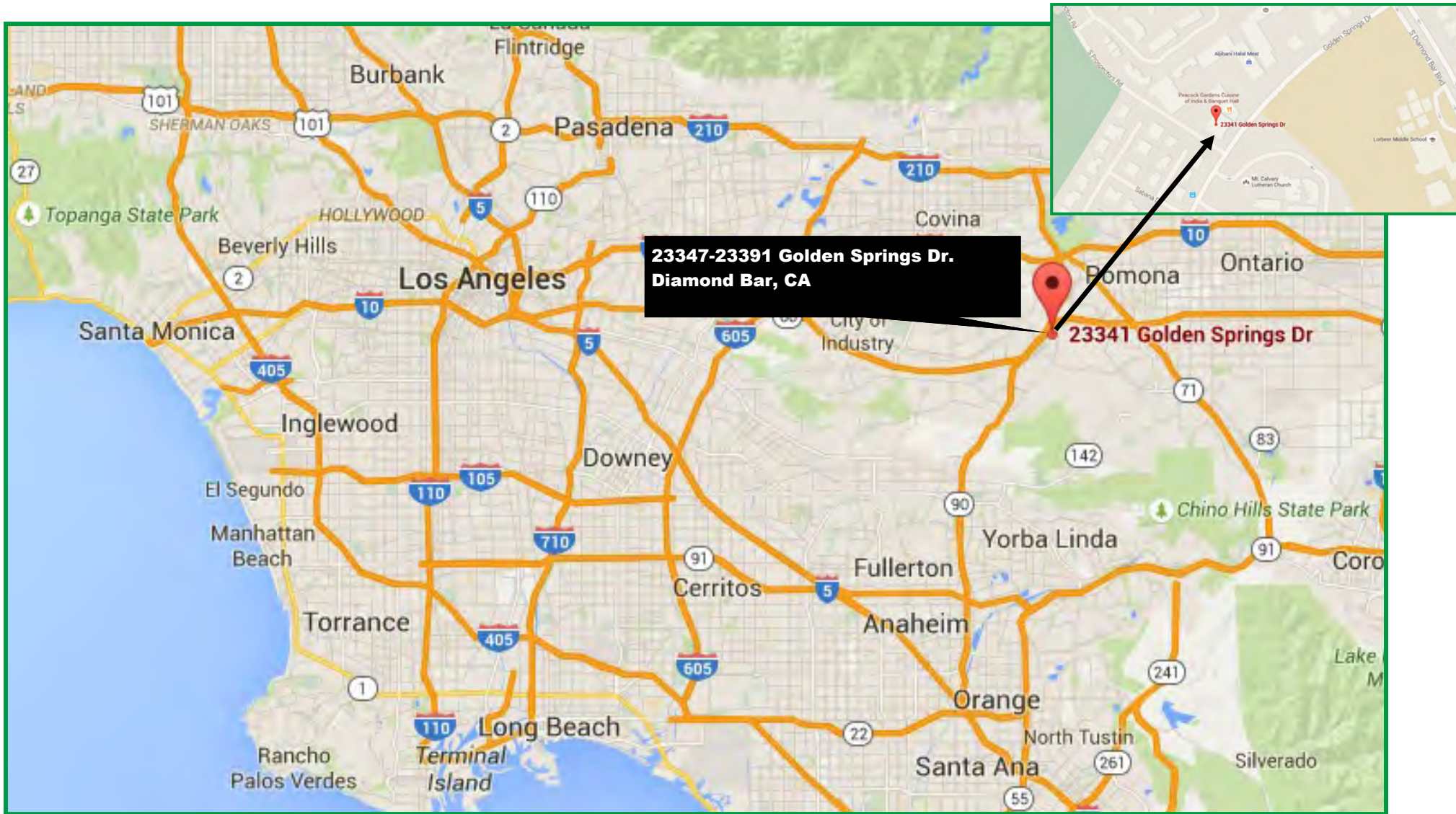


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Demographic Detail Report

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
Population			
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%
2017 Population by Age			
	12,701	82,797	270,729
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%
Median Age	39.80	38.90	36.60
Average Age	39.50	39.40	37.80



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Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	12,701	82,797	270,729
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%
Population by Hispanic Origin	12,701	82,797	270,729
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%
2017 Median Age, Male	38.20	36.50	34.80
2017 Average Age, Male	38.50	38.20	36.80
2017 Median Age, Female	41.40	41.30	38.50
2017 Average Age, Female	40.50	40.50	38.80
2017 Population by Occupation Classification	10,480	68,886	218,800
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%
Households by Marital Status			
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
2017 Population by Education	9,565	61,155	192,081
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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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	12,265		78,985		247,159	
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%
2017 Worker Travel Time to Job	6,097		38,525		123,362	
<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%
2010 Households by HH Size	3,898		24,299		73,933	
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%
2017 Average Household Size	3.10		3.20		3.40	
Households						
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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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	4,120		24,970		77,101	
<\$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%
2017 Avg Household Income	\$103,891		\$113,446		\$100,520	
2017 Med Household Income	\$89,371		\$93,425		\$78,406	
2017 Occupied Housing	4,118		24,969		77,102	
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%
2010 Housing Units	4,240		25,192		77,449	
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%
2017 Housing Value	3,230		20,320		56,053	
<\$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%
2017 Median Home Value	\$578,575		\$628,779		\$588,409	
2017 Housing Units by Yr Built	4,250		25,898		79,574	
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%
2017 Median Year Built	1976		1981		1979	



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