

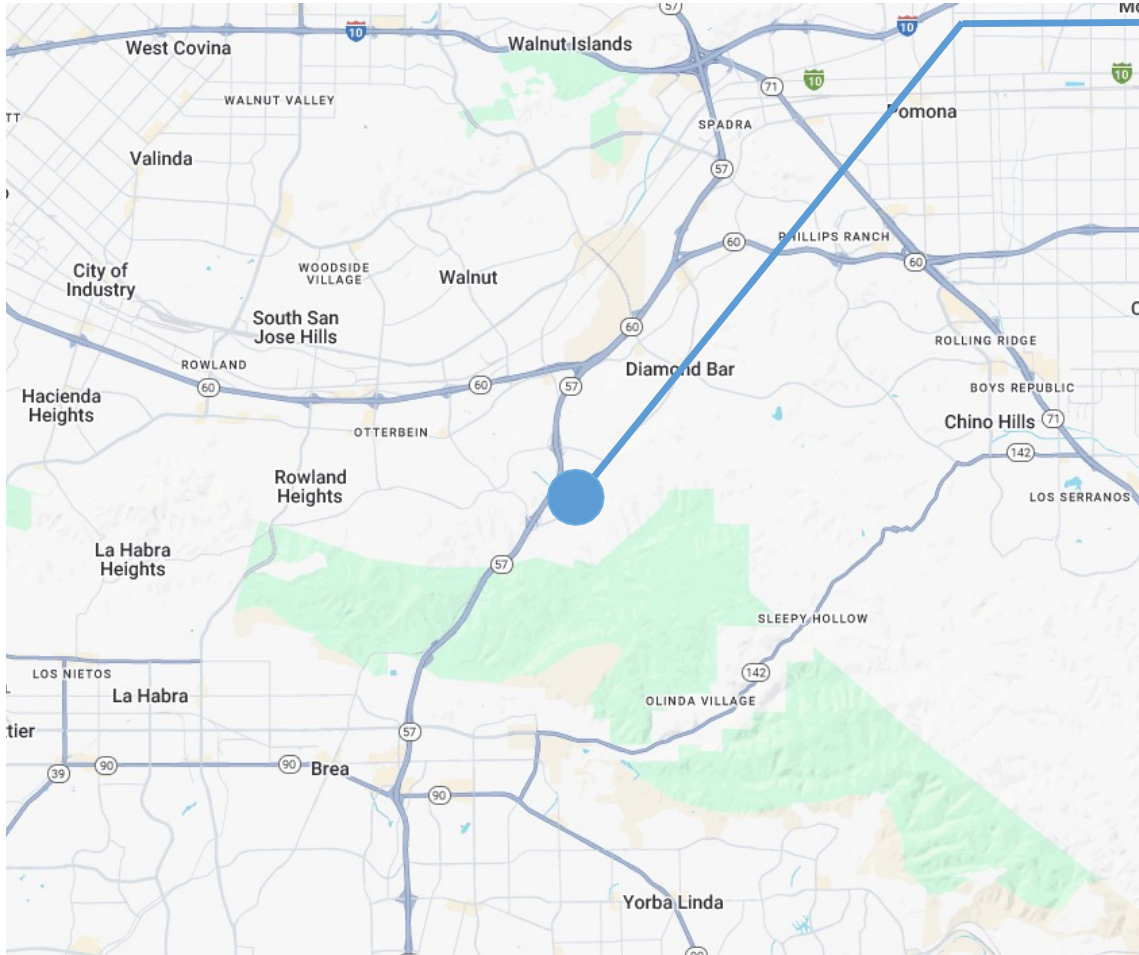
For Lease Diamond Hills Plaza

2825 South Diamond Bar Blvd
Diamond Bar, CA 91765



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Property Highlights:

- Easily accessible from CA-57 Fwy, which offers direct access to the 91 and 60 Fwys
- High performing Super H Mart anchors the center - dominant grocer in the trade area
- Tenants benefit from exposure to 3M visitors annually to the center, per Placer
- Less than 1 mile from Diamond Bar High School with 2,532 students

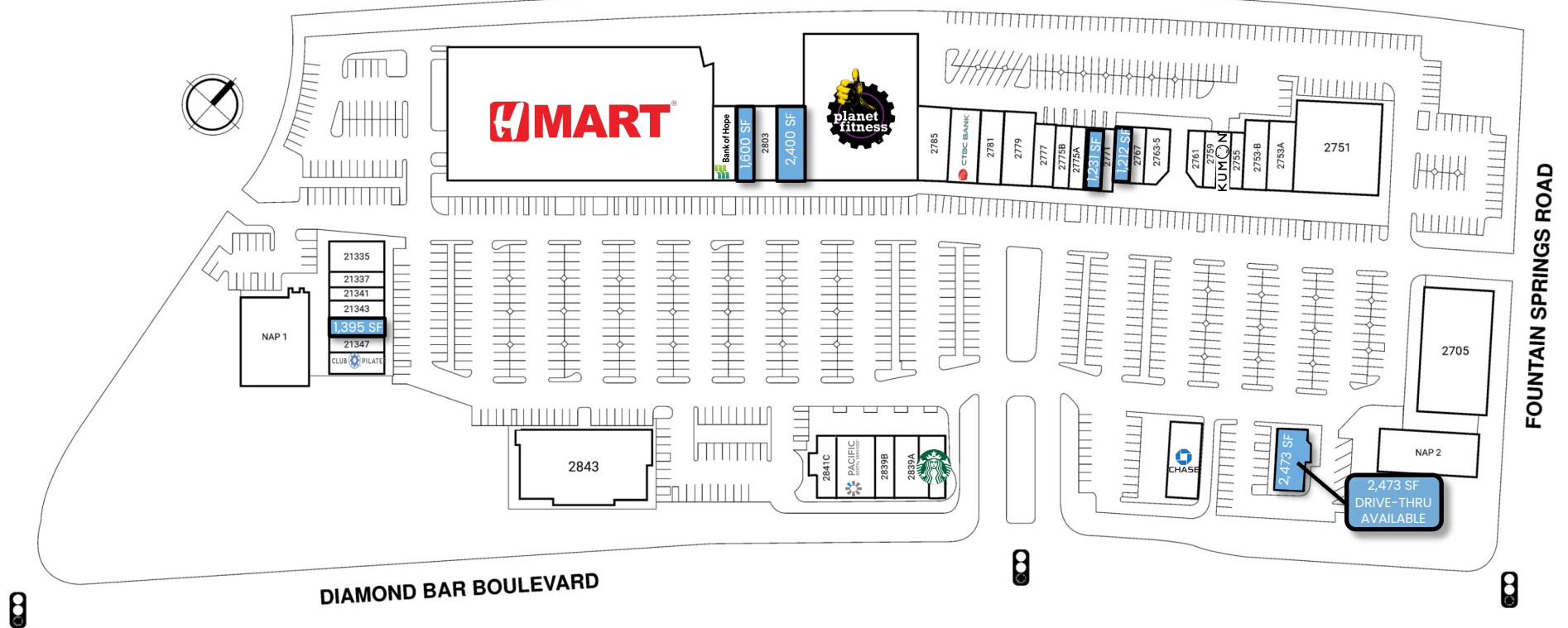
Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	10,864	53,387	199,363
Daytime Population	7,003	53,410	177,595
AHH Income	\$181,814	\$150,081	\$156,162

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CALIFORNIA STATE ROUTE 57



Suite	Tenant	GA(SF)	Suite	Tenant	GA(SF)	Suite	Tenant	GA(SF)
2709	AVAILABLE	2,473	2803	CHUAN POT	2,400	21349	CLUB PILATES	1,305
2801	AVAILABLE	2,400	2753A	FRED ASTARE DANCE STUDIO	2,280	2775B	RED PERSIMMONS SPA & SALON	1,214
2807	AVAILABLE	1,600	2753-B	BAIT	2,220	2775A	AT&T	1,214
2773	AVAILABLE	1,231	2839A	YOUNG DONG TOFU	2,205	2771	CUCKOO RENTAL	1,214
2769	AVAILABLE	1,212	2781	REVIVAL RX	2,195	21347	PIN SHEN HEALTH	1,194
2825	H-MART	45,000	2809	BBCN BANK	2,066	21343	CHEUNG INSURANCE	1,138
2797	PLANET FITNESS	21,440	21335	WORLD CHAMPION TAE KWON DO	2,016	21337	DIAMOND PHARMACY	1,126
2751	EPLEX	10,000	2777	PHO HANA	1,759	2761	TP TEA	1,112
2711	CHASE BANK	3,431	2837	STARBUCKS	1,754	21341	MASIL CLOTHING	910
2841AB	PACIFIC DENTAL SERVICES	3,038	2763-5	GOOD TIMES 101 CAFE	1,698	2767	RAW N DASH	907
2779	CURRY INDIA BISTRO	2,999	2839B	TASTY BOX BISTRO DIM SUM	1,408	2759	POCKIT	903
2785	CALIFORNIA LUXURY LIVING	2,920	21345	AVAILABLE	1,395	2757	KUMON MATH AND READING	900
2781-3	CTBC BANK	2,772	2841C	LEGEND HOT CHICKEN	1,373	2755	AMAZING BEAUTY SALON	900

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