City of Diamond Bar Community Profile www.diamondbarca.gov

Rated Top Ten Best Places to Live in the U.S.A.

Since incorporating in 1989, the City of Diamond Bar has adeptly balanced small town charm with the challenges of a big city. Continually rated one of the best cities to do business, the City boasts business friendly practices, such as streamlined permitting process; no utility taxes, and low business fees.

Reach Over One Million Potential Customers within a 10-mile Radius

Centrally located between three major business market areas, Los Angeles, Orange, and Riverside counties; and is easily accessible from the Pomona (60) and Orange (57) freeways.

Demographics

Population	54,764
Square Miles	15
Median Age	38
Avg Household Income	\$101,965
Median Property Value	\$510,000
Total Households	18,316
Assessed Valuation	7.35b
Taxable Sales	\$347m
Bachelor's Degree or higher	46.6%

Employment

Total Employment		29,400	
Avg Commute (mts.))	37.26	
Occupation Classific	cation		
White Collar	79.15%		
Blue Collar	11.72%		

Top Employers

South Coast Air Quality Management Walnut Valley Unified School District Allstate Insurance Company



One of the Top Three Safest Cities in San Gabriel Valley per Capita

The City contracts with the County of Los Angeles for the provision of all fire, emergency medical and law enforcement services.

Recreation

- More than 360 acres devoted to public green space
- 18-hole championship public golf course
- Nine parks with a variety of recreational amenities
- Miles of back-country hiking trails

Information

Contact James DeStefano, City Manager 909.839.7010 • jdestefano@diamondbarca.gov



DIAMOND BAR

Restaurant/Retail Development Opportunity



Undeveloped .62 acre Restaurant/Retail Pad Village Center

SW corner of Grand Avenue and Golden Springs Drive Diamond Bar, CA 91765

- Excellent visibility and access from Grand Avenue and Golden Springs Drive
- Signalized corner with approximately 175' of frontage on Golden Springs Drive
- High visibility and easy access to Pomona (60) Freeway / Orange (57) Freeway interchange
- High traffic volume over 60,000 vehicles daily at intersection, with over 350,000 vehicles daily on freeway
- Birds-eye view of future NFL Stadium development
- Potential customers over 1 million potential customers within a 10 mile radius with incomes well above average
- 615 parking spaces
- Village Center anchored by 130,000+ square foot Target store
- Adjacent to Chili's Grill & Bar Restaurant
- Adjacent to Calvary Chapel Church with congregation over 14,000
- Adjacent to Gateway Corporate Center with 5,000+ employees
- Within minutes of 18-hole championship County-owned golf course

Contact Information

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Diamond Bar, California

Hotel Development Opportunity

600-acre Industry Business Center or NFL Stadium development

City of Industry

Diamond Bar Golf Course **4.9 acre up to 7.37 acre buildable site** Grand Avenue @ Old Brea Canyon Road Diamond Bar, CA 91765

Excellent location for mid-size upscale business hotel* - 4.09 acre site to accommodate 180 room mid-upscale business hotel with 48,200sq.ft. of office space or

- 7.37 acre site to accommodate 405 room business suite hotel complex with up to 76,200sq.ft. of office space *Source: AECOM report

- Situated adjacent to one of the most heavily travelled interchanges in southern California – Orange (57) and Pomona (60) freeways
- Traffic volume over 350,000 vehicles daily at Orange (57) and Pomona (60) Grand Avenue Interchange
- Prominent freeway and highway visibility and accessibility
- Potential for significant signage visibility from both Orange (57) and Pomona (60) freeways
- Immediate access to both the Orange (57) and Pomona (60) freeways via Grand Avenue on- and off- ramps
- Site access directly from Grand Avenue via signalized intersection
- Located immediately adjacent to the City of Industry's proposed NFL Stadium project or 600-acre Industry Business Center development. Preliminary grading has commenced.
- Future interchange upgrades planned to increase traffic flow and access to on- and off- ramps from both the Orange (57) and Pomona (60) freeways at Grand Avenue

Regional Population Statistics

5 mile radius – Population: 261,276 Median Household Income: \$79,400 **10 mile radius – 1,374,226** Median Household Income: \$83,200 **15 mile radius – 2,807,259** Median Household Income: \$77,600

> No utility taxes No user fees No impact fees Low business license fees

Contact Information

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DiamondBarCA.gov

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Retail Sub-Lease Opportunity within National Anchor Tenant



17,798 sq. ft. ± Sub-Lease Space Available within CVS Store

300 S. Diamond Bar Boulevard • Diamond Bar, CA 91765

Capitalize existing 50,000 sq. ft. CVS store, including pharmacy and minute clinic, offers an excellent sub-lease opportunity.

- 10,000 sq. ft. immediate availability with the possibility of increasing to 17,798 sq. ft.
- High visibility location with access from the city's most heavily travelled business thoroughfares, Diamond Bar Boulevard
- Signalized driveway access
- Ample parking lot
- Adjacent property tenants include Von's Grocery, Chase Bank, 2 Service Stations, and multiple national fast food outlets.
- Within minutes of Pomona (60) and Orange (57) freeways
- Attracts attention of both local residents and commuters travelling the Orange (57) and Pomona (60) freeways
- Traffic volume over 45,000 vehicles daily on Diamond Bar Boulevard and over 225,000 vehicles daily on freeway
- Over 1 million potential customers within a 10-mile radius with incomes well above average

Contact Information

NAI Capital 909.945.2339 www.naicapital.com City of Diamond Bar James DeStefano, City Manager 909.839.7010 jdestefano@diamondbarca.gov www.diamondbarca.gov

Diamond Bar, California

City of Diamond Bar

Why Locate in Diamond Bar?

Located on the eastern edge of Los Angeles County, within minutes of the Orange, Riverside, and San Bernardino counties, Diamond Bar is a progressive City replete with opportunity and motivation.

Strategically located at the crossroads of one of the busiest interchanges in Southern California, Diamond Bar positions you within reach of local area and regional commuters, in addition to more than 1 million potential customers with above average incomes living within a 10-mile radius. Since its incorporation in 1989, Diamond Bar has continued to develop its business community, offering streamlined permitting process; no utility taxes, low business taxes and a progressive, business-oriented City Council.

Take the opportunity to consider Diamond Bar, California and be confident you are at the center of it all!

DIAMOND BAR



City Snapshot*

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- Square Miles: 15
- Total Households: 18,316
- Average Household Income: \$101,965
- Median Home Value: \$510,000
- Median Age: 38 years
- Assessed Valuation (2011) \$7.35 billion
- Taxable Sales (2011) \$347 million *Source: Claritas, Inc.