

FOR LEASE

PRIME RESTAURANT RETAIL FOR LEASE



800-880 N Diamond Bar Blvd
Diamond Bar, CA 91765

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PROPERTY INFORMATION

ASKING RATE	Upon Request
TERMS	3+Years
AVAILABLE SUITES	Unit 880 - 7740 SF Unit 866 - 1250 SF
TOTAL BUILDING SF	±59,987
LOT SF	±5.36 acres
YEAR BUILT	1982
APN	8706-002-056



PROPERTY HIGHLIGHTS

- Mixed-Use retail and medical office center adjacent to the 57 Freeway
- Great frontage to and visibility from N Diamond Bar Blvd
- Restaurant pad opportunity, along with in-line space availability
- Remodeled with more upgrades planned in the near future
- Plenty of parking



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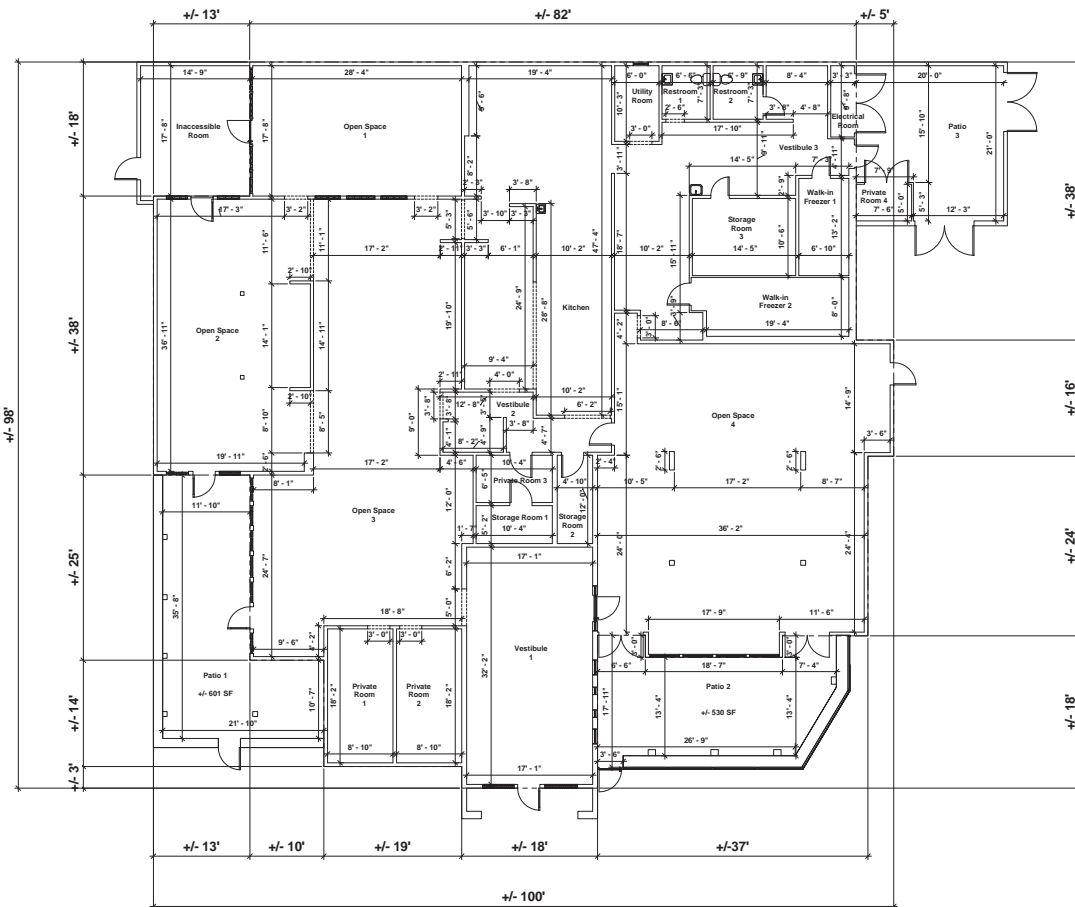
PROPERTY PHOTOS | EXTERIOR



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UNIT 880 | 7740 SF



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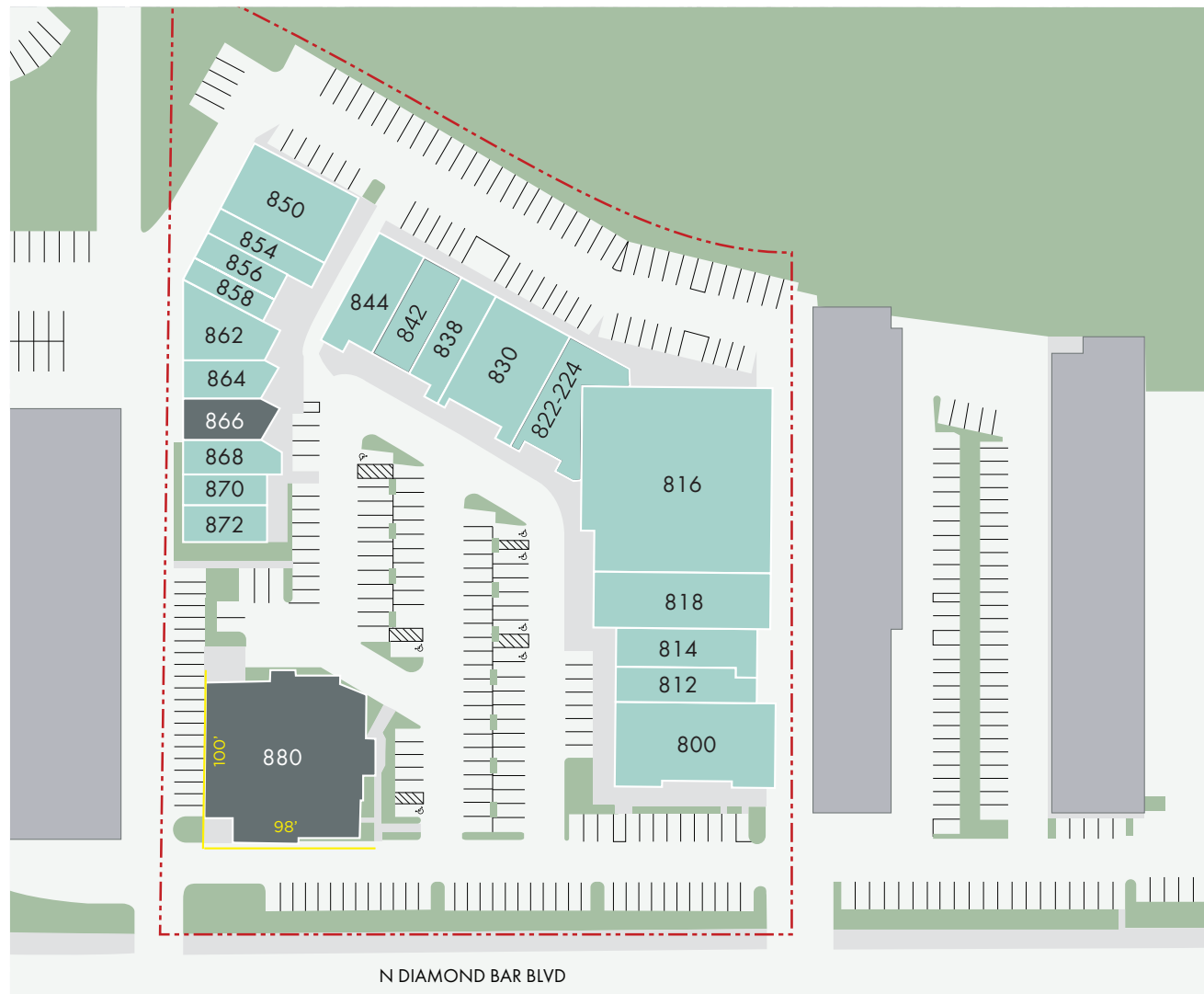
UNIT 866 | 1250 SF



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SITE PLAN



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AREA OVERVIEW



KEY HIGHLIGHTS

- Mixed-Use retail and medical office center adjacent to the 57 Freeway
- Great frontage to and visibility from N Diamond Bar Blvd
- Restaurant pad opportunity, along with in-line space availability
- Remodeled with more upgrades planned in the near future
- Close proximity to Cal Poly Pomona (major redevelopment - see aerial and rendering)



PROPERTY DETAILS

GLA	59,987 SF
Land Size	5.36 Acres

SURROUNDING DEMOGRAPHICS

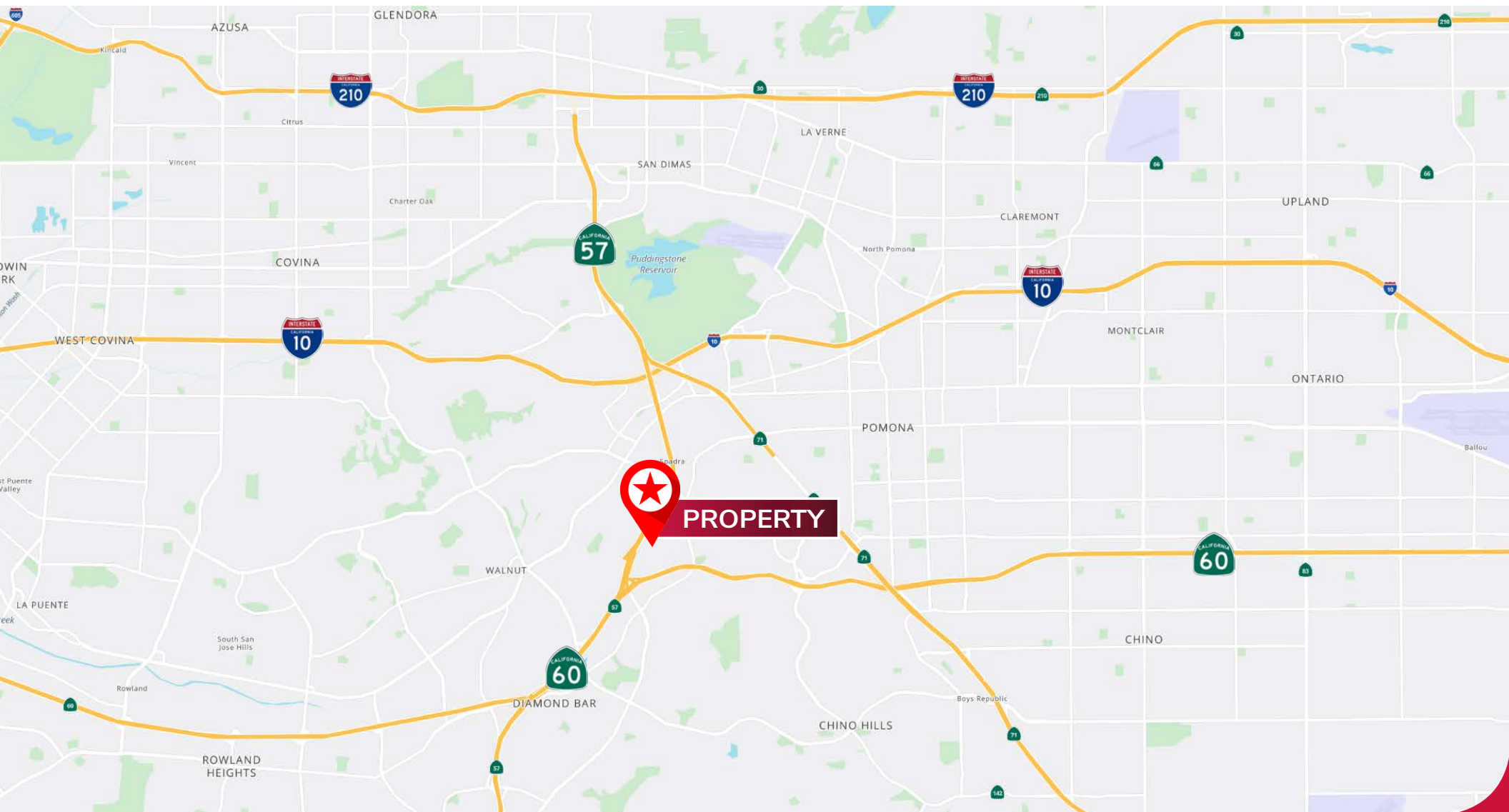
	1 mile	3 mile	5 mile
Population	10,597	105,247	289,945
Average Income	\$96,185	\$94,173	\$95,532



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OVERVIEW MAP



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