

525

GRAND AVE

DIAMOND BAR, CA

PRIME CORNER LOT AT
THE ON/OFF RAMP OF THE 60 FWY

Orphan Parcel Owned by
City of Commerce.
±1 Acre

3.93 Acre

3.93 ACRE (171,209 SF) LOT
AVAILABLE FOR SALE

Capital Markets | Investment Properties

CBRE

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GRAND AVE



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525

GRAND AVE



01

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

The Offering



Purchase Price
**Call for
Information**



Address
**525 Grand Avenue,
Diamond Bar, CA 91765-2232**



Lot Size
**3.93 AC
(171,209 SF)**



Land Use
Commercial Acreage



Traffic Counts
+346,709 CPD



APN
**8719-020-001: 91,607 SF of
Land (2.103 AC)
8719-020-008: 48,918 SF of
land (1.123 AC)
8719-020-009: 30,684 SF of
land (0.704 AC) [LA CO FCD]**

Investment Highlights



**Golf Course
Adjacent**



**Valuable Corner
Highway Location**



**Legacy Lot Located
in Diamond Bar**



PROPERTY OVERVIEW



Address
**525 Grand Avenue,
Diamond Bar, Ca 91765-2232**



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Vehicle Count
+346,709 CPD



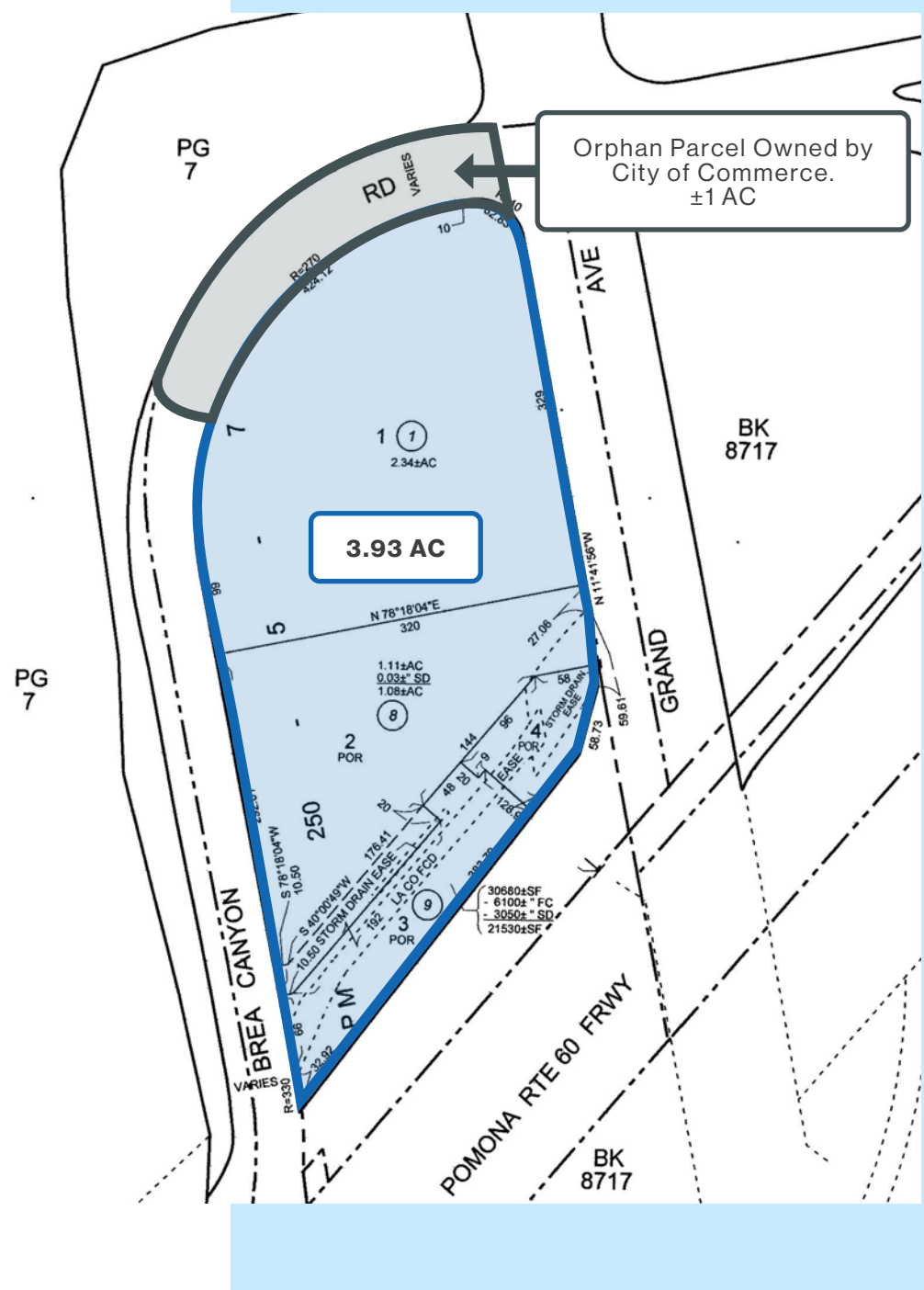
Lot Size
**171,209 SF
(3.93 Acres)**



Zone
**C-3
(Regional Commercial)**



Existing Lease
**Existing Lease in Place
Through 12/31/2028**



525
GRAND AVE



02

TENANT
OVERVIEW

Skanska USA Civil West
California District, Inc.

Lease Term	01/01/2025 - 12/31/2028
Use	Tenant shall use and occupy the Property throughout the Term as a construction yard and staging area and for no other purpose.
Lease Type	Gross Lease
Monthly Rent	\$10,000 per month, Gross, throughout the Lease term.
Annual Rental Income	\$120,000.00
Right to Terminate	Landlord has the right to terminate the lease at any time between 1/31/28 and 2/28/28 in which event the lease shall terminate 270 days following Tenant's receipt of the Termination Notice.
Utilities	No utilities service the Property currently.
Repairs & Maintenance	Tenant shall maintain the property in the condition in which it accepted the Property.
Tenant Overview	Skanska USA Civil West California District, Inc. is a division of Skanska USA, one of the largest construction and development firms in the world. The company specializes in major infrastructure projects, including highways, rail systems, and water treatment facilities. At 525 Grand Ave, Skanska uses the property as a construction yard and staging area to support ongoing regional projects. The tenant is backed by a financially strong international parent company, offering stability and reliability.



525
GRAND AVE



03

MARKET &
AREA
OVERVIEW

MARKET OVERVIEW

Nestled in the eastern part of Los Angeles County, Diamond Bar is a serene city known for its rolling hills and scenic mountain views. Located at the junction of the Pomona and Orange freeways, Diamond Bar offers a peaceful residential atmosphere with convenient access to urban amenities. The city features a variety of shopping centers, parks, and recreational facilities, making it an ideal place for families and individuals seeking a balanced lifestyle.



Average Home Value
\$1.0 Million – Up 6.3% Past Year (Zillow)



Ontario Airport Passengers
7 Million Per Year (2024) 27% More Than In 2019

Diamond Bar’s rich history dates to the 1840s, with the establishment of the Diamond Bar Ranch, one of the largest working cattle ranches in the western U.S. Today, the city is home to a diverse community of over 55,000 residents, with a majority Asian population. The city is also notable for having the first hydrogen fueling station in Southern California. Whether you’re exploring the local parks, enjoying the public golf course, or participating in community events, Diamond Bar offers a welcoming environment for both residents and visitors alike.

Biggest Employers

Business Name	Employees
Air Quality Management Dist	786
South Coast Aqmd	700
Travelers	401
Magan Medical Clinic Inc	300
Liferay Inc	201
Diamond Bar High School	200



Occupation		
2024 Employed Civilian Population 16+	973,983	
Management	90,683	9.3%
Business and Financial	42,136	4.3%
Computer and Mathematical	22,460	2.3%
Architecture and Engineering	13,699	1.4%
Life, Physical and Social Science	8,557	0.9%
Community and Social Service	17,959	1.8%
Legal	5,486	0.6%
Education, Training and Library	56,633	5.8%
Arts, Design and Entertainment, Sports and Media	14,522	1.5%
Healthcare Practitioner and Technical	58,065	6.0%
Healthcare Support	39,364	4.0%
Protective Service	26,835	2.8%
Food Preparation and Serving Related	53,277	5.5%
Building and Grounds Cleaning and Maintenance	33,074	3.4%
Personal Care and Service	24,816	2.5%
Sales and Related	85,253	8.8%
Office and Administrative Support	106,333	10.9%
Farming and Fishing and Forestry	2,585	0.3%
Construction and Extraction	57,125	5.9%
Installation, Maintenance and Repair	33,249	3.4%
Production	50,245	5.2%
Transportation and Material Moving	131,627	13.5%

Average Retail Asking Rents Commentary

Average asking rents in the submarket saw 2.8% average annual rent growth during the past five years, besting the 1.9% average annual gains witnessed across Greater L.A. More suburban, affordable locations in the L.A. metro have generally outperformed in recent years. These locations have typically lower availability rates and have been more insulated from lower inbound international tourists coming to L.A. compared to pre-pandemic.

Average Office Asking Rents & Commentary

Occupancies in the Eastern San Gabriel Valley (SGV) Submarket have held up better than almost any other submarket in Greater Los Angeles. Vacancy during the second quarter, 5.4%, remains far less than the market-wide average of 15.9%. The submarket witnessed net absorption of -37,000 SF during the past 12 months. During the past 12 months, rental rates witnessed gains of 2.2%. Average asking rents in the submarket, \$31.00/SF, are among the lowest rents in the L.A. metro due to its isolation from other major job centers, most notably on the Westside, which attract more high-profile tenants.

Industrial Commentary

East San Gabriel Valley is a convenient area in the transit corridor for logistics companies shipping imports from Southern California ports. Labor is abundant, and property values edge closer to those in the Inland Empire than those to the West, where housing, office, and retail are often the best land use. Despite its current downward trajectory, robust market rent growth leading into 2022 is still providing investors with opportunities to mark in-place rents on mid- and longer-term tenants up to market rates upon lease expiration.

Largest Diamond Bar Tenants

Tenant Name	SF Occupied	Floor	Space Use	Moved In
South Coast Air Quality Management District	367,309	1–6	Office	Mar 2006
Niagara Bottling	132,457	1–3	Office	Oct 2018
Target	130,676	1	Retail	Oct 2006
CubeSmart	129,179	1	Retail	Jan 2012
Calvary Chapel Golden Springs	85,000	1–2	Office	Mar 1993
Travelers	71,391	1–3	Office	Nov 1999
Liferay	54,951	1–2	Office	Sep 2011


Largest Industrial Tenants (50k+)
Within a 1Mi Radius of the Property

WILLIAMS SONOMA
Williams-Sonoma
21508-21662 Baker Pky
1,180,000 SF Occupied

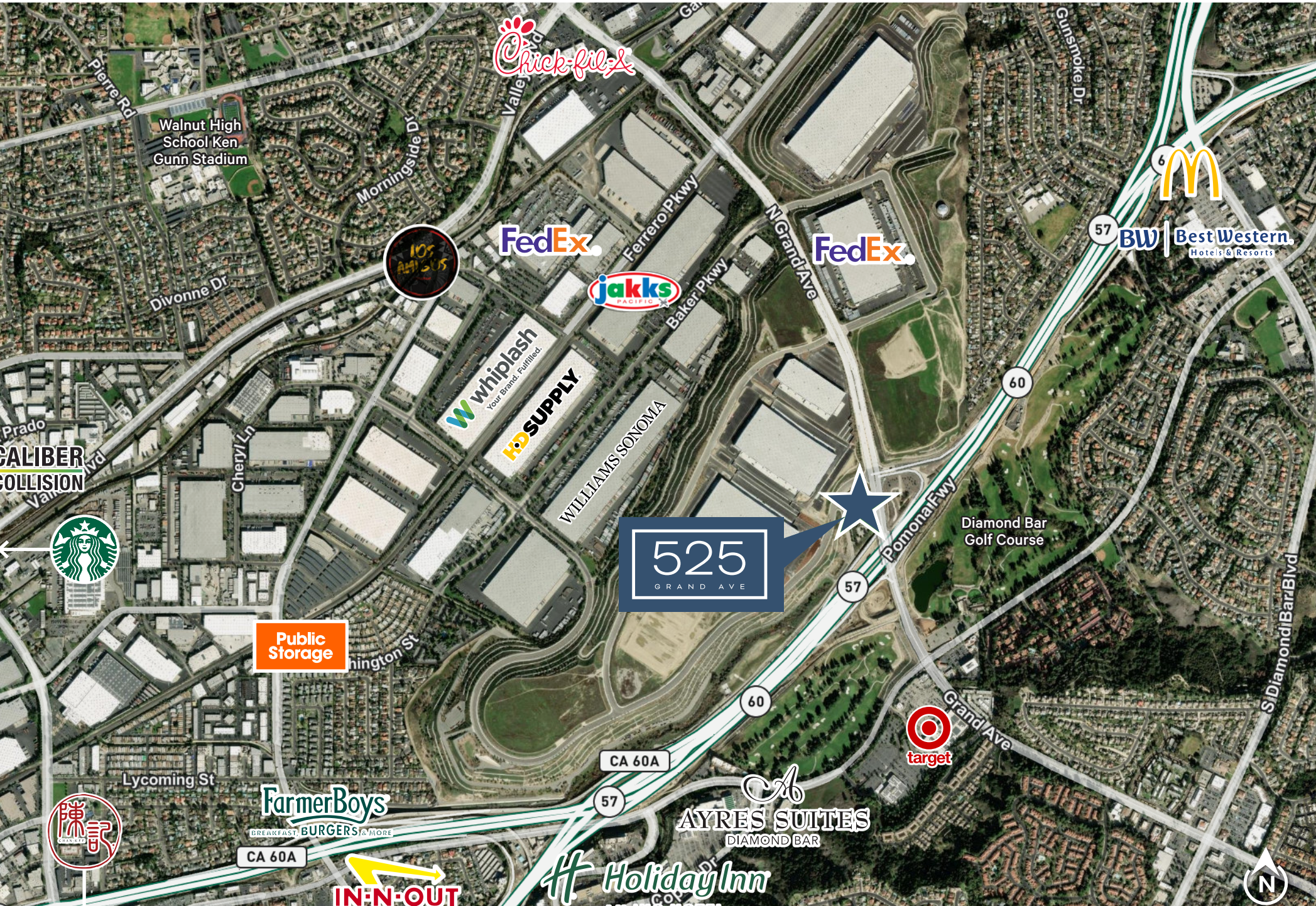

Ryder
21921-21931 Industry Way
1,000,720 SF Occupied


Jakks Pacific, Inc
21733-21749 Baker Pky
799,910 SF Occupied

WHIPLASH
Whiplash
108-288 S Mayo Ave
775,000 SF Occupied


HD Supply
21535-21651 Baker Pky
650,025 SF Occupied





SNAPSHOT: DIAMOND BAR

Diamond Bar, CA

Set against a scenic mountain backdrop on almost 15 square miles of rolling hills and valleys in the East San Gabriel Valley region, the City of Diamond Bar is a predominantly middle-to upper-class community that is home to 59,000 residents. Among the amenities that contribute to the high quality of life that is valued by residents are the family-friendly atmosphere; the wellmaintained parks, trails and roads; top-rated school districts; and the public safety services which contribute to keeping the City among the top safest communities in the region.

Economy

- › Diamond Bar is mostly residential in character, with a stock of approximately 18,500 homes which are 80% owner-occupied and 71% single family homes, and 1,600 businesses of retail, commercial or light industrial-nature.
- › 48% of residents hold a bachelor's degree or higher, compared with only 33% nationally.
- › \$143,058 average household income
- › \$919,312 average house price

Education

- › 130 colleges and universities within 50 miles; 1,053,943 total students
- › California State Polytechnic University Pomona - Located 3.6 miles away in Pomona; 27,503 total student enrollment

Tourism

Diamond Bar's central location makes it the perfect place to live, work and play. The City and the Southern California region offers many different attractions for your entertainment.

- › Diamond Bar Golf Course - The County of Los Angeles operates and maintains the Diamond Bar Public Golf Course and range located at 22751 E. Golden Springs Drive.
- › T.H. Pendergast Museum - It is the mission of the T.H. Pendergast California Parole Museum to collect and organize artifacts that document the history of parole in California.



Weather

Sunny Days
281

Average High
76

Average Low
51

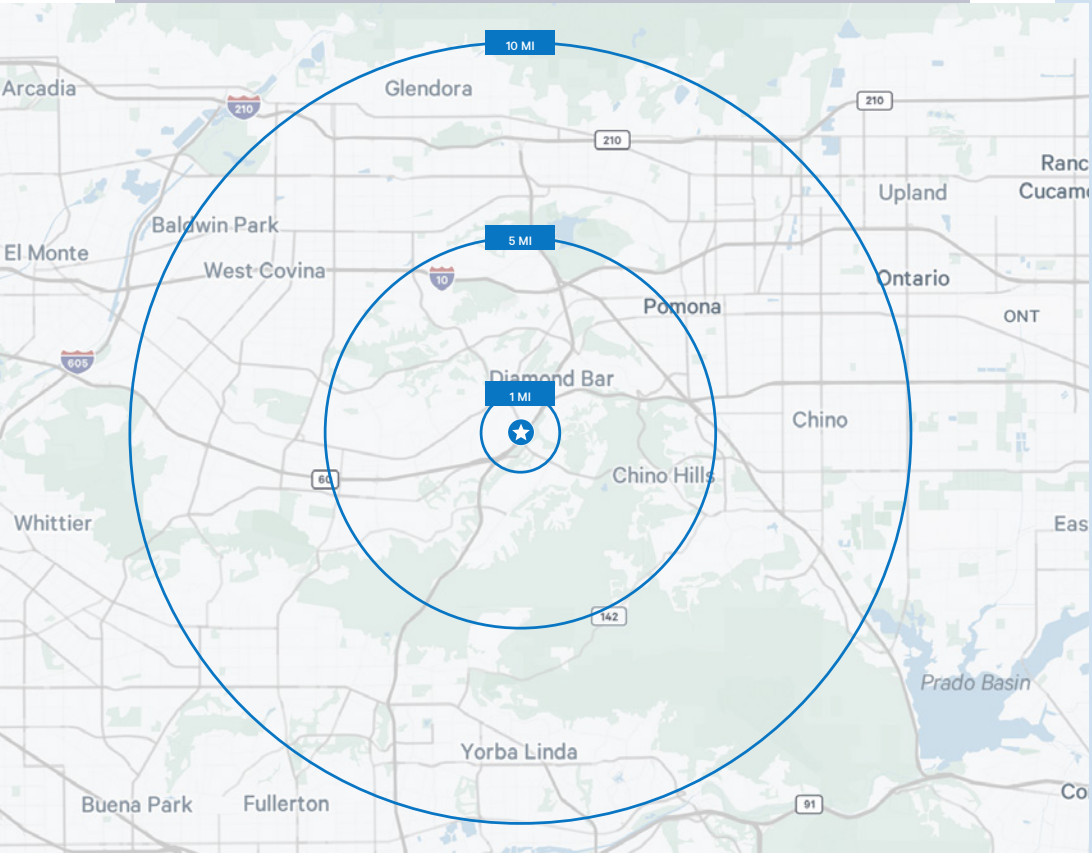
Diamond Bar Fact Files

48.0%
Residents with Bachelor's and Above

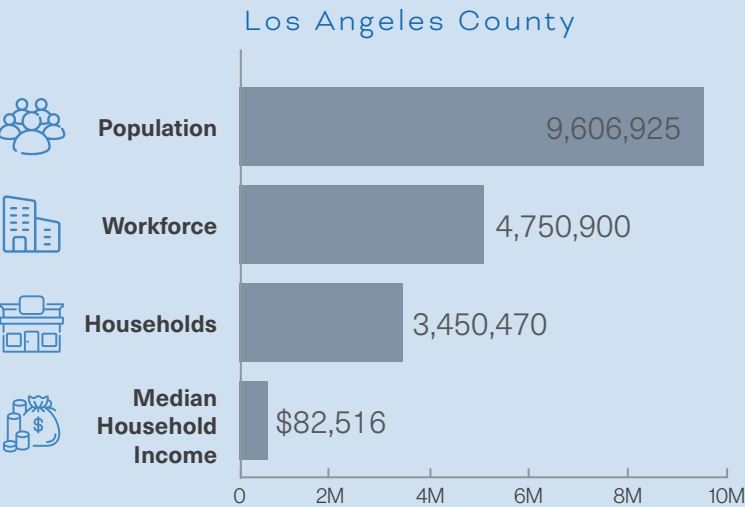
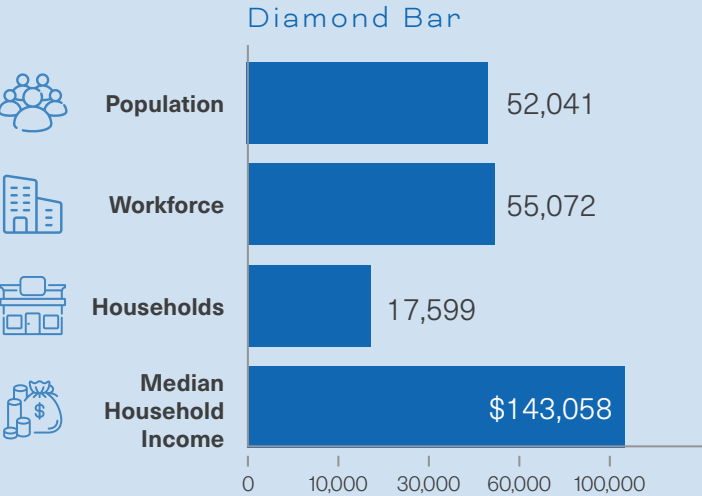
\$40.4 billion
Visitor Spending in Orange County

5.4%
Unemployment Rate

34.9 min
Average Commute



Demographics





Demographic Comprehensive			1 Mile		3 Miles		5 Miles	
Population								
2024 Population - Current Year Estimate			7,495		77,707		242,010	
2020-2024 Annual Population Growth Rate			-0.95%		-0.93%		-0.86%	
2024 Median Age			42.30		42.70		40.90	
Generations								
2024 Population			7,495		77,707		242,010	
Generation Alpha (Born 2017 or Later)			541	7.2%	4,917	6.3%	17,530	7.2%
Generation Z (Born 1999-2016)			1,439	19.2%	17,928	23.1%	55,101	22.8%
Millennials (Born 1981-1998)			1,956	26.1%	17,220	22.2%	57,947	23.9%
Generation X (Born 1965-1980)			1,734	23.1%	16,287	21.0%	50,005	20.7%
Baby Boomers (Born 1946-1964)			1,475	19.7%	17,594	22.6%	50,556	20.9%
Greatest Generations (Born 1945 or Earlier)			349	4.7%	3,760	4.8%	10,871	4.5%
Race and Ethnicity								
2024 Population			7,495		77,707		242,010	
White			1,311	17.5%	13,323	17.1%	40,969	16.9%
Black or African American			283	3.8%	2,551	3.3%	8,292	3.4%
Asian			4,331	57.8%	44,880	57.8%	106,517	44.0%
American Indian or Alaska Native			62	0.8%	447	0.6%	2,982	1.2%
Pacific Islander			18	0.2%	109	0.1%	418	0.2%
Other Race			641	8.6%	7,455	9.6%	49,935	20.6%
Two or More Races			848	11.3%	8,942	11.5%	32,897	13.6%
Education								
2024 Population 25 and Over			5,607		55,882		172,921	
Less than 9th Grade			94	1.7%	2,120	3.8%	13,385	7.7%
9-12th Grade - No Diploma			229	4.1%	1,601	2.9%	9,266	5.4%
High School Diploma			775	13.8%	7,470	13.4%	32,475	18.8%
GED or Alternative Credential			138	2.5%	1,253	2.2%	3,397	2.0%
Some College - No Degree			1,065	19.0%	7,863	14.1%	26,278	15.2%
Associate`s Degree			338	6.0%	5,154	9.2%	15,010	8.7%
Bachelor`s Degree			1,784	31.8%	20,148	36.1%	49,785	28.8%
Graduate or Professional Degree			1,184	21.1%	10,273	18.4%	23,325	13.5%
Households								
2024 Households - Current Year Estimate			2,769		24,751		74,504	
2029 Households - Five Year Projection			2,737		24,532		74,300	
2010 Households - Census			2,811		24,771		72,262	
2020 Households - Census			2,821	95.8%	25,144	96.6%	75,126	96.7%



DEMOGRAPHIC COMPREHENSIVE	1 MILE			3 MILES			5 MILES		
2020-2024 Compound Annual Household Growth Rate	-0.44%			-0.37%			-0.20%		
2024-2029 Annual Household Growth Rate	-0.23%			-0.18%			-0.05%		
2024 Average Household Size	2.70			3.01			3.19		
HOUSEHOLD INCOME									
2024 Average Household Income	\$128,097			\$151,464			\$136,215		
2029 Average Household Income	\$147,004			\$176,318			\$158,841		
2024 Per Capita Income	\$46,726			\$48,453			\$42,066		
2029 Per Capita Income	\$55,279			\$57,965			\$50,424		
HOUSING VALUE									
2024 Median Value of Owner Occ. Housing Units	\$832,155			\$903,796			\$838,609		
2024 Average Value of Owner Occ. Housing Units	\$856,285			\$992,667			\$899,833		
GENDER									
2024 Population	7,495			77,707			242,010		
Males	3,662	48.9%		38,495	49.5%		120,736	49.9%	
Females	3,833	51.1%		39,212	50.5%		121,274	50.1%	
MARITAL STATUS									
2024 Population 15+	6,449			67,645			206,757		
Never Married	2,277	35.3%		23,085	34.1%		75,378	36.5%	
Married	3,301	51.2%		37,134	54.9%		106,873	51.7%	
Widowed	289	4.5%		3,273	4.8%		10,542	5.1%	
Divorced	582	9.0%		4,153	6.1%		13,964	6.8%	
EMPLOYMENT STATUS									
2024 Civilian Population 16+ in Labor Force	3,848			39,445			122,492		
2024 Employed Civilian Population 16+	3,691	95.9%		37,649	95.4%		116,660	95.2%	
2024 Unemployed Population 16+	157	4.1%		1,796	4.6%		5,832	4.8%	
HOUSEHOLD SIZE									
2024 Average Household Size	2.70			3.01			3.19		
LANGUAGE									
2018-2022 Pop. 5+ by Language Spoken at Home	7,174			77,392			236,939		
Only English	3,015	42.0%		31,289	40.4%		85,469	36.1%	
Spanish	861	12.0%		8,999	11.6%		63,192	26.7%	
Other Indo-European Language	291	4.1%		3,168	4.1%		6,172	2.6%	
Asian-Pacific Island Language	2,897	40.4%		33,230	42.9%		80,126	33.8%	
Other Language	110	1.5%		706	0.9%		1,980	0.8%	

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