



FOR SALE

# SUNSET PLAZA

PROFESSIONAL BUILDING

556 N. Diamond Bar Blvd.  
Diamond Bar, CA 91765

## Offering

<b>\$10,750,000</b> OFFERING PRICE	<b>95.13%</b> OCCUPANCY
<b>±2.76 ACRES</b> LAND SIZE	<b>±47,196 SF</b> PROPERTY SIZE
<b>THREE (3)</b> # OF STORIES	<b>1988</b> YEAR BUILT

## Stabilized Multi-Tenant Asset with Granular Cash Flow

Sunset Plaza has been actively maintained and selectively upgraded by current ownership, with capital investment directed toward building systems, life-safety infrastructure, and tenant-facing improvements. The asset presents in above-average condition for its vintage and submarket.

## Prominent Visibility

Prominent frontage along N. Diamond Bar Boulevard (±38,000 vehicles per day), the primary north-south commercial corridor through the City of Diamond Bar. The site is positioned approximately 0.5 miles from the SR-60 / SR-57 Freeway interchange, one of Southern California's highest-volume traffic junctions and a critical commuter route connecting the Inland Empire to Greater Los Angeles. Combined freeway traffic counts at the 60/57 interchange exceed 300,000 vehicles per day.

## Financial Summary

<b>6.81%</b> IN PLACE CAP RATE	<b>\$227.77</b> PRICE PER SF
<b>\$732,304</b> IN PLACE NOI	<b>4.88%</b> CASH-ON-CASH RETURN (Y1)
<b>7.01%</b> YR 1 CAP RATE	<b>10.71%</b> LEVERED IRR



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## Contact for more information



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