

# AVAILABLE FOR LEASE



**CVS - SOUTH DIAMOND BAR**  
300 SOUTH DIAMOND BAR BLVD, DIAMOND BAR, CA 91765



## PROPERTY FEATURES

- Easy access to the 60 & 57 Freeway.
- Strong neighboring tenants such as Sprouts, Ross, Auto Zone, and more.
- Large parking field.
- Signalized entrance giving easy ingress and egress to the center.
- High traffic counts of: ±17,346 CPD on Golden Springs Dr. and ±24,534 CPD on S. Diamond Bar Blvd.

## 3 MILE RADIUS DEMOS

**54,897**  
POPULATION



**\$155,089**  
AVERAGE  
HOUSEHOLD  
INCOME

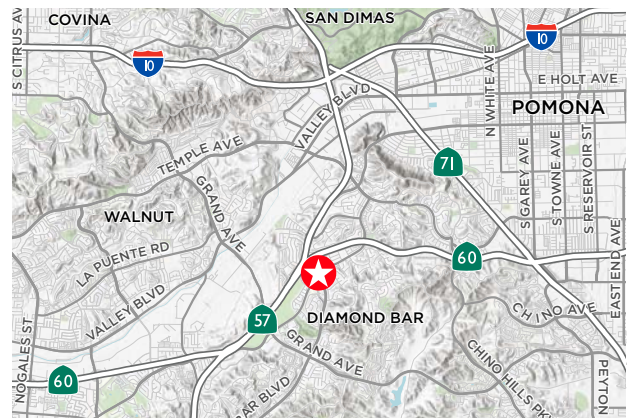
DAYTIME  
DEMOGRAPHICS

**49,703**

## TRAFFIC COUNTS

On S Diamond Blvd at Golden Springs Dr:  
66,896 CPD

60 Freeway: ±253,476 CPD



**Jack Meyer**  
Associate  
+1 909 406 4000  
jmeyer@catalystretail.com  
Lic. #02030240

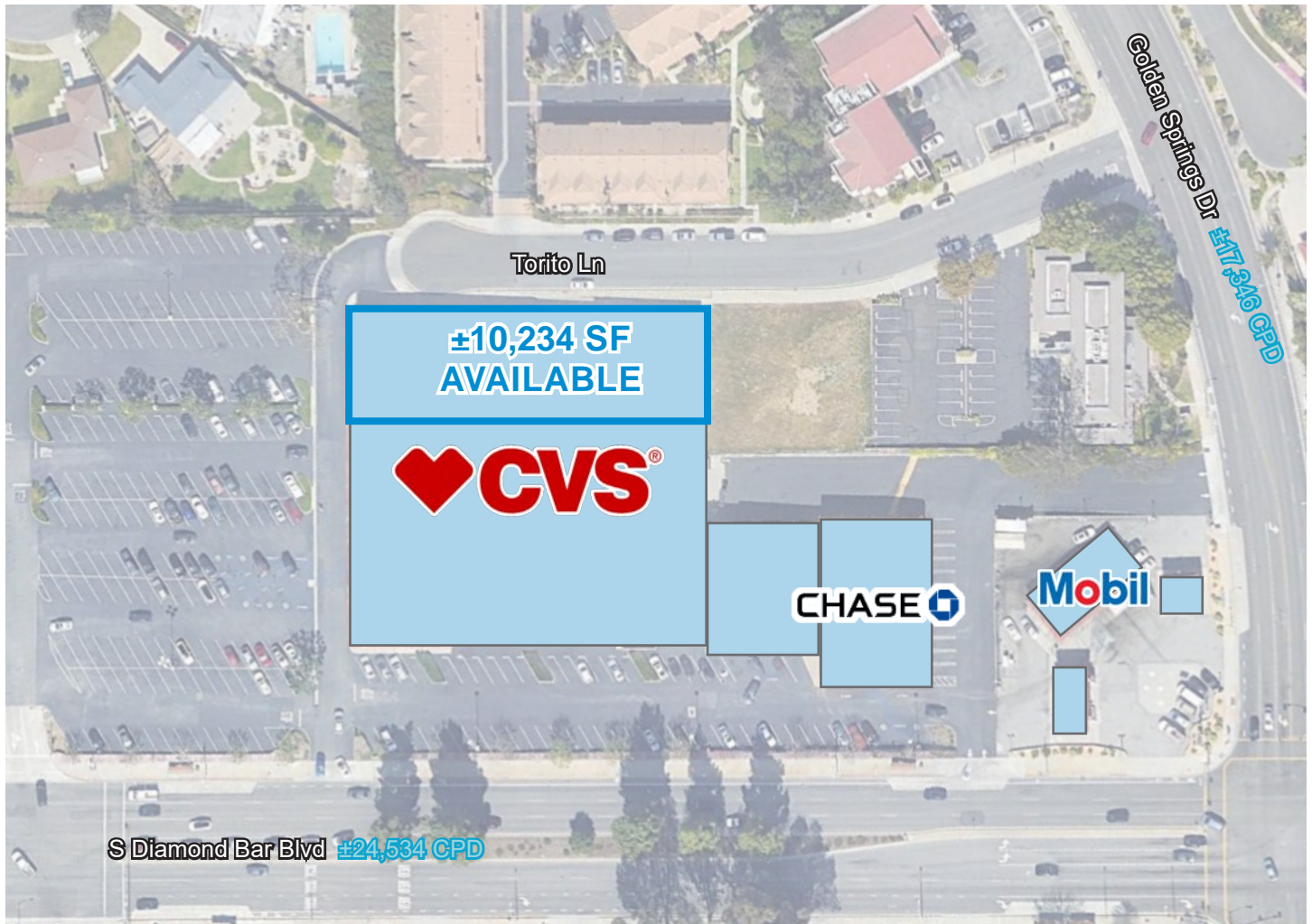
**John Jennings**  
Vice President  
+1 909 406 4000  
jjennings@catalystretail.com  
Lic. #0205511

**Jay Nichols**  
Managing Partner  
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jnichols@catalystretail.com  
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300 S Diamond Bar Blvd Diamond Bar, CA 91765	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,165	54,897	215,774
2028 Projected Population	8,039	54,093	213,615
2020 Census Population	8,368	56,318	220,082
2010 Census Population	7,975	54,678	213,095
Projected Annual Growth 2023 to 2028	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	0.2%	-	-
2023 Median Age	42.1	42.8	41.7
<b>Households</b>			
2023 Estimated Households	2,693	17,662	70,468
2028 Projected Households	2,695	17,661	70,885
2020 Census Households	2,723	17,916	70,942
2010 Census Households	2,519	16,924	66,372
Projected Annual Growth 2023 to 2028	-	-	0.1%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	17.5%	17.7%	26.7%
2023 Estimated Black or African American	2.4%	2.5%	3.0%
2023 Estimated Asian or Pacific Islander	64.1%	60.7%	45.2%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%
2023 Estimated Other Races	15.4%	18.5%	24.4%
2023 Estimated Hispanic	18.6%	22.4%	29.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$182,952	\$155,089	\$156,432
2023 Estimated Median Household Income	\$133,973	\$114,188	\$118,067
2023 Estimated Per Capita Income	\$60,350	\$49,940	\$51,131
<b>Business</b>			
2023 Estimated Total Businesses	398	3,492	13,845
2023 Estimated Total Employees	1,800	30,874	123,857
2023 Estimated Employee Population per Business	4.5	8.8	8.9
2023 Estimated Residential Population per Business	20.5	15.7	15.6



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