

525
GRAND AVE

DIAMOND BAR, CA

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

3.93 Acre

Orphan Parcel Owned by
City of Commerce.
±1 Acre

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

Capital Markets | Investment Properties

CBRE



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CONTENTS

01

EXECUTIVE SUMMARY

02

TENANT OVERVIEW

03

MARKET & AREA OVERVIEW

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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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(2.103 AC)
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Vehicle Count
+346,709 CPD



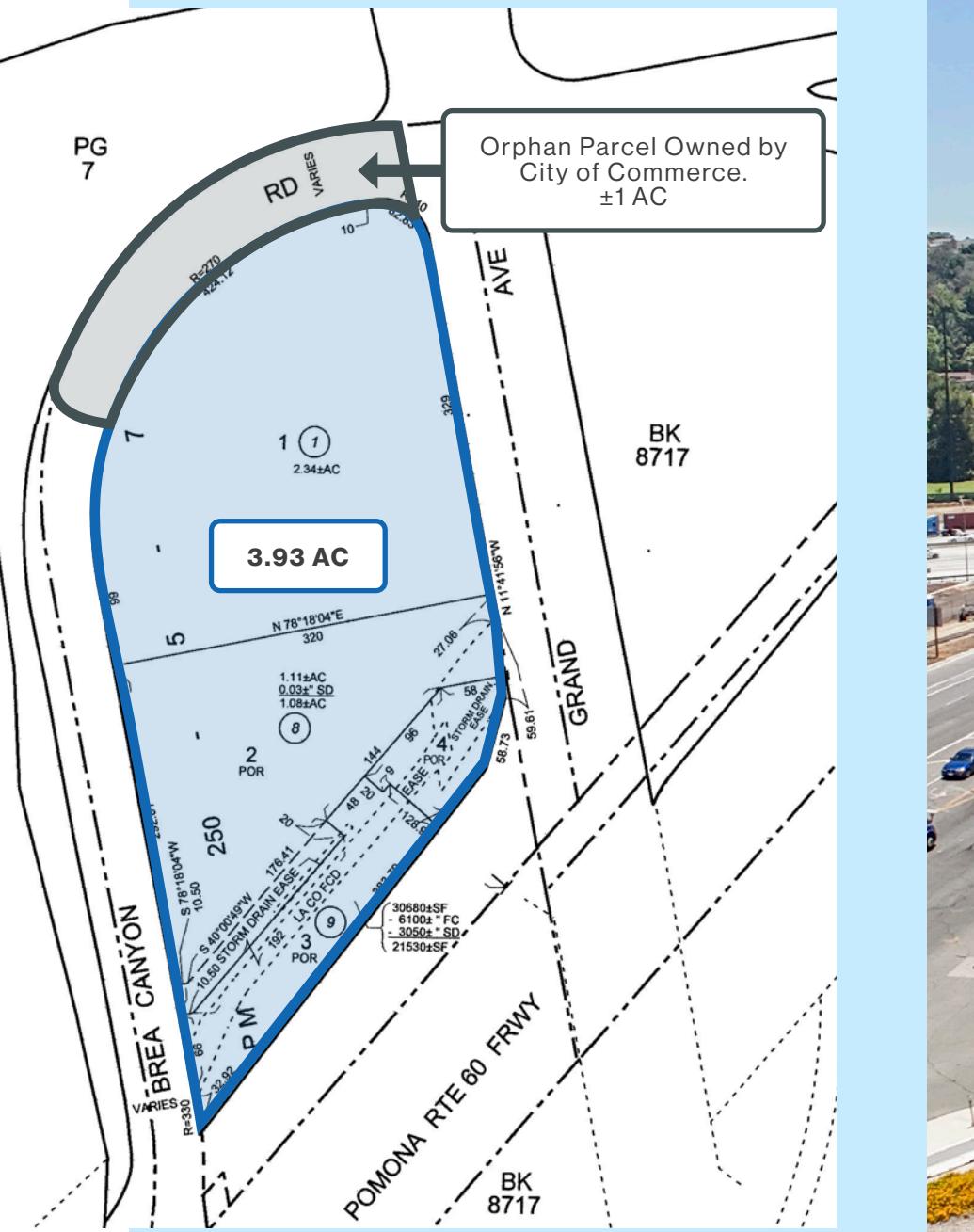
Lot Size
**171,209 SF
(3.93 Acres)**



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



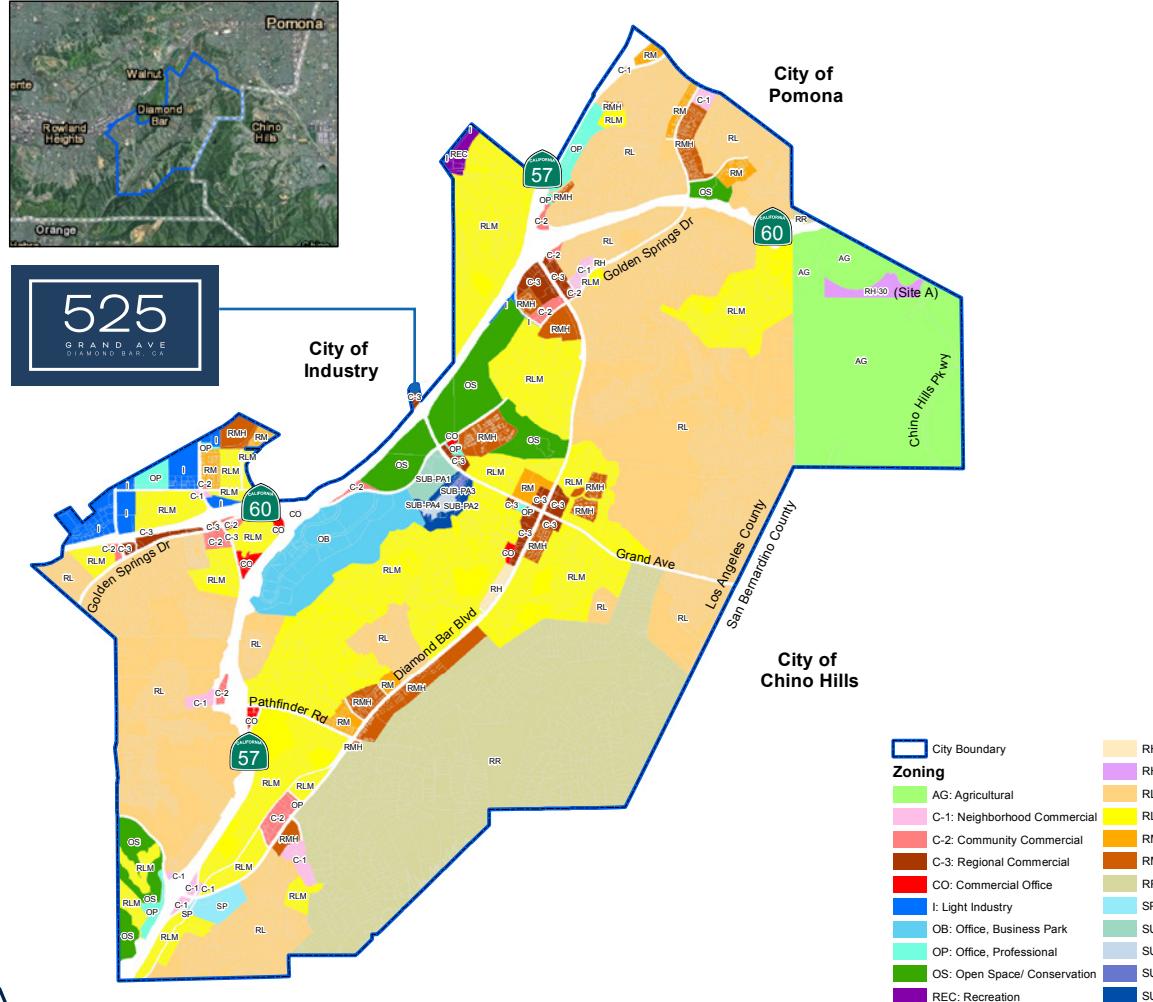
Existing Lease
**Existing Lease in Place
Through 12/31/2028**

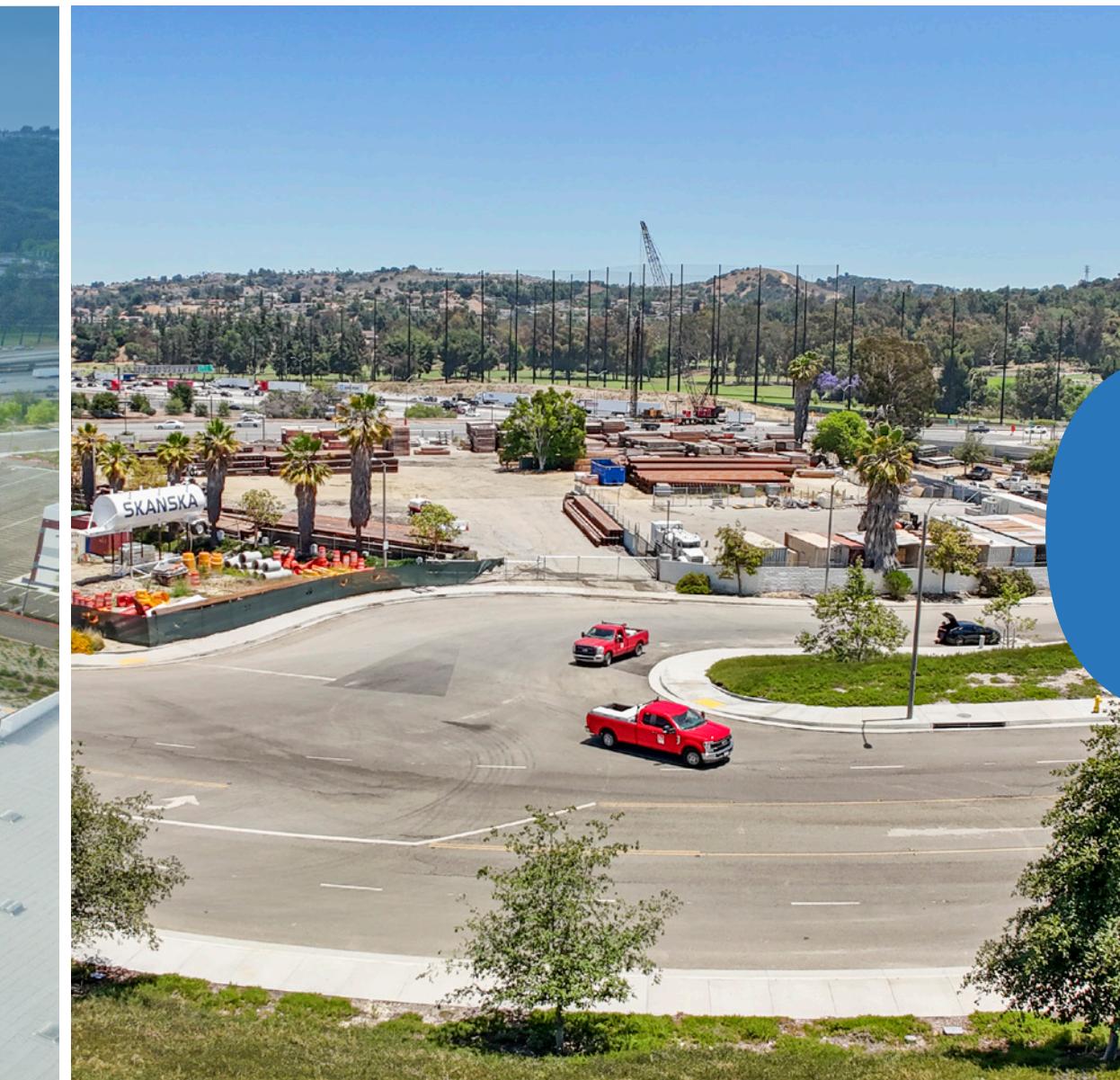


ZONING INFORMATION OVERVIEW

https://library.municode.com/ca/diamond_bar/codes/code_of_ordinances?nodeId=CICO_TIT22DECO_ARTIIZODIALLAUS_CH22.06ESZODIADZOMA_S22.06.020ZODIES

C-3 (regional commercial) district. The C-3 zoning district is applied to areas appropriate for large-scale commercial uses serving residents and businesses within the region. The allowable floor area ratio for nonresidential development shall be from 0.25 to [1.00](#). The C-3 zoning district is consistent with the general commercial land use category of the general plan.





02

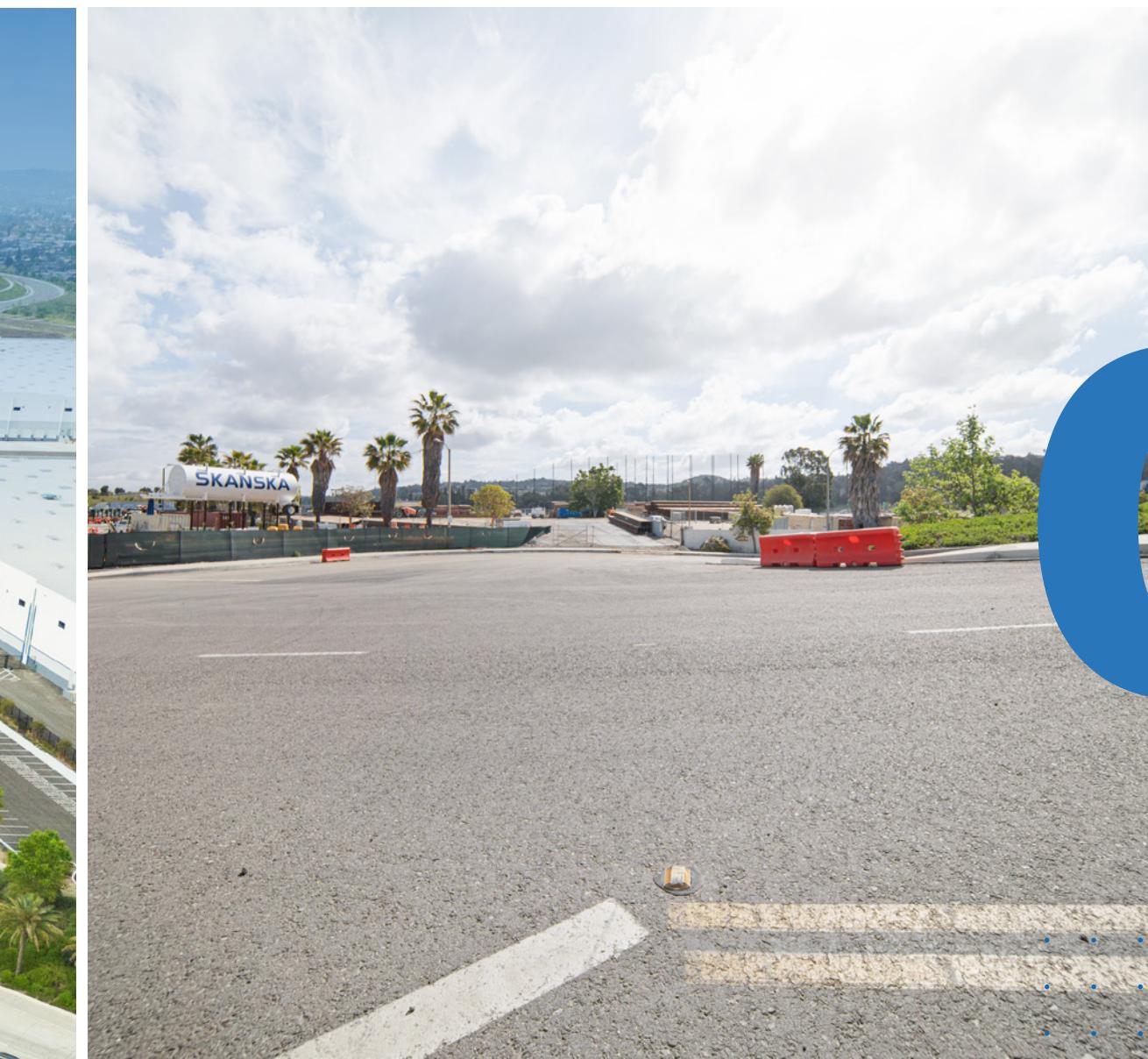
TENANT
OVERVIEW

SKANSKA

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.





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)**

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



 **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.

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. In 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 the 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 main 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 leases up to market rates upon lease expiration.

Largest Diamond Bar Tenants

Tenant Name	SF Occupied	Floor	Space Use	Move In
South Coast Air Quality Management District	367,309	1-6	Office	Mar 206
Niagara Bottling	132,457	1-3	Office	Oct 208
Target	130,676	1	Retail	Oct 206
CubeSmart	129,179	1	Retail	Jan 212
Calvary Chapel Golden Springs	85,000	1-2	Office	Mar 993
Travelers	71,391	1-3	Office	Nov 999
Liferay	54,951	1-2	Office	Sep 201

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 well-maintained 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.

City Diamond Bar

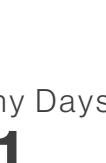


County Los Angeles County



Area San Gabriel Valley

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

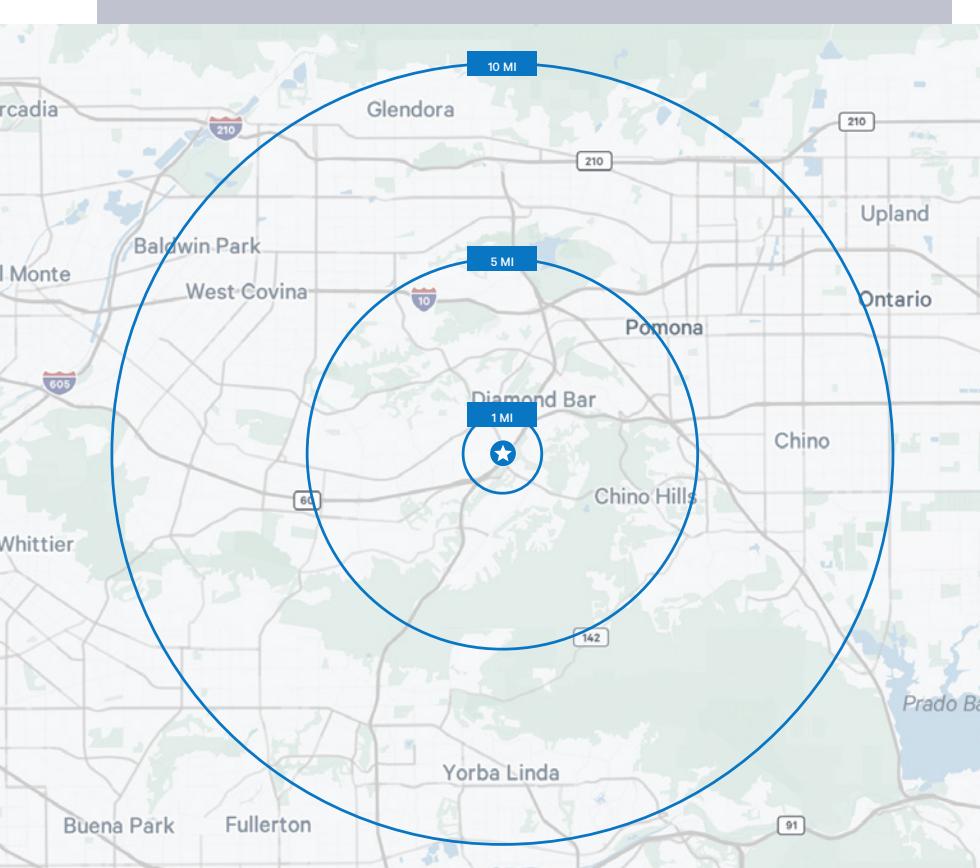
Visitor Spending in Orange County

5.4%

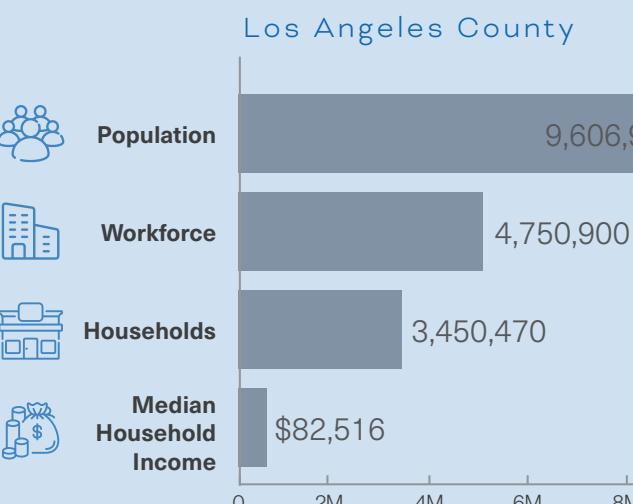
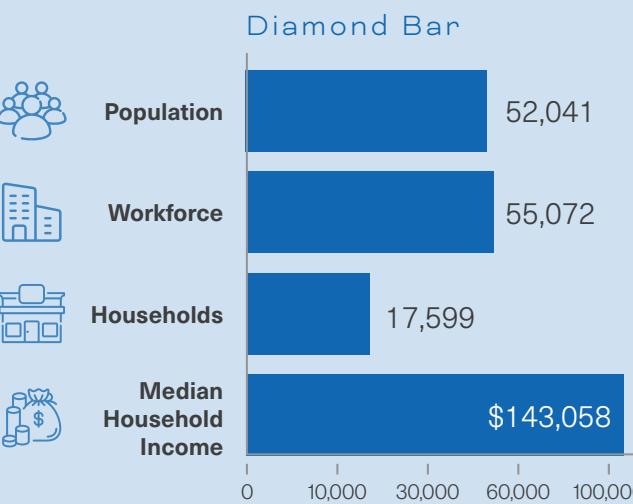
Unemployment Rate

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	3.9
HOUSEHOLD INCOME			
2024 Average Household Income	\$128,097	\$151,464	\$136,125
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	\$838,699
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	206,577
Never Married	2,277 35.3%	23,085 34.1%	75,373 36.5%
Married	3,301 51.2%	37,134 54.9%	106,833 51.7%
Widowed	289 4.5%	3,273 4.8%	10,542 5.6%
Divorced	582 9.0%	4,153 6.1%	13,944 6.8%
EMPLOYMENT STATUS			
2024 Civilian Population 16+ in Labor Force	3,848	39,445	122,422
2024 Employed Civilian Population 16+	3,691 95.9%	37,649 95.4%	116,600 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	3.9
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%	85,499 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%	6,722 2.6%
Asian-Pacific Island Language	2,897 40.4%	33,230 42.9%	80,216 33.8%
Other Language	110 1.5%	706 0.9%	1,980 0.8%

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

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

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