



Retail Space Available

August 2023

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
20855 Golden Springs Dr.	800	TBD	\$1,000/MO	Nadine Hassan	Chow Listings	916-280-4201	Diamond Bar Retail Center
20855 Golden Springs Dr.	800	TBD	\$2,467/MO	Nadine Hassan	Chow Listings	916-280-4201	Diamond Bar Retail Center
1101-1123 South Brea Canyon Rd. #C-119	828	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
3207 S. Brea Canyon Rd. #B	900	Now	\$2.75 NNN	David Pai	David Pai Commercial	562-301-0333	
1101-1123 South Brea Canyon Rd. #C-110	933	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1101-1123 South Brea Canyon Rd. #C-118	1,045	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
850-872 N. Diamond Bar Blvd. #870	1,123	Now	Call	Aileen Park	Green Light Commercial	626-864-3495	The Ranch Shopping Center
1101-1123 South Brea Canyon Rd. #C-109	1,124	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
2020 S. Brea Canyon Rd. #A-5	1,200	Now	\$2.65 NNN	Geoffrey Grossman	CBM1	310-299-4224	
932 N. Diamond Bar Blvd.	1,200	60 days	\$1.87 SF	Tim Muller	Coreland Companies	714-573-7780	The Oaks Center
800-884 N. Diamond Bar Blvd. #866	1,250	Now	Call	Aileen Park	Green Light Commercial	626-864-3495	The Ranch Shopping Center
950 N. Diamond Bar Blvd.	1,355	Now	\$1.87 SF	Tim Muller	Coreland Companies	714-573-7780	The Oaks Center
1101-1123 South Brea Canyon Rd. #D-4	1,380	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
22640 Golden Springs Dr. #C	1,487	Now	\$2.50 NNN	Howard Chang	CNC Properties	213-788-3357	
1241 Grand Ave. #E	1,488	Now	\$2.05 NNN	Rick Page	Coldwell Banker	909-861-9835	Office/Retail

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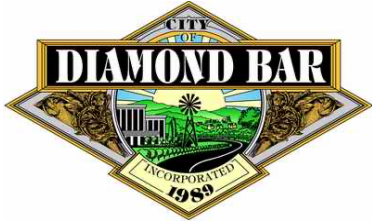
303 S. Diamond Bar Blvd. #A1	1,518	Now	\$2.60 NNN	James Gotses	Pacific West	714-433-7300	
1101-1123 South Brea Canyon Rd. #C-116	1,550	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1101-1123 South Brea Canyon Rd. #C-115	1,560	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1241 Grand Ave. #H	2,016	Now	\$2.05 NNN	Rick Page	Coldwell Banker	909-861-9835	Office/Retail
233 Gentle Springs Ln. #233	2,135	Now	\$4.00 NNN	James Heerdegen	Illi Commercial Real Estate		
800-884 N. Diamond Bar Blvd. #842	2,215	Now	Call	Aileen Park	Green Light Commercial	626-864-3495	The Ranch Shopping Center
303 S. Diamond Bar Blvd. #A	3,056	Now	\$2.50 NNN	James Gotses	Pacific West	714-433-7300	
350 N. Diamond Bar Blvd.	4,000	Now	Call	Jason Ehrenpreis	CBM1	310-779-9565	
800-884 N. Diamond Bar Blvd.	7,740	Now	Call	Aileen Park	Green Light Commercial	626-864-3495	The Ranch Shopping Center
300 South Diamond Bar Blvd.	10,234	Now	Call	Jack Meyer	Catalyst Retail	909-406-4000 X3	

Total Retail Space

52,937 SF

NNN = Triple Net MG = Modified Gross FS = Full Service

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Office Space Available

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LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
21308 Pathfinder Rd.	150	Now	Call	David Leon	Lockout Studios	626-727-8372	
20657 Golden Springs Dr. #209D	240	Now	Call	Alicia Yu	FAFIC	626-831-7188	
21308 Pathfinder Rd.	350	Now	Call	David Leon	Lockout Studios	626-727-8372	
1200 S. Diamond Bar Blvd. #206	443	Now	Call	Rick Page	Coldwell Banker	909-861-9835	
1200 S. Diamond Bar Blvd. #207	504	Now	Call	Rick Page	Coldwell Banker	909-861-9835	
21700 E. Copley Dr. #165	593	Feb. 2024	Call	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21308 Pathfinder Rd.	700	Now	Call	David Leon	Lockout Studios	626-727-8372	
21308 Pathfinder Rd.	700	Now	Call	David Leon	Lockout Studios	626-727-8372	
414 S. Prospectors Rd. #D	700	Now	\$1.57 SF	Faraaz Hashmi	Skybridge Property Group	949-887-8103	Diamond Center II
21700 E. Copley Dr. #310	736	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21700 Copley Dr. #138	791	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21308 Pathfinder Rd.	900	Now	Call	David Leon	Lockout Studios	626-727-8372	
21660 Copley Dr. #260	947	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
20627 Golden Springs Dr. #2C	1,000	Now	Call	John Lee	KNL	213-386-3870	
21700 E. Copley Dr. #150	1,030	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
402-406 S. Prospectors Rd. #402	1,100	Now	\$1.38 SF	Faraaz Hashmi	Skybridge Property Group	949-887-8103	Diamond Center II
1200 S. Diamond Bar Blvd. #216	1,102	Now	Call	Rick Page	Coldwell Banker	909-861-9835	
21688 Gateway Center Dr. #100	1,192	Now	Call	Steven Saunders	CBRE	909-418-2006	Building B. Suite 100 contiguous with Suite 110 up to 5,194 RSF.
21308 Pathfinder Rd.	1,200	Now	Call	David Leon	Lockout Studios	626-727-8372	
22632 Golden Springs Dr. #350	1,227	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	
22632 Golden Springs Dr. #350	1,227	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	

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Office Space Available

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888 S. Brea Canyon Rd. #150	1,249	Now	\$3.00 SF	Richard Wang	Richard Wang	626-289-6660	Diamond Bar Business Center
1360 Valley Vista Dr. #202	1,288	Now	\$2.80 SF	Carlos Ascencio	ReMax Commercial	562-254-8677	Building 7
22632 Golden Springs Dr. #230	1,296	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	
22632 Golden Springs Dr. #230	1,296	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	
21308 Pathfinder Rd.	1,300	Now	Call	David Leon	Lockout Studios	626-727-8372	
21680 Gateway Center Dr. #330	1,305	Now	Call	Steven Saunders	CBRE	909-418-2006	
20627 Golden Springs Dr. #1W	1,427	Now	Call	John Lee	KNL	213-386-3870	
1241 Grand Ave. #E	1,488	Now	\$2.05 NNN	Rick Page	Coldwell Banker	909-861-9835	Office/Retail
888 S. Brea Canyon Rd. #170	1,497	Now	\$3.00 SF	Richard Wang	Richard Wang	626-289-6660	Diamond Bar Business Center
888 S. Brea Canyon Rd. #380	1,618	Now	\$2.70 SF	Daniel Huang	PYC	626-382-8240	
888 S. Brea Canyon Rd. #250	1,619	Now	\$2.65 SF	Daniel Huang	PYC	626-382-8240	
21660 Copley Dr. #175	1,631	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
888 S. Brea Canyon Rd. #130	1,651	Now	\$3.00 SF	Richard Wang	Richard Wang	626-289-6660	Diamond Bar Business Center
21660 Copley Dr. #168	1,733	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1200 S. Diamond Bar Blvd. #201	1,742	Now	\$2.00 SF	Rick Page	Coldwell Banker	909-861-9835	
21700 E. Copley Dr. #388	1,792	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21660 Copley Dr. #340	1,826	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
20657 Golden Springs Dr. #203	1,850	Now	Call	Alicia Yu	FAFIC	626-831-7188	
21700 E. Copley Dr. #350	1,855	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21660 Copley Dr. #170	1,901	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1200 S. Diamond Bar Blvd. #101	1,913	Now	\$2.25 SF	Rick Page	Coldwell Banker	909-861-9835	
556 N. Diamond Bar Blvd. #300	1,932	Now	\$2.05 SF	Chris Larimore	Lee & Associates	626-240-2788	Canyon View Plaza
660 N. Diamond Bar Blvd. #128	1,977	Now	\$888,000	David Chen	Lee & Associates	626-240-2778	Lease rate \$2.00 PSF

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20657 Golden Springs Dr. #209	2,000	Now	Call	Alicia Yu	FAFIC	626-831-7188	
1241 Grand Ave. #H	2,016	Now	\$2.05 NNN	Rick Page	Coldwell Banker	909-861-9835	Office/Retail
1520 Bridgegate. Dr. #118	2,059	Now	\$2.90 SF	Willow Liu Weil	Universal Elite Realty	626-321-3660	Lot 15
1360 Valley Vista Dr. #203	2,107	Now	\$2.80 SF	Carlos Ascencio	ReMax Commercial	562-254-8677	Building 7
750 N. Diamond Bar Blvd. #208	2,241	Now	\$2.18 SF	Brad Cullen	Primior	714-970-4267	Primior Medical Centre
21688 Gateway Center Dr. #130	2,363	Now	Call	Steven Saunders	CBRE	909-418-2006	Building B
21680 Gateway Dr. #310	2,578	Now	Call	Steven Saunders	CBRE	909-418-2006	
21680 Gateway Center Dr. #230	2,596	Now	Call	Brandon Luckham	CBRE	714-471-0283	
21680 Valley Vista Dr. #230	2,596	Now	Call	Brandon Luckham	CBRE	949-725-8583	Gateway Center
22632 Golden Springs Dr. #233	2,806	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	
22632 Golden Springs Dr. #233	2,806	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	
750 N. Diamond Bar Blvd. #226	3,006	Now	\$2.12 SF	Brad Cullen	Primior	714-970-4267	Primior Medical Centre
1520 Bridgegate. Dr. #100	3,071	Now	\$2.90 SF	Willow Liu Weil	Universal Elite Realty	626-321-3660	Lot 15
21660 Copley Dr. #100	3,146	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
750 N. Diamond Bar Blvd. #222	3,865	Now	\$2.08 SF	Brad Cullen	Primior	714-970-4267	Primior Medical Centre
21688 Gateway Dr. #110	4,002	Now	Call	Steven Saunders	CBRE	909-418-2006	Suite 100 contiguous with Suite 110 up to 5,194 RSF
20955 Pathfinder Rd. #300	4,113	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
1520 Bridgegate. Dr. #201	4,475	Now	\$2.90 SF	Willow Liu Weil	Universal Elite Realty	626-321-3660	Lot 15
21680 Gateway Dr. #140	4,789	Now	Call	Steven Saunders	CBRE	909-418-2006	

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Office Space Available

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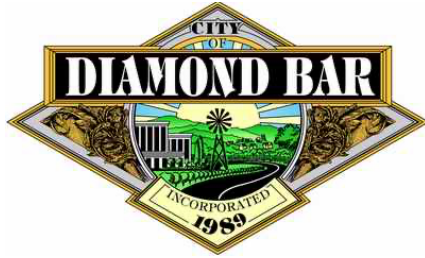
20955 Pathfinder Blvd. #150	5,204	Now	\$2.45-\$2.65 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
1550 Valley Vista Dr. #110	5,294	Now	\$2.85 MG	Steven Saunders	CBRE	909-418-2006	
1550 Valley Vista Dr. #110	5,294	Now	\$2.85 SF	Steven Saunders	CBRE	909-418-2006	
21700 E. Copley Dr. #320/360	8,097	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21680 Gateway Center Dr. #170	8,183	Now	Call	Steven Saunders	CBRE	909-418-2006	
21700 E. Copley Dr. #320/350	9,132	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21700 E. Copley Dr. #310/320/350	9,868	60 Days	\$290 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1470 Valley Vista Dr.	10,228	Now	\$3,579,706	Cloe Learn	Silverstone	626-374-4610	844-10,228 SF condos, \$426,361-\$3,579,706 per unit
3333 South Diamond Canyon Rd.	17,247	Now	\$2.25 MG	Steven Saunders	CBRE	909-418-2006	
1514 Valley Vista Dr.	20,972	Now	\$7,995,000	Sean Kern	Cushman Wakefield	909-942-4691	St. Jude Medical Center
21308 Pathfinder Rd.	22,500	Now	Call	David Leon	Lockout Studios	626-727-8372	25 spaces available, 150-900 SF
1540 Bridgegate Dr. #100	25,920	Now	Call	Taylor Ing	Newmark	714-271-9066	
1540 Bridgegate Dr. #200	25,920	Now	Call	Taylor Ing	Newmark	714-271-9066	
1540 Bridgegate Dr. #100	25,920	Now	Call	Taylor Ing	Newmark	714-271-9066	Gateway Corporate Center
1540 Bridgegate Dr. #200	25,920	Now	Call	Taylor Ing	Newmark	714-271-9066	Gateway Corporate Center
1400 Montefino Ave.	55,221	30 Days	\$2.20 FSG	Rene Soto	NAI Capital	213-453-4664	

Total Office Space Available

391,573 SF

NNN = Triple Net MG = Modified Gross FS = Full Service FSG=Full Service Gross

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Industrial Space Available

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LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
675 Brea Canyon Rd. #14	715	Now	\$2.35 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
721 Brea Canyon Rd. #5	862	Now	\$2.35 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
717 Brea Canyon Rd. #2	967	Now	\$2.45 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
717 Brea Canyon Rd. #9	1,461	9/1/23	\$1.85 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
717 Brea Canyon Rd. #13	1,467	9/1/23	\$1.90 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
727 Brea Canyon Rd. #3	1,680	Now	\$1.85 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
727 Brea Canyon Rd. #11	1,680	Now	\$1.90 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
727 Brea Canyon Rd. #10	1,688	Now	\$1.90 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
675 Brea Canyon Rd. #9	1,961	9/15/23	\$1.90 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
701 Brea Canyon Rd. #6&7	2,400	Now	\$1.90 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
657 Brea Canyon Rd. #5	8,516	9/15/23	\$1.50 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut

Total Industrial Space Available

23,397 SF

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