



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

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Size

± 5,000 SF Outparcel

Traffic Counts

Grand Ave : 28,000 CPD

Golden Springs Dr : 24,000 CPD

Aerials









Key Area Retailers

Target
Starbucks

Chili's
TMobile

Jimmy Johns

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	11,354	78,163	248,091
 Daytime Population	12,022	76,500	210,710
 Total Housing Units	3,892	24,028	70,308
 Median Age	42	43	38
 Average Household Income	\$110,858	\$128,025	\$111,195
 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.