



PAD BUILDING COMPLETED

<<< EXTERIOR REFRESH >>>



**THE RANCH
DIAMOND BAR,
CALIFORNIA**



<<< CURRENT IN-LINE

POTENTIAL REFRESH >>>



THE RANCH

800-880 N Diamond Bar Blvd, Diamond Bar, CA 91766



CAL POLY POMONA SOUTH CAMPUS
 AMENITIES: FLEX/R&D (345,000 SF), RETAIL (76,000 SF),
 ACADEMIC (46,000 SF), APARTMENTS (860+ UNITS)
 (COMPLETION: 2028 (PHASE I))
 COST: \$997M (ESTIMATED)

KEY HIGHLIGHTS

- Mixed-Use retail and medical office center adjacent to the 57 Freeway
- Great frontage to and visibility from N Diamond Bar Blvd
- Restaurant pad opportunity, along with in-line space availability
- Remodeled with more upgrades planned in the near future
- Close proximity to Cal Poly Pomona (major redevelopment - see aerial and rendering)



PROPERTY DETAILS

GLA 59,987 SF
Land Size 5.36 Acres

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,597	105,247	289,945
Average Income	\$96,185	\$94,173	\$95,532

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TENANT SUMMARY

Unit	Tenant	Square Feet
800-814	RE/MAX	8,337
816	Angeles Del Sol ADHC	15,324
818	Magical Step Music	3,600
822	Available	721
824	Su Yan	1,644
830	IBEW Local Union	3,737
838	Phillip An, DVM Vet	1,850
842	Available	2,125
844	Little Dragon Arts	1,506
850-856	Vocational Innovations	4,664
858	Hinal's Salon	805
862	The Nail Plaza	1,920
864	Hanna Bridal	1,260
866	Available	1,250
868	Makoto Nebeshima	1,270
870	Necesito Sports Therapy	1,123
872	Available	1,111
880	Available	7,740

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