

# FOR LEASE

350 N DIAMOND BAR BLVD  
DIAMOND BAR, CA 91765



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LEASING

BROKERAGE

INVESTMENTS



## FEATURES &amp; AMENITIES

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## FEATURES &amp; AMENITIES

- DRIVE-THRU PAD AVAILABLE
- APPROX. 2,500-4,000 SF BUILDING
- POTENTIAL FOR GAS STATION/C-STORE
- UP TO 40K SF PAD
- GROUND LEASE OR BUILD-TO-SUIT
- ADJACENT TO 60 FRWY RAMP
- HIGH-INCOME TRADE AREA
- AMPLE PARKING
- COUNTLESS NATIONAL RETAILERS IN THE IMMEDIATE VICINITY

## NEIGHBORING RETAILERS

CVS

ROSS  
DRESS FOR LESS®

Smart &amp; Final.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,327	27,013	82,000
Total Population	9,797	87,724	272,082
Average HH Income	\$104,022	\$108,180	\$102,559

EXCLUSIVELY REPRESENTED BY

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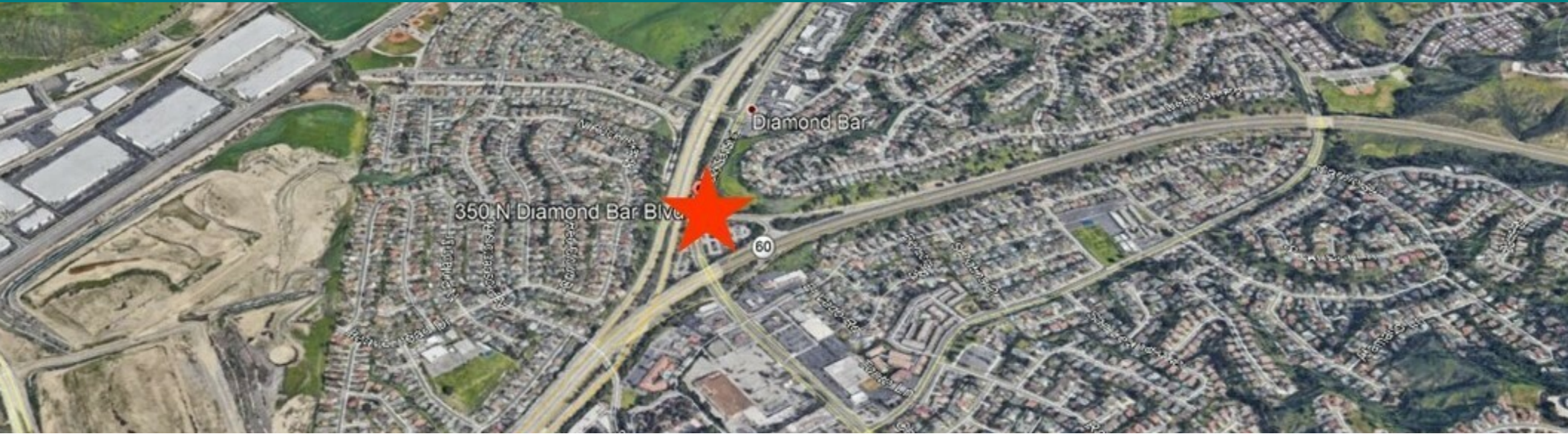
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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

RETAIL DEVELOPMENT SITE FOR LEASE ON DIAMOND BAR BOULEVARD AT THE 60 FREEWAY IN PRIME DIAMOND BAR. Potential for approx. 2,500 - 4,000 SQFT building situated on approx. 40,000 SQFT lot. Site is suitable for a drive-thru location or convenience store + gas station combination. Available on a ground lease or build-to-suit. Freeway is visible; the site is adjacent to the 60 Freeway off-ramp. The well-located property is surrounded by several thriving power centers that host a retinue of A+ national retailers.

### LOCATION DESCRIPTION

Freeway visible, the site is adjacent to the 60 Freeway off-ramp. The well-located property is surrounded by several thriving power centers that host a retinue of A+ national retailers.

### OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,800 - 4,000 SF
Building Size:	4,000 SF

### SPACES

	LEASE RATE	SPACE SIZE
350 N DIAMOND BAR BLVD , DIAMOND BAR, CA 91765	Upon Request	1,800 - 4,000 SF

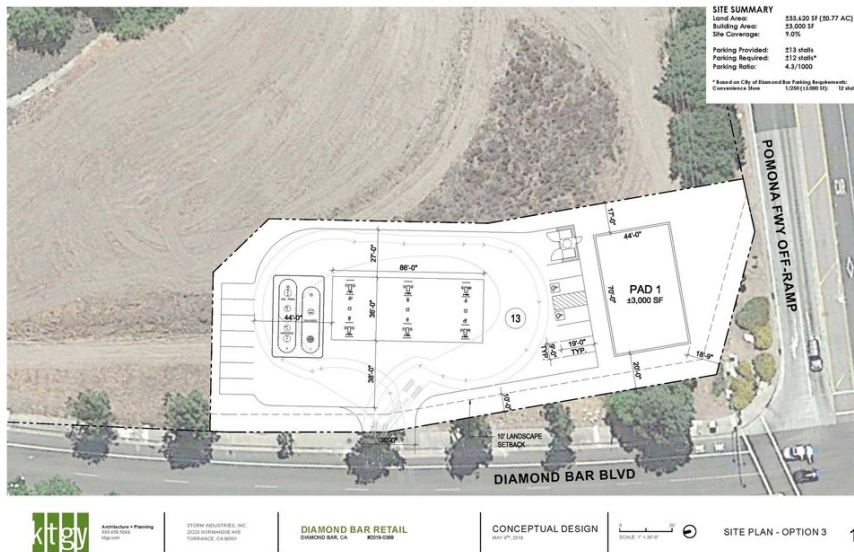
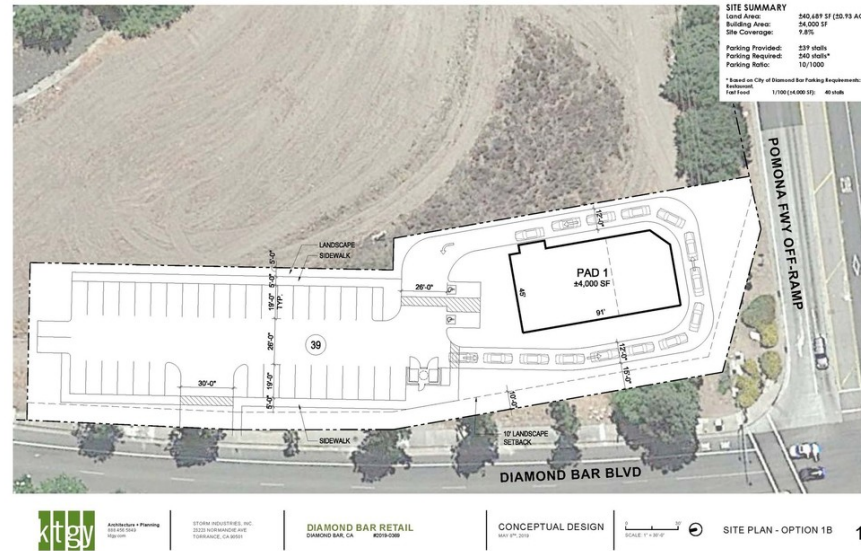
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## SITE PLANS

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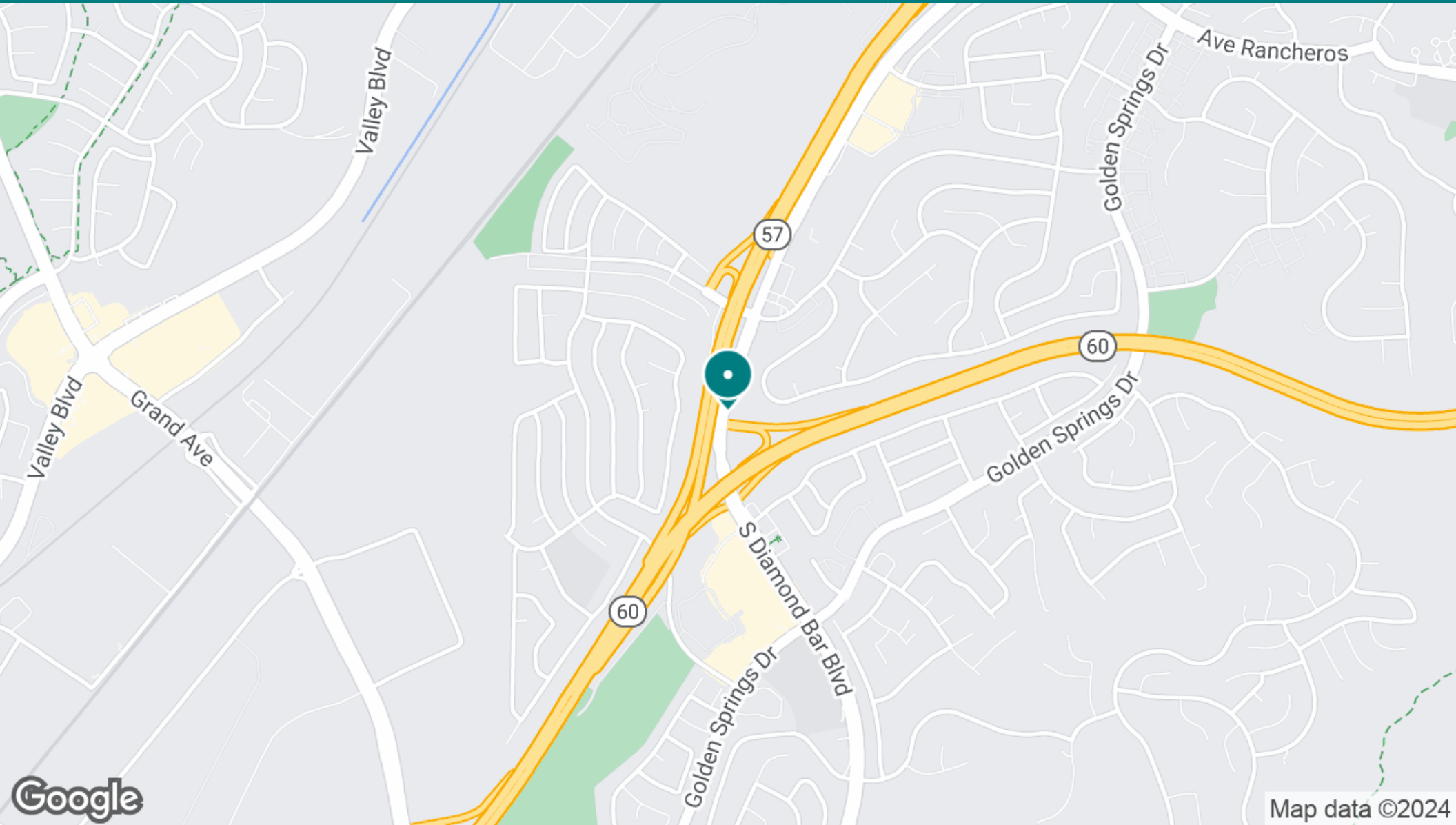
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## LOCATION MAP

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## DEMOGRAPHICS MAP &amp; REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,797	87,724	272,082
Average Age	43.8	41.6	39.8
Average Age (Male)	40.4	39.6	38.1
Average Age (Female)	46.1	42.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,327	27,013	82,000
# of Persons per HH	2.9	3.2	3.3
Average HH Income	\$104,022	\$108,180	\$102,559
Average House Value	\$687,120	\$654,365	\$608,878
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.4%	31.5%	43.5%
RACE	1 MILE	3 MILES	5 MILES
% White	37.1%	29.6%	33.3%
% Black	5.8%	4.9%	4.2%
% Asian	40.9%	44.6%	35.4%
% Hawaiian	0.0%	0.2%	0.1%
% American Indian	0.7%	0.8%	1.4%
% Other	7.7%	13.3%	19.2%

*\* Demographic data derived from 2020 ACS - US Census*

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