

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 Classification	
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

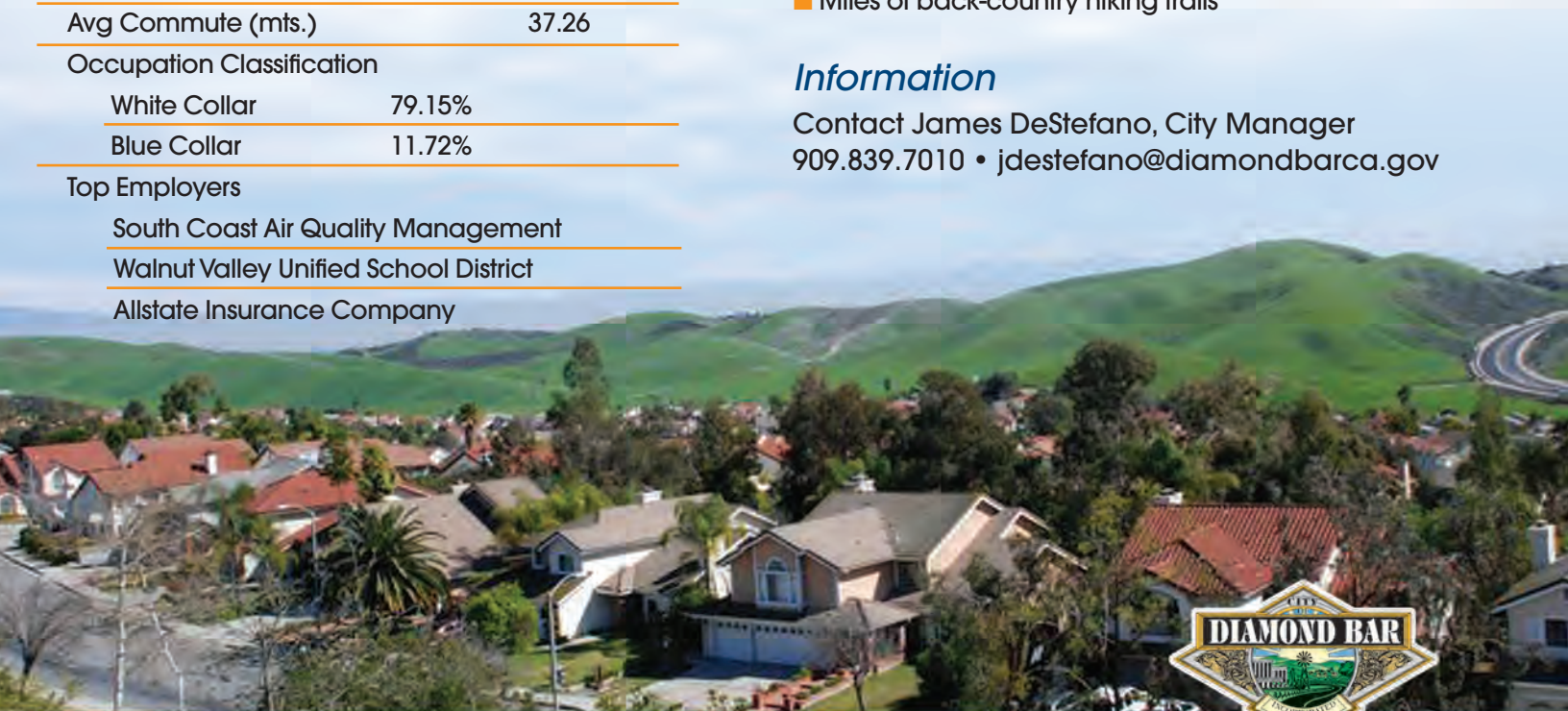
The City contracts with the County of Los Angeles for the provision of all fire, emergency medical and law enforcement services.

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

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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

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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

600-acre Industry Business Center or NFL Stadium development

City of Industry



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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

Restaurant Development Opportunities

2 Locations Available

3,871 sq. ft. vacant restaurant building (formerly Ranch House Grill) 35,662 lot size 21130 Golden Springs Drive

5,349 sq. ft. vacant restaurant building (formerly Coco's) 38,594 sq. ft. lot 20955 Golden Springs Drive

- Prominent freeway and highway visibility
- Prominent signage visibility
- Adjacent property tenants include 3 service stations, restaurants including McDonalds, Jack in the Box, In-N-Out Burger, and Bob's Big Boy, grocery store, LA Fitness, and indoor shopping mall
- Within minutes of both on and off ramps of Pomona (60) and Orange (57) freeways
- Traffic volume - over 30,000 vehicles daily at intersection and over 215,000 vehicles daily on freeway
- Within minutes of site of proposed City of Industry LA Stadium development
- Over 1 million potential customers within a 10 mile radius with incomes well above average
- No utility taxes
- No user fees
- No impact fees
- Low business license fee

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Retail/Commercial Development Opportunity

Shopping Center - 8.14 acres

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

The Center has been a part of the Diamond Bar landscape for over 40 years, situated at a major gateway entrance to the City along one of the most travelled thoroughfares.

- Vacant 85,000 sq. ft. retail building (former Kmart)
- Ample parking lot
- Attracts attention of both local residents and commuters travelling the Orange (57) and Pomona (60) freeways
- Located along one of the City's most travelled thoroughfares, Diamond Bar Boulevard
- Potential customers - over 1 million potential customers within a 10-mile radius with incomes well above average
- Excellent mixed-use development opportunity with nearby transit services and potential to incorporate high-density residential
- Within minutes of future NFL Stadium development
- Traffic volume - over 45,000 vehicles daily on Diamond Bar Boulevard and over 225,000 vehicles daily on freeway
- Adjoining properties totaling 6 acres
 - Fast food restaurant - McDonalds
 - Gas Station - 76/Unocal
 - Walnut Valley Water District Pump Station
 - Current Retail: AutoZone and Ken's Ace Hardware

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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: 56,247
 - Square Miles: 15
 - Total Households: 18,270
 - Average Household Income: \$104,766
 - Median Home Value: \$525,000
 - Median Age: 42 years
 - Assessed Valuation (2014) \$8.18 billion
 - Taxable Sales (2014) \$366 million
- *Source: Claritas, Inc.

