

Plaza Diamond Bar

MULTI-TENANT INVESTMENT | DENSE IN-FILL LOS ANGELES COUNTY



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DB Medical

INT'L DELI

MATHSINIUM

LIQUOR

FOR LEASE

LIQUOR

Plaza Diamond Bar

JEWEL ESCROW Brilliant Service

ABARI ORTHODONTICS & ORAL SURGERY

Diamond Bar Dental Group

MY Hair Salon

LEE'S REVIEW EDUCATION CENTER

Plaza Diamond Bar

DIAMOND BAR, CA

1900-2040 SOUTH BREA CANYON ROAD , DIAMOND BAR, CA 91765

OFFERING PRICE
\$4,388,000

CAP RATE
5.73%

Stabilized Net Operating Income	\$251,354
Stabilized Capitalization Rate	5.73%
Current Occupancy	87%
Year Built/Renovated	1981
Rentable Area (SF)	9,200
Lot Size (Acres)	2.09
APN	8765-001-007
Zoning	General Commercial

Excellent Multi-Tenant Investment Opportunity

- 📍 Fee Simple; Multi-Tenant Opportunity
- 📍 Highly Prized Diamond Bar Property in Los Angeles MSA
- 📍 100% Internet Resistant Tenant Mix
- 📍 Part of the 73,342 SF Plaza Diamond Bar Professional Complex
- 📍 Over 20,000 VPD along Pathfinder Rd
- 📍 Immediate and Easy access to the 57 and 60 freeways
- 📍 Low Competition for Retail Service Center
- 📍 Abundance of Parking

Outstanding Location to Walmart Center

- 📍 Dense In-fill Location with 212,000 Residents Within 5 Miles
- 📍 Affluent Neighborhood with AHHI of \$130,000 within 1 Mile
- 📍 Ideally Located off HWY-57 with over 220,000 VPD
- 📍 Located to nearby Diamond Bar High School (2,500+ Students 2021-2022)
- 📍 Located within 15 minutes from California State Polytechnic University Pomona, Mount San Antonio College, and California State University Fullerton with a combined student count of 98,438
- 📍 Diamond Bar is home to the Top 4% School District in California

PLAZA DIAMOND BAR - DIAMOND BAR, CA



221,183 VPD

20,942 VPD

Plaza Diamond Bar

BREA CANYON RD. 8,050 VPD

PATHFINDER RD.



AERIAL OVERVIEW



DISTRIBUTION CENTERS:

DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	11,826	\$136,794
3-Mile	76,122	\$120,772
5-Mile	212,347	\$121,167



CALIFORNIA 60 330,439 VPD

INSTITUTE OF KNOWLEDGE

BRECA CANYON RD. 8,050 VPD

CALIFORNIA 57 221,183 VPD

PATHFINDER RD. 20,942 VPD

Plaza Diamond Bar

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION ADMINISTRATION OFFICES



DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	11,826	\$136,794
3-Mile	76,122	\$120,772
5-Mile	212,347	\$121,167



Tenant	Suite	SF	% SF	LEASE TERM		STABILIZED			Type
				Start	End	Start	Monthly	PSF	
DB Medical	A1	1,000	11%	08/01/14	01/31/25	2/1/2023	\$2,083	\$2.08	NNN
						2/1/2023	\$2,083	\$2.08	
						2/1/2024	\$2,125	\$2.13	
INT'L Deli	A2	1,200	13%	09/15/02	10/31/27	Current	\$3,190	\$2.66	NNN
						11/1/2024	\$3,286		
						11/1/2025	\$3,384		
						11/1/2026	\$3,486		
Mathnasium	A3	1,200	13%	01/01/13	12/31/21	Current	\$2,580	\$2.15	NNN
Liquor Store	A4	1,200	13%	12/01/06	12/31/26	1/1/2023	\$3,028	\$2.52	NNN
						1/1/2023	\$3,028	\$2.52	
						1/1/2024	\$3,119	\$2.60	
						1/1/2025	\$3,213	\$2.68	
						1/1/2026	\$3,309	\$2.76	
Vacant	A5	1,200	13%			Current	\$3,000	\$2.50	NNN
Hair Salon	A6	1,200	13%	09/01/11	08/31/26	Current	\$2,661	\$2.22	NNN
						9/1/2023	\$2,741	\$2.28	
						9/1/2024	\$2,823	\$2.35	
						9/1/2025	\$2,907	\$2.42	
HOTWORX Fitness*	A7	2,200	24%	09/01/22	08/31/32	Current	\$4,404	\$2.00	NNN
						9/1/2027	\$4,739	\$2.15	
						Option 1 9/1/2032	\$5,213	\$2.37	
						Option 2 9/1/2037	\$5,734	\$2.61	

OCCUPIED SF:	8,000	87%	\$20,946	Monthly
VACANT SF:	1,200	13%	\$251,354	Annually
TOTALS:	9,200			

Cap Rate	5.73%
Occupancy	100%
REVENUES	
Gross Potential Rent	\$251,354
Expense Reimbursement	\$109,778
Total Gross Revenue	\$361,132
Vacancy	Actual 0%
EFFECTIVE GROSS REVENUE	\$361,132
OPERATING EXPENSES	
	\$/SF/MO
RE Taxes:	(\$49,146) (\$0.45)
Insurance:	(\$16,519) (\$0.15)
CAM:	(\$34,059) (\$0.31)
Management Fee:	(\$10,054) (\$0.09)
TOTAL OPERATING EXPENSES:	(\$109,778) (\$0.99)
Net Operating Income (NOI):	\$251,354

*Leases may include some limitations on expense reimbursements. All information to be independently verified during due diligence review period.

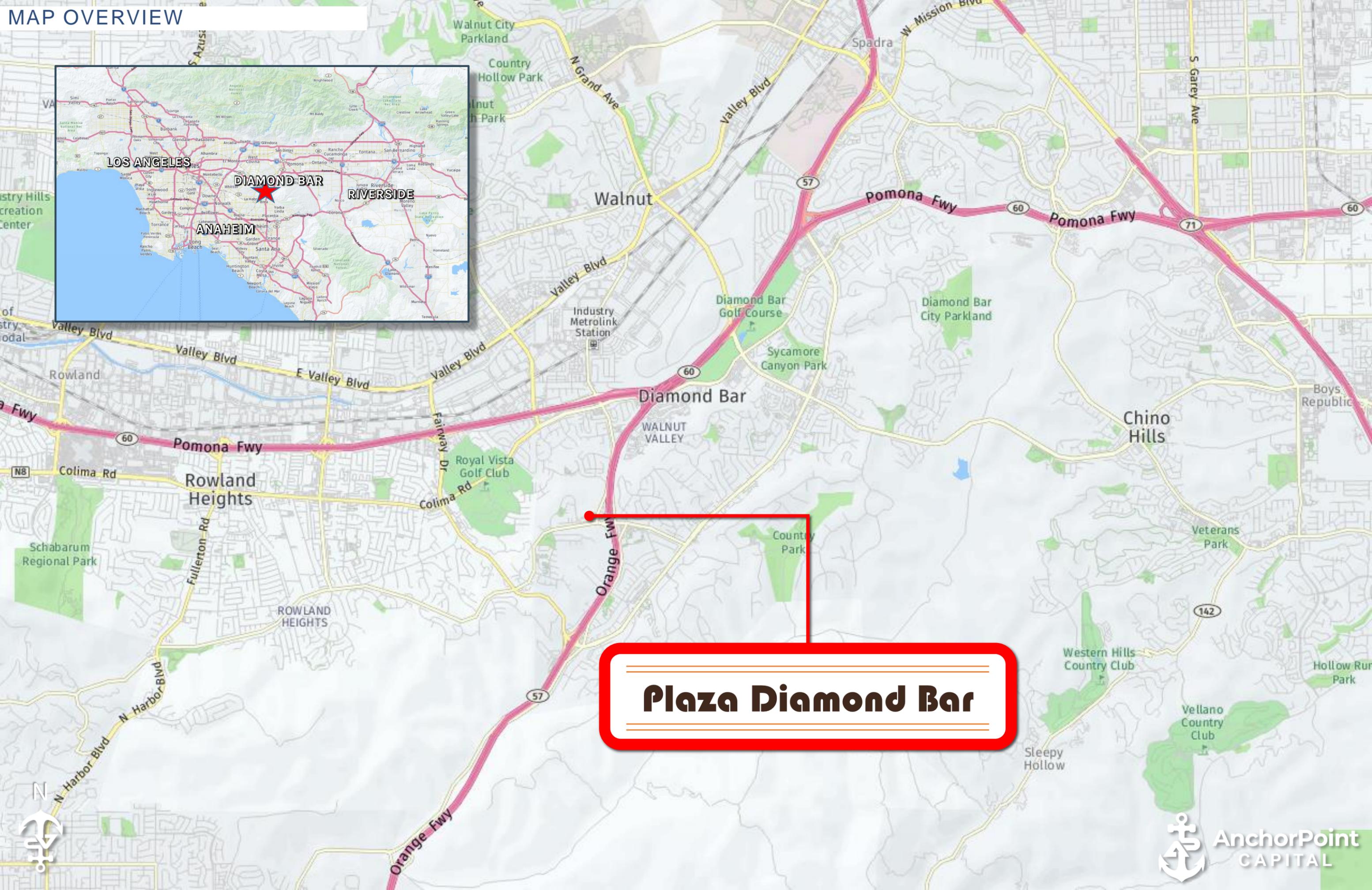
*Lease pending.



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MAP OVERVIEW



Plaza Diamond Bar





Mathnasium of Diamond Bar offers math focused lessons, tutoring services, and after-school homework help to students in elementary through high school. Proudly serving the communities of Diamond Bar & Rowland Heights, the location offers year-round extracurricular math programs, special summer programs as well as private math tutoring to those who need it. Subjects covered onsite include Elementary Math, Middle School Math, Common Core Math 8, Pre-Algebra, Algebra, Geometry, and Higher Math.

Private

of Locations: 1,000+ in US & Canada

www.mathnasium.com/diamondbar

INT'L DELI

For over 35 years, International Deli has been serving its local community with flavorsome hot and cold sandwiches, mouthwatering wraps, and freshly-made salads. We are a family-owned and operated deli that takes pride in our fresh ingredients, tasty bread, and friendly service. Also offering on-the-phone takeout ordering, Doordash delivery, and corporate events/party catering!

Private

of Locations: 1

www.intldeli.com

DB Medical

Founded in 2014, Dr Wu opened his new family practice in the city of Diamond Bar designed and setup with patients' ultimate care and comfort in mind, valuing the relationship with patients and understand how a strong doctor-patient relationship is detrimental to the patient's health. Services available in English, Mandarin, and Taiwanese. Dr Peichi Wu, D.O. is board certified in both Family Medicine and Osteopathic Manipulative Treatment OMT by the American Osteopathic Board of Family Medicine.

Private

of Locations: 1

www.patientfusion.com/doctor/peichi-wu-do-91442



Diamond Liquor is a local community convenience store specializing in the sales of various alcoholic beverages, such as beer, wine, spirits, and flavored malt beverages. They also sell Mart snack-to-go items such as chips, gum, soft drinks, bottled water, and other various refreshments. This location also offers tobacco products such as varying brands of cigarettes, cigars, vape cartridges and more.

Private

of locations: 4,400

www.plaza-diamond-liquor.business.site/

MY Hair Salon

MY Hair Salon offers a variety of hair styling method to the local community, varying from standard haircuts and Styling, formal hair styling (curling and teasing), hair coloring, attaching hair extensions, perms, and relaxers. The staff featured at My Hair Salon has over 20 years of salon experience, guaranteeing to leave customers looking and feeling their best after every visit.

Private

of Locations: 1

DIAMOND BAR, CA

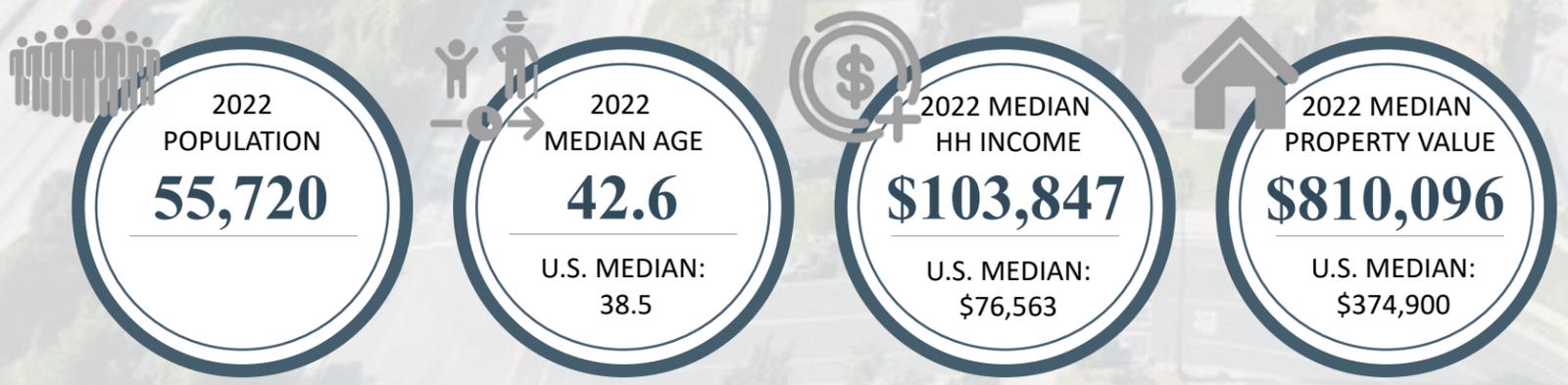
Diamond Bar is in eastern Los Angeles County, California, United States and as of 2019, the city has an estimated population of 55,720. It is named after the "diamond over a bar" branding iron registered in 1918 by ranch owner Frederick E. Lewis. Located at the junction of the Pomona and Orange freeways, Diamond Bar is primarily residential environments filled with branching suburbs, with shopping centers scattered throughout the city. It is surrounded by the neighboring communities of Brea, Walnut, Chino Hills, Rowland Heights, Pomona, and City of Industry.

A key entertainment draw to the city itself has been the Diamond Bar Golf Course. The public course is a 6,801-yard championship course with an amazing mountain backdrop and was designed by prolific course architect William F. Bell. The course is also open to community members of neighboring Los Angeles and Orange counties, driving outside traffic & revenue into the city. Diamond Bar's three tees have provided golfers with a superior experience since 1963, earning the title of "Best Municipal Course" from Golf Digest & Los Angeles County Course of the Year Award for 2012. Although closed since early September 2021, the closure is only temporary as an 18-month renovation period is now underway to include new course designs and innovations. Once finished, the course has plans for a massive grand re-opening that will surely drive traffic and revenue to the area.

Neighboring industrial businesses to Diamond Bar include Pepsico, world renowned Mega toy manufacturer JAKKS Pacific, GE Electric, McDonalds Distribution Center, NetGear Inc., Williams Sonoma and Restaurant Depot. These business help dive economic growth, with many of the workers employed by these companies residing within Diamond Bar, driving local economy. Education is also a major factor in residency, as both Mt. San Antonio Community College and Cal Poly Pomona University resting atop just outside northern city limits.

Outdoor adventures have a plethora of recreational sites to visit. Kids and families can enjoy a day of sun and fun at Heritage Park, County Park, Diamond Canyon Park, Carlton J. Peterson Park and Summitridge Park, Pantera Recreational Park, which also features a "Dog Park" area for man's best friend to wonder freely. While hikers and fitness enthusiasts can scale more challenging trails like Sycamore Canyon Park & Trail, Steep Canyon Trail. Just outside city limits, Camp Courage Park & Camp Flores is a great place to set up camp and enjoy a more rigid outdoors experience, with various marker point for easy locating.

DEMOGRAPHICS



LOS ANGELES COUNTY, CA

Known as the “city of lost angles”, Los Angeles, CA is the cultural, financial, and commercial epicenter of Southern California. Officially founded on September 4th, 1781 by Spanish leader and governor Felipe de Neve, Los Angeles was integrated as part of Mexico in 1821 after the Mexican War of Independence. At the conclusion of the Mexican American war in 1848, Los Angeles as well as the rest of the state of California would be sold to and acquired by the United States of America via the Mexican government in what would be known historically as the “Treaty of Guadalupe Hidalgo.” When oil was discovered in the Los Angeles territory in the 1890’s, it brought about a rapid expansion and economic growth to the county. With the Los Angeles aqueduct completed in 1913, it made delivering fresh water from Eastern California more accessible and allowed for the continued prosperity and growth of the county.

In more modern times, the city compiles over 80 zoning districts and neighborhoods with many inner communities being developed piecemeal, while well-defined enough that the city has zoning signage to mark all the different inner territories. On a broader scale collectively, the city is sectioned into the following areas: East Los Angeles and Northeast Los Angeles, South Los Angeles, Downtown Los Angeles, the Harbor Area, Greater Hollywood, Wilshire, the Westside, and the San Fernando and Crescenta Valleys. Located in a large coastal basin and surrounded by mountains on three of its four sides, each mountain cliff reaching up towards and even over 10,000 feet in some areas, Los Angeles covets an area of roughly 469 square miles. In 2019, the population exceeded 3.89 million people, making the city of Los Angeles the second most populated city in the United States, after New York City, and is the most populous city in all of California.

Los Angeles, CA is also the focal point of the larger Los Angeles metropolitan area which contains an estimated 12.5 million people, along with the Greater Los Angeles Area region, with over 18.7 million residents - making it one of the most populated metropolitan areas in the entire world and the second largest and most dense urban area in the collective United States. Los Angeles, CA is the “seat” of Los Angeles County, the most populated county in all the United States.

#1



Most Populus County in America

\$36.6B



Economic Impact Due to Tourism In Los Angeles County



ECONOMY

- ⚓ The Los Angeles County economy is driven by international trade, entertainment, aerospace, technology, petroleum, fashion, apparel and tourism.
- ⚓ Neighboring Los Angeles County is the largest manufacturing center in the western United States.
- ⚓ The ports of Los Angeles and Long Beach combined comprise the fifth-busiest port in the world and are the most significant ports in the Western Hemisphere. They are vital to trade across the entire Pacific. The Los Angeles–Long Beach metropolitan area has the third-largest economic metropolitan area in the world, after Tokyo and New York.

50.7M



Annual Visitors to Los Angeles County in 2019

63



Colleges in Region/City

ENTERTAINMENT



Los Angeles County is home to an ample number of venues for live entertainment including the International City Theatre, Musical Theatre West, the Long Beach Performing Arts Center, the Carpenter Center at California State University, Long Beach and the award-winning Long Beach Playhouse.

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