



EPITOME COMMERCIAL REAL ESTATE

FOR LEASE

MONTEFINO SHOPPING CENTER

RETAIL / OFFICE

1345 S Diamond Bar Blvd
Diamond Bar, CA 91765

LEASE RATES

UNIT F \$3.50/SF + NNN

UNITS Z, S, M & K \$2.50/SF + NNN

HIGH VISIBILITY • ESTABLISHED RETAIL DESTINATION • CONVENIENT ACCESS

Information is subject to errors, omissions, change of price, rental or other conditions, and withdrawal without notice.
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EXECUTIVE SUMMARY

BUILDING SIZE
+- 17,920 SF

LOT SIZE
1.14 Acres

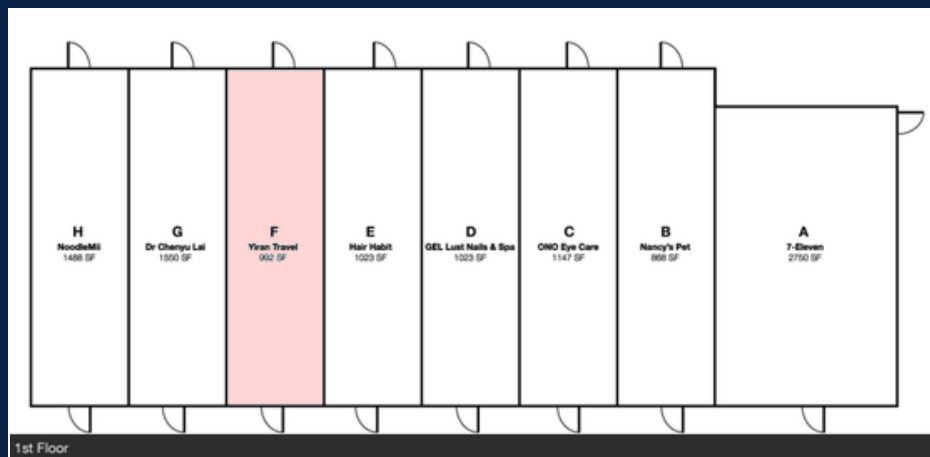
AVAILABLE
±624–2,080 SF

TRAFFIC
39,184 CPD

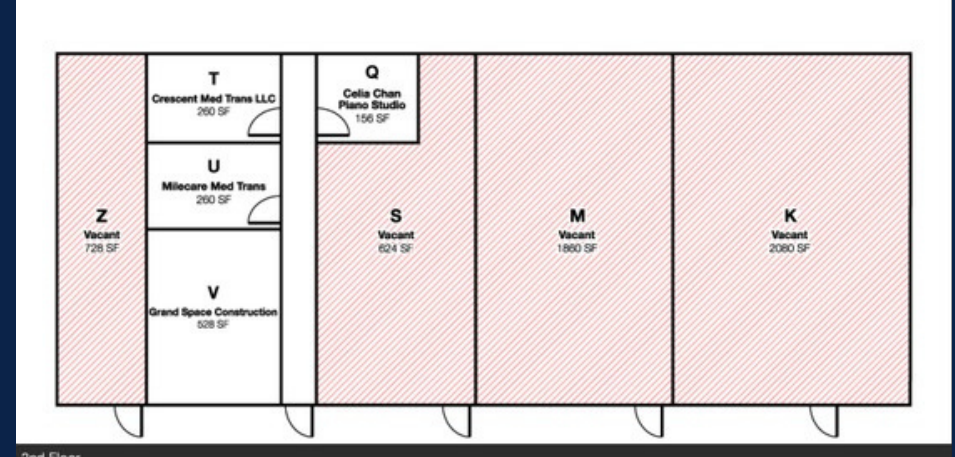
PROPERTY HIGHLIGHTS

- Prime Diamond Bar location positioned along highly traveled Diamond Bar Boulevard with strong visibility.
- Serving an established and affluent residential trade area with above-average household incomes.
- Established shopping center surrounded by retail, restaurants, and service businesses.
- Convenient ingress/egress and ample on-site parking for customers and employees.
- Multiple suite sizes provide flexibility for retail, office, medical, and service-oriented users.

FLOOR PLAN



1st Floor



2nd Floor

AVAILABLE SUITES & LEASE RATES

Unit F	±992 SF	\$3.50/SF + NNN
Unit Z	±728 SF	\$2.50/SF + NNN
Unit S	±624 SF	\$2.50/SF + NNN
Unit M	±1,860 SF	\$2.50/SF + NNN
Unit K	±2,080 SF	\$2.50/SF + NNN

LOCATION HIGHLIGHTS

Prime Diamond Bar Location

Positioned along Diamond Bar Boulevard with excellent visibility and convenient access.

High Daily Traffic Counts

Diamond Bar Blvd & Montefino: 39,184 CPD. Diamond Bar Blvd & Grand: 60,043 CPD.

Strong Residential Trade Area

1-mile average household income of \$123,799; 3-mile average of \$141,119; 5-mile average of \$132,191.

Established Retail Destination

Surrounded by national retailers, restaurants, and service businesses that help drive consistent activity.

Excellent Access & Parking

Convenient ingress/egress and ample on-site parking for customers and employees.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,162	22,110	64,957
Total Population	15,227	67,955	216,576
Average HH Income	\$123,799	\$141,119	\$132,191

Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE

BRE # 01877395

Contact Details

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Cassie Gong

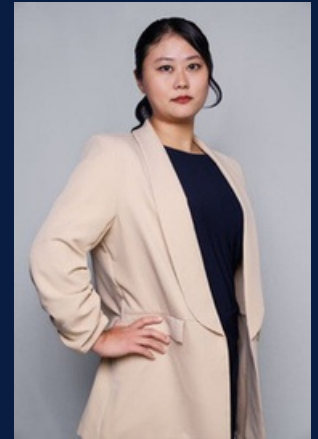
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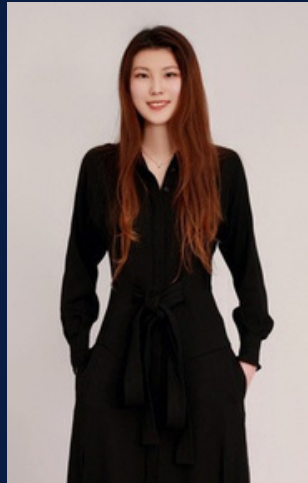
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