

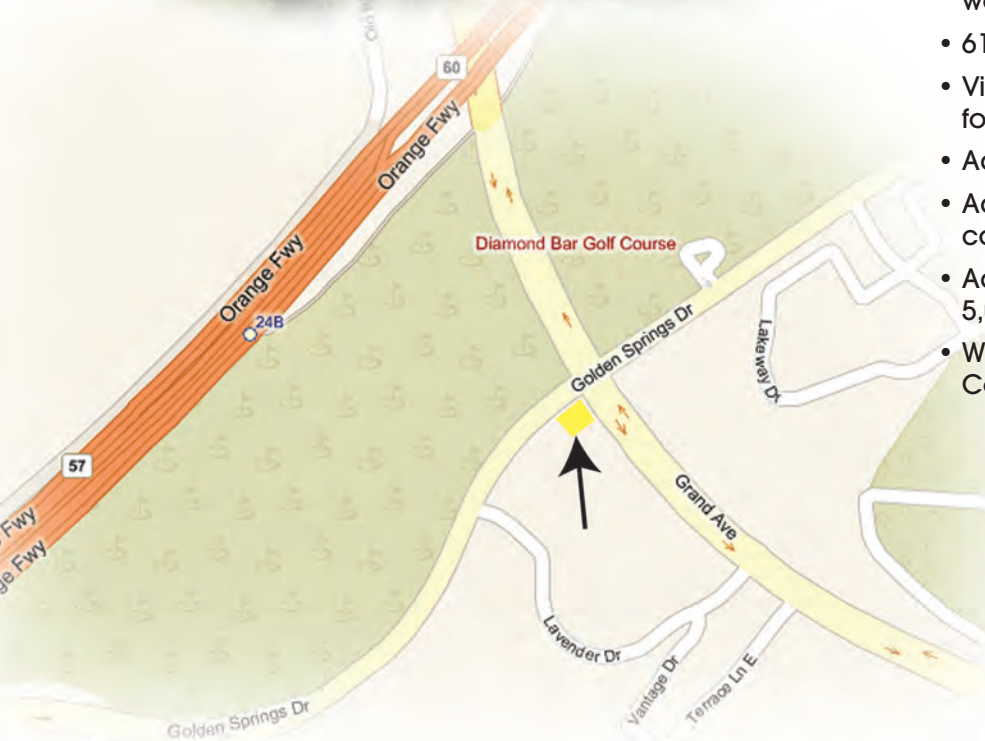
Restaurant/Retail Development Opportunity



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

CFT Development LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770
626.799.9898

City of Diamond Bar
James DeStefano, City Manager
909.839.7010
jdestefano@diamondbarca.gov
www.diamondbarca.gov

Hotel Development Opportunity

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

James DeStefano
City Manager
City of Diamond Bar
909.839.7010
jdestefano@diamondbarca.gov

Denley Investment
323-463-4100
dbolour@denleyinvestment.com

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

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!



City Snapshot*

- Population: 54,764
- 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.

