

OPEN RETAIL/RESTAURANT OPPORTUNITY

TOWNE CENTRE VILLAGE
DIAMOND BAR, CA



Space Available (approx.)

2,065 SF

Contact

Scott Oatman
Newport Bay Management
E: newportbayoffice@gmail.com
C: (949) 646-5055



1223 South Diamond Bar Blvd, Diamond Bar, CA

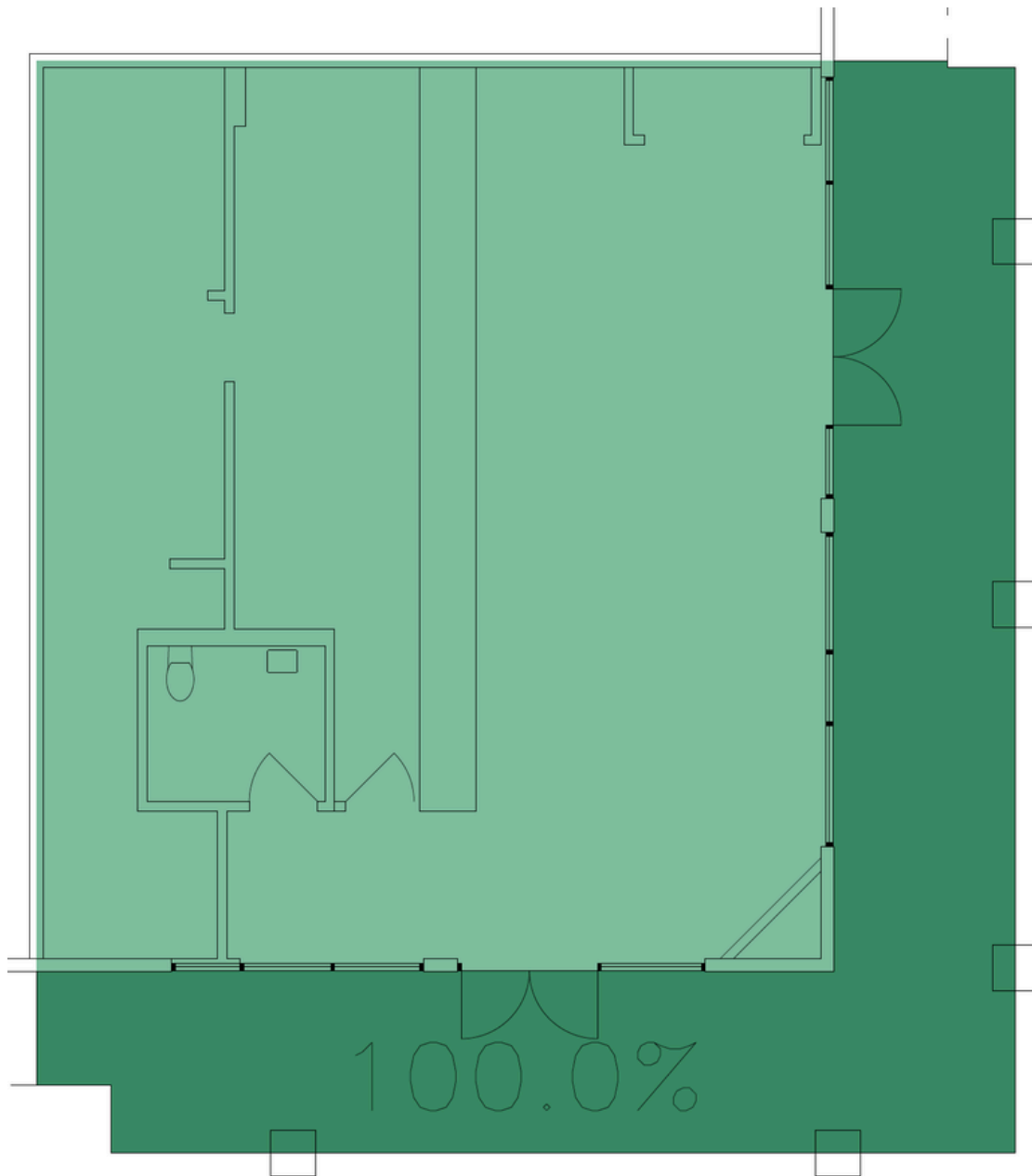
PROPERTY HIGHLIGHTS

- Well-established retail center anchored by Albertsons
- Other Prominent Tenants include: See's Candies, Round Table Pizza, US Bank, AT&T
- EV Charging stations coming soon.
- Restaurant and retail opportunities coming available in early 2026 ranging from 700 to 4,500 sf, with some potential for combination of smaller adjacent units

OPPORTUNITY

- Square Footage: 2,065 sq ft
 - 1,407 inside
 - 658 outside (combo enclosed terrace and covered space for tables and chairs)
- Asking Rate: \$3.50/sf
- Lease Type: NNN
- Unit Description: Center unit in vibrant community retail shopping center. Space is currently built out as ice cream parlor. Dual frontage endcap with high visibility

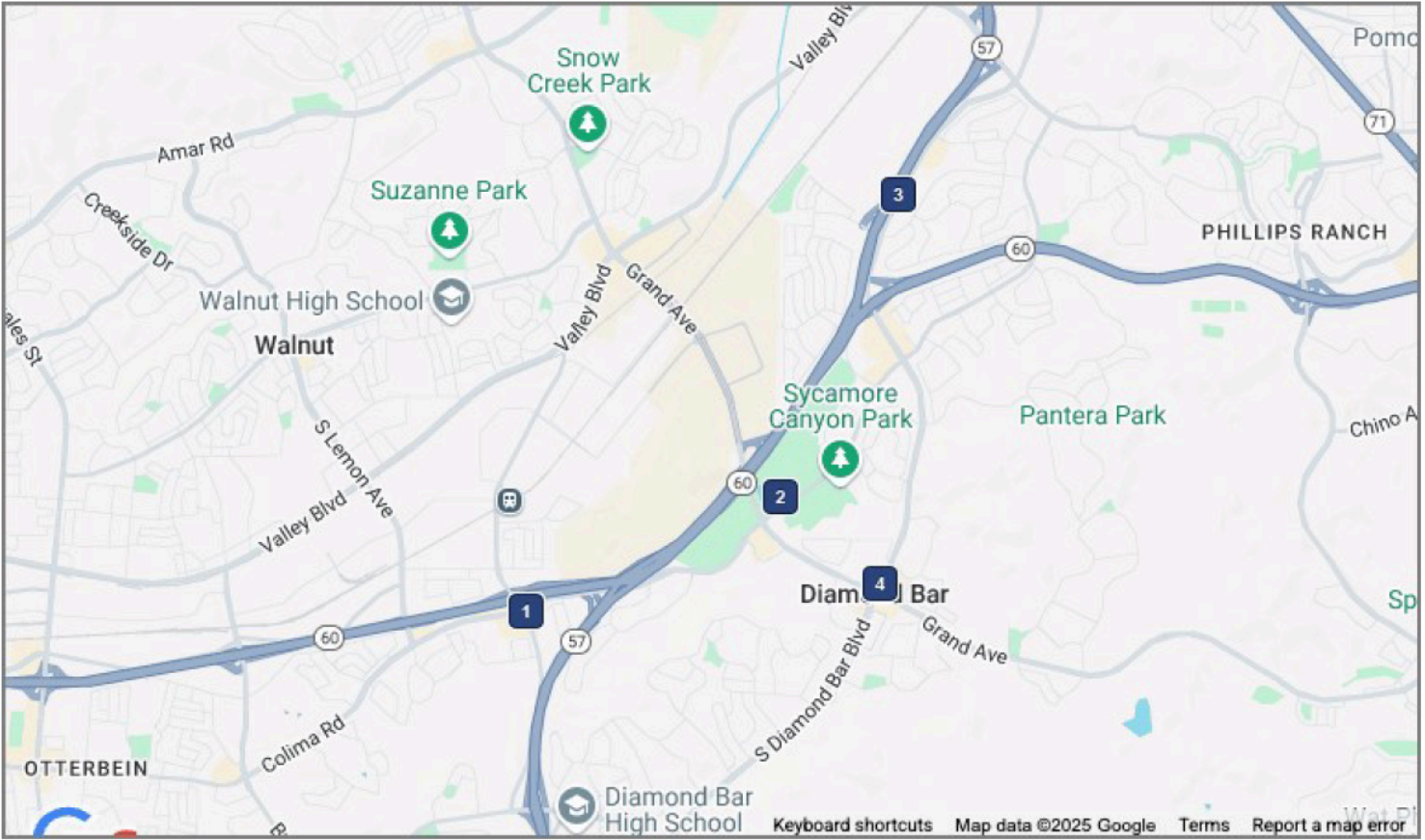




UNIT HIGHLIGHTS & FLOOR PLAN

- Remodeled in 2023
- Built out as ice cream parlor
- High ceilings and panorama window visibility
- Private restrooms
- Tenant controlled HVAC systems
- Outdoor, patio seating opportunity
- Currently no grease trap or hood
- Square Footage: 2,065 sq ft
 - 1,407 inside
 - 658 outside (combo enclosed terrace and covered space for tables and chairs)
 - 1,400 SF of neighboring units could be available for expansion

NEARBY COMPS

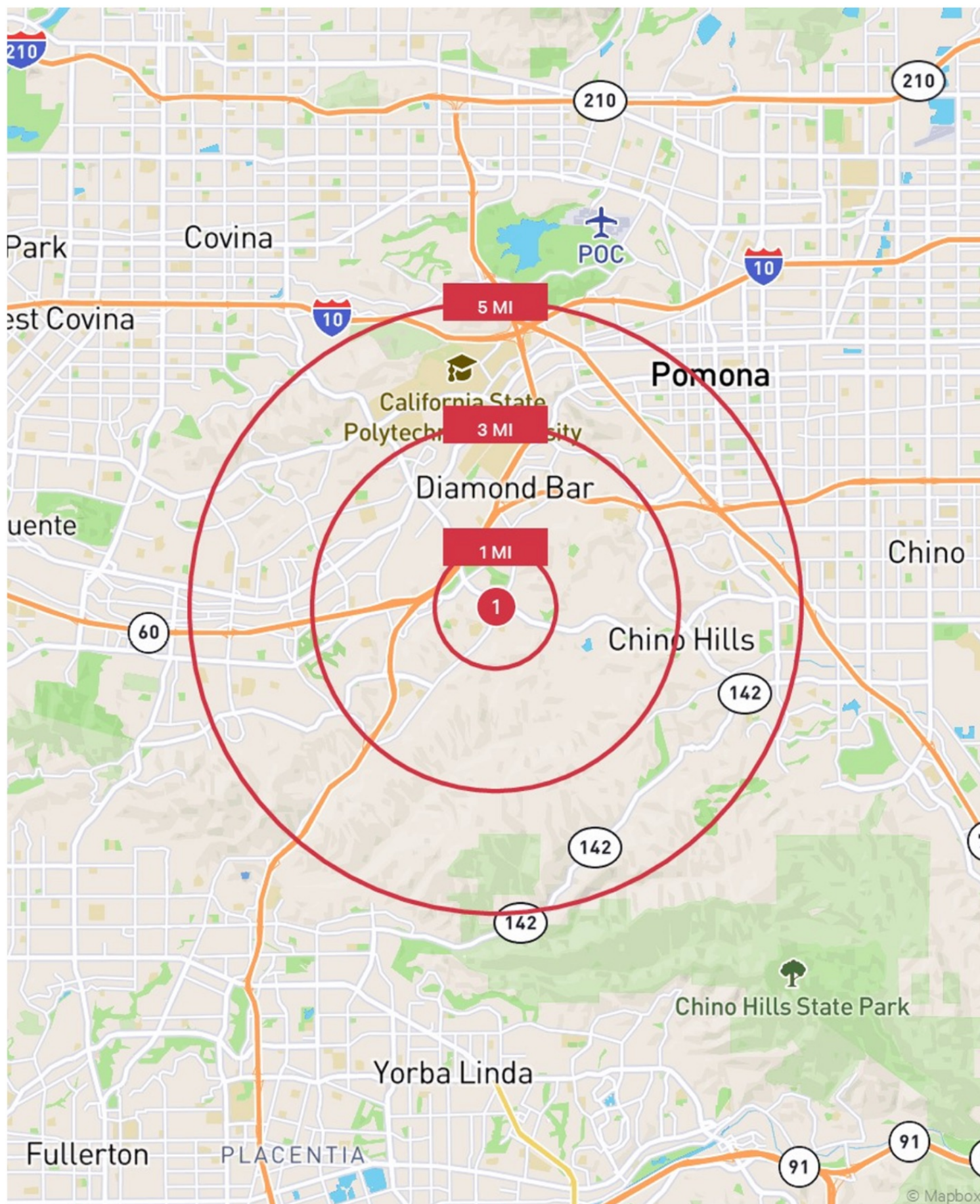


	Property Address	Property Type	Property Sub-type	Total Space	Rental Rate	Space Count
1	1101-1123 S Brea Canyon Rd	Retail	Community Center	1,450-1,819sf	\$2.95/sf/mo	7
2	22640 Golden Springs Dr	Retail	Retail Center	1,487sf	\$2.75/sf/mo	1
3	560-588 N Diamond Bar Blvd	Retail/ Restaurant	Storefront Retail	1,022sf	\$3.50/sf/mo	3
4	1200-1220 S Diamond Bar Blvd	Retail / Office	Neighborhood Center	832-1,876sf	\$2.75-2.90/sf/mo	3

RESTAURANT SPACE

- Very limited availability in DB
- Comps at \$3.50/sf/mo in small center
- Retail sites in smaller, below average centers see averages around \$3/sf/mo

DIAMOND BAR DEMOGRAPHICS



DIAMOND BAR DEMOGRAPHICS



RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2024 Population	12,191	66,899	220,767
White	1,845 15.1%	11,280 16.9%	38,655 17.5%
Black or African American	385 3.2%	2,206 3.3%	7,762 3.5%
Asian	8,159 66.9%	40,434 60.4%	98,690 44.7%
American Indian or Alaska Native	49 0.4%	370 0.6%	2,509 1.1%
Pacific Islander	23 0.2%	105 0.2%	367 0.2%
Other Race	696 5.7%	5,411 8.1%	43,103 19.5%
Two or More Races	1,033 8.5%	7,094 10.6%	29,680 13.4%



EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	8,965	49,959	157,469
Less than 9th Grade	263 2.9%	1,767 3.5%	11,595 7.4%
9-12th Grade - No Diploma	260 2.9%	1,282 2.6%	8,062 5.1%
High School Diploma	1,003 11.2%	5,807 11.6%	27,772 17.6%
GED or Alternative Credential	165 1.8%	1,081 2.2%	2,842 1.8%
Some College - No Degree	1,391 15.5%	7,106 14.2%	24,079 15.3%
Associate's Degree	593 6.6%	4,773 9.6%	14,217 9.0%
Bachelor's Degree	3,277 36.6%	18,229 36.5%	46,674 29.6%
Graduate or Professional Degree	2,013 22.5%	9,914 19.8%	22,228 14.1%



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	4,250	22,497	68,323
2029 Households - Five Year Projection	4,201	22,270	68,210
2020 Households - Census	4,329	22,892	68,881
2010 Households - Census	4,326	22,469	66,417
2020-2024 Compound Annual Household Growth Rate	-0.43%	-0.41%	-0.19%
2024-2029 Annual Household Growth Rate	-0.23%	-0.20%	-0.03%
2024 Average Household Size	2.85	2.96	3.17



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 Households	4,250	22,497	68,323
Under \$15,000	202 4.8%	1,250 5.6%	4,211 6.2%
\$15,000-\$24,999	182 4.3%	848 3.8%	2,762 4.0%
\$25,000-\$34,999	223 5.3%	1,015 4.5%	3,148 4.6%
\$35,000-\$49,999	379 8.9%	1,205 5.4%	4,699 6.9%
\$50,000-\$74,999	610 14.4%	2,523 11.2%	8,831 12.9%
\$75,000-\$99,999	486 11.4%	2,300 10.2%	8,793 12.9%
\$100,000-\$149,999	782 18.4%	4,420 19.7%	13,281 19.4%
\$150,000-\$199,999	540 12.7%	3,281 14.6%	9,308 13.6%
\$200,000 and Over	847 19.9%	5,655 25.1%	13,290 19.5%
2024 Average Household Income	\$135,713	\$155,254	\$137,666
2029 Average Household Income	\$158,930	\$180,416	\$160,545
2024 Median Household Income	\$101,854	\$118,918	\$104,396
2029 Median Household Income	\$116,956	\$141,051	\$119,896
2024 Per Capita Income	\$47,663	\$52,019	\$42,600
2029 Per Capita Income	\$57,405	\$62,227	\$51,016

DIAMOND BAR DEMOGRAPHICS

PLACE OF WORK		1 MILE		3 MILES		5 MILES	
2024 Businesses		743		4,660		10,317	
2024 Employees		4,550		29,437		73,795	
POPULATION							
2024 Population - Current Year Estimate		12,191		66,899		220,767	
2029 Population - Five Year Projection		11,710		64,319		214,579	
2020 Population - Census		12,683		69,701		228,837	
2010 Population - Census		12,816		70,565		231,547	
2020-2024 Annual Population Growth Rate		-0.93%		-0.96%		-0.84%	
2024-2029 Annual Population Growth Rate		-0.80%		-0.78%		-0.57%	
AGE							
2024 Population		12,191		66,899		220,767	
Age 0-4		489	4.0%	2,548	3.8%	9,579	4.3%
Age 5-9		558	4.6%	3,001	4.5%	10,689	4.8%
Age 10-14		656	5.4%	3,395	5.1%	11,901	5.4%
Age 15-19		713	5.8%	3,725	5.6%	15,238	6.9%
Age 20-24		812	6.7%	4,270	6.4%	15,890	7.2%
Age 25-29		790	6.5%	4,481	6.7%	15,813	7.2%
Age 30-34		779	6.4%	4,325	6.5%	15,066	6.8%
Age 35-39		774	6.3%	4,017	6.0%	13,711	6.2%
Age 40-44		817	6.7%	4,218	6.3%	13,930	6.3%
Age 45-49		827	6.8%	4,200	6.3%	13,513	6.1%
Age 50-54		989	8.1%	4,784	7.2%	15,048	6.8%
Age 55-59		871	7.1%	4,817	7.2%	14,603	6.6%
Age 60-64		785	6.4%	4,888	7.3%	15,154	6.9%
Age 65-69		767	6.3%	4,695	7.0%	13,781	6.2%
Age 70-74		590	4.8%	3,825	5.7%	10,899	4.9%
Age 75-79		482	4.0%	2,846	4.3%	7,749	3.5%
Age 80-84		274	2.2%	1,533	2.3%	4,334	2.0%
Age 85 and Older		219	1.8%	1,331	2.0%	3,868	1.8%
2024 Median Age		43.2		44.4		40.9	
GENERATIONS							
2024 Population		12,191		66,899		220,767	
Generation Alpha (Born 2017 or Later)		832	6.8%	4,341	6.5%	15,906	7.2%
Generation Z (Born 1999-2016)		2,552	20.9%	13,476	20.1%	50,626	22.9%
Millennials (Born 1981-1998)		2,835	23.3%	15,313	22.9%	52,519	23.8%
Generation X (Born 1965-1980)		2,854	23.4%	14,650	21.9%	45,932	20.8%
Baby Boomers (Born 1946-1964)		2,545	20.9%	15,792	23.6%	46,304	21.0%
Greatest Generations (Born 1945 or Earlier)		573	4.7%	3,327	5.0%	9,480	4.3%

DIAMOND BAR DEMOGRAPHICS

ASIAN ORIGIN

Asian Population by Origin

	1 MILE		3 MILES		5 MILES	
Asian Population by Origin	7,972		31,382		81,713	
Chinese, except Taiwanese	3,485	43.7%	15,747	50.2%	41,075	50.3%
Hmong	0	0.0%	0	0.0%	30	0.0%
Japanese	80	1.0%	909	2.9%	1,961	2.4%
Korean	1,700	21.3%	4,648	14.8%	8,842	10.8%
Mongolian	0	0.0%	0	0.0%	0	0.0%
Okinawan	0	0.0%	0	0.0%	0	0.0%
Taiwanese	750	9.4%	1,966	6.3%	4,543	5.6%
Other East Asian	0	0.0%	0	0.0%	0	0.0%
Burmese	60	0.8%	216	0.7%	308	0.4%
Burmese	60	0.8%	216	0.7%	308	0.4%
Cambodian	0	0.0%	37	0.1%	472	0.6%
Filipino	759	9.5%	3,576	11.4%	13,019	15.9%
Indonesian	93	1.2%	162	0.5%	709	0.9%
Laotian	0	0.0%	3	0.0%	71	0.1%
Malaysian	0	0.0%	7	0.0%	108	0.1%
Mien	0	0.0%	0	0.0%	0	0.0%
Singaporean	0	0.0%	0	0.0%	6	0.0%
Thai	13	0.2%	173	0.6%	499	0.6%
Vietnamese	207	2.6%	702	2.2%	2,912	3.6%
Other Southeast Asian	0	0.0%	0	0.0%	8	0.0%
Asian Indian	497	6.2%	1,863	5.9%	4,000	4.9%
Bangladeshi	68	0.9%	233	0.7%	264	0.3%
Bhutanese	0	0.0%	0	0.0%	0	0.0%
Nepalese	0	0.0%	0	0.0%	4	0.0%
Pakistani	41	0.5%	155	0.5%	372	0.5%
Sikh	0	0.0%	0	0.0%	0	0.0%
Sri Lankan	0	0.0%	5	0.0%	78	0.1%
Other South Asian	0	0.0%	0	0.0%	0	0.0%
Kazakh	0	0.0%	0	0.0%	0	0.0%
Uzbek	0	0.0%	0	0.0%	0	0.0%
Other Central Asian	0	0.0%	0	0.0%	0	0.0%
Other Asian, specified	0	0.0%	0	0.0%	0	0.0%
Other Asian, not specified	7	0.1%	10	0.0%	90	0.1%
Two or more Asian	212	2.7%	969	3.1%	2,342	2.9%