

# • target Excess Properties For Sale/Lease



# 747 GRAND AVE | DIAMOND BAR, CA

- Mt. San Antonio College is within 3 miles with over 57,000 students
- High traffic counts near the intersection of Grand Ave. & Golden Springs Dr.
- Hwy 57 has an off-ramp leading into the project

#### Size

± 5,000 SF Outparcel

#### **Traffic Counts**

Grand Ave: 28,000 CPD

Golden Springs Dr: 24,000 CPD

#### **Erik Westedt**

RE License #CA - 01372758 Tel +1 213 545 4500 erik.westedt@am.jll.com

### Blake Kaplan

RE License #CA - 02001158 Tel +1 909 702 3367 blake.kaplan@am.jll.com

# **Aerials**





## **Key Area Retailers**

Target Chili's Jimmy Johns
Starbucks TMobile

Area Profile		Mile Radius	Mile Radius	Mile Radius
8	Estimated Population	11,354	78,163	248,091
8	Daytime Population	12,022	76,500	210,710
3	Total Housing Units	3,892	24,028	70,308
	Median Age	42	43	38
<b>\$</b> +	Average Household Income	\$110,858	\$128,025	\$111,195
<b>601</b> \$	Median Household Income	\$91,061	\$101,953	\$84,201

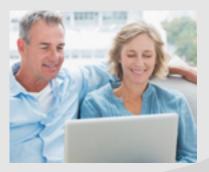
## Top Tapestry Lifestyle Segments 3 Mile Radius



**PACIFIC HEIGHTS** 

## 59.4%

We live in upscale neighborhoods on the edges of metropolitan areas, especially in coastal areas. We have the highest percentage of Asian and multiracial families. We have white-collar jobs and enjoy nice food, clothing, and gadgets.



**PLEASANTVILLE** 

## 14.8%

We live in older housing in the Northeast but are increasingly settling in the West. Our families are older, with adult children (some of whom still live at home). We maintain dual income households with higher net worths.



**TOP TIER** 

# 11.6%

We earn three times the US household income and enjoy spending on salons, spas, fitness centers, and high-end retailers. We vacation frequently and fill our weekends with art, entertainment, and charity functions.