

DIAMOND PLAZA

SHOPPING CENTER



DIAMOND DEVELOPMENT GROUP



The Diamond Development Group has been actively involved in the development of shopping centers in the Greater Los Angeles and San Gabriel Valley areas for more than 20 years. Most of the projects focus on infill redevelopment projects with a particular emphasis on growth communities. Its portfolio includes four community shopping centers in Southern California including the internationally renowned Diamond Jamboree Shopping Center in Irvine; Victoria Square in Rancho Cucamonga; San Marino Square in San Marino; and Diamond Plaza Shopping Center in Rowland Heights.

Diamond Plaza is currently undergoing renovation, presenting an ideal opportunity for prospective tenants to secure retail space in this up-and-coming center. The Diamond Group is especially successful in providing creative retail opportunities to a variety of operators. Buoyed by their success at the Diamond Jamboree Shopping Center, Kula Revolving Sushi Bar and Curryhouse CoCo Ichibanya have already opened doors in Diamond Plaza. Interested parties should act quickly, as space is anticipated to fill up quickly.

DEMOGRAPHICS

Population	% Estimates*
White/Caucasian	45.6%
Hispanic	53%
Asian	18%
Sub-Asian Groups	
Chinese	34%
Filipino	20%
Korean	13%
Vietnamese	9%
Asian Indian	4%
Japanese	4%

*Percentages over 100% due to Individuals who may be counted more than once.

Index	5-mi radius
Total Population	339,921
Avg Income (household)	\$86,495
Home Ownership	72.3%
Median Age	35.5
Education	
Bachelor's Degree	22.3%
Master's Degree	6.8%
Doctorate	0.9%
Professional Degree	0.2%

COLLEGES • UNIVERSITIES

Name	Distance
Biola University	9.1 mi
Cal State Fullerton	7.9 mi
Citrus College	9.7 mi
Claremont McKenna	13 mi
Fullerton College	8.2 mi
Mt. SAC (San Antonio College)	7 mi
Pitzer College	14 mi
Pomona College	13 mi
Rio Hondo College	7.7 mi
Whittier College	7.6 mi

KEY ANCHORS

- Kula Revolving Sushi Bar
- New Capital Seafood
- President Thai
- Curryhouse CoCo Ichibanya
- Charles Schwab

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The property enjoys a prime location in East San Gabriel Valley, with the entire plaza visible from the 60 Freeway. Straddling the City of Industry and Rowland Heights, California, the plaza is home to many highly rated restaurants and specialty shops.

CONTACT

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diamond-plaza.net

1388 Bldg.
100* **Vacant (24,005 sq. ft.)**

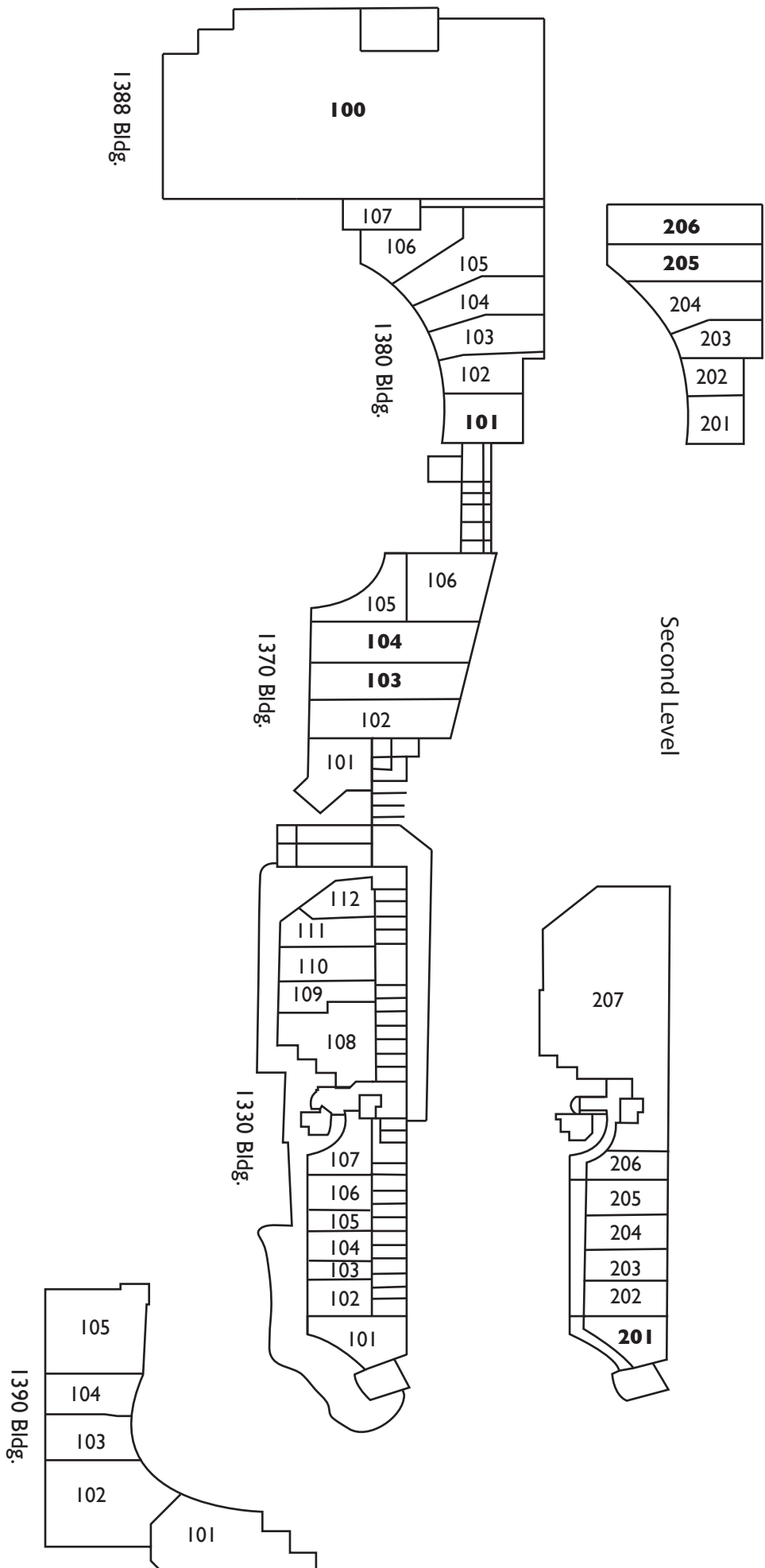
1380 Bldg.
101* **Vacant (1402 sq. ft.)**

102 Genki Living Crepe
 103 Metropolitan Optometry
 104 #1 Pho Noogle
 105 Country Bistro
 106 CoCo Ichibanya Curry
 107 New Jerky
 201 Dr. Choy Dental
 202-204 Cue Photo Sticker Studio
205* **Vacant (2,075 sq. ft.)**
206* **Vacant (2,304 sq. ft.)**

1370 Bldg.
 101 Mega Bank
 102 Liang's Kitchen
103* **Vacant (2303 sq. ft.)**
104* **Vacant (2427 sq. ft.)**
 105-106 Kula Sushi

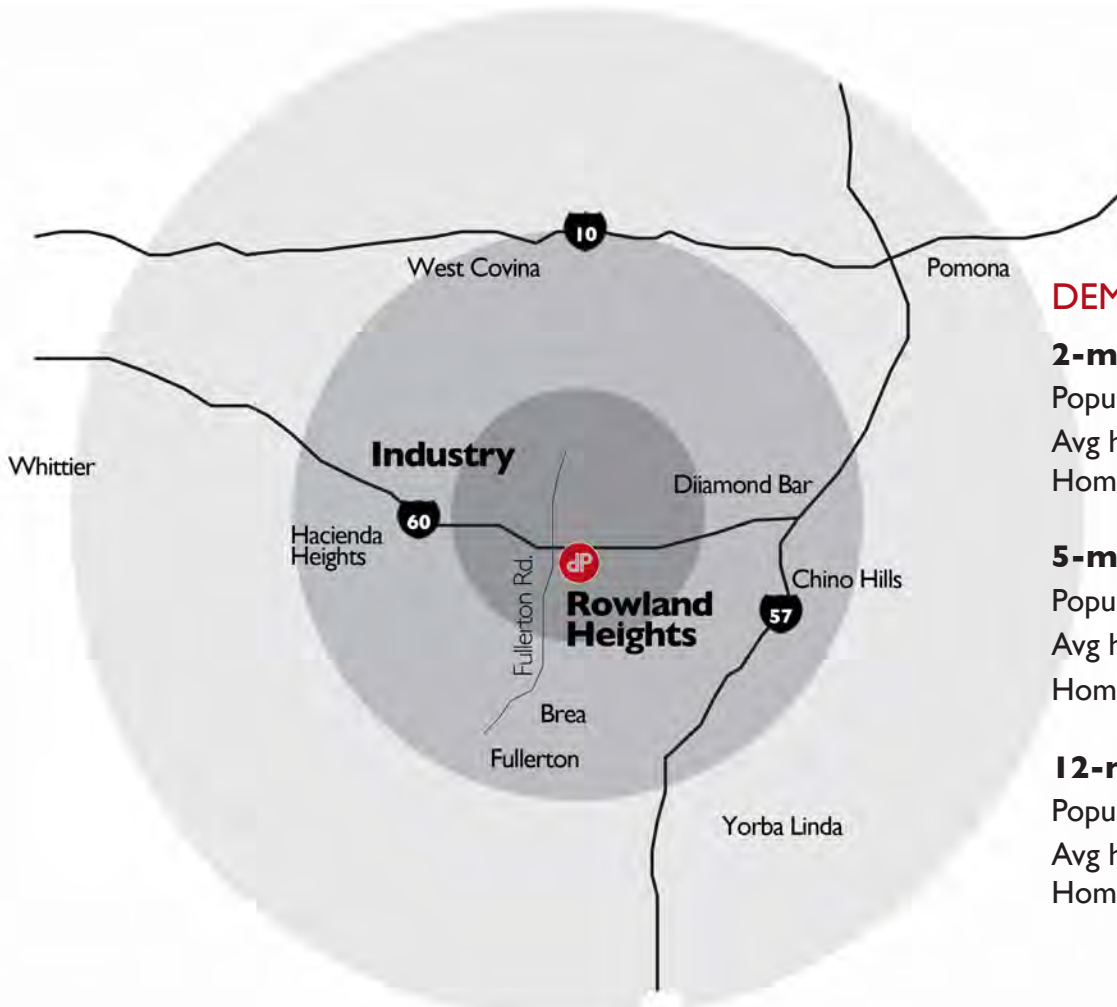
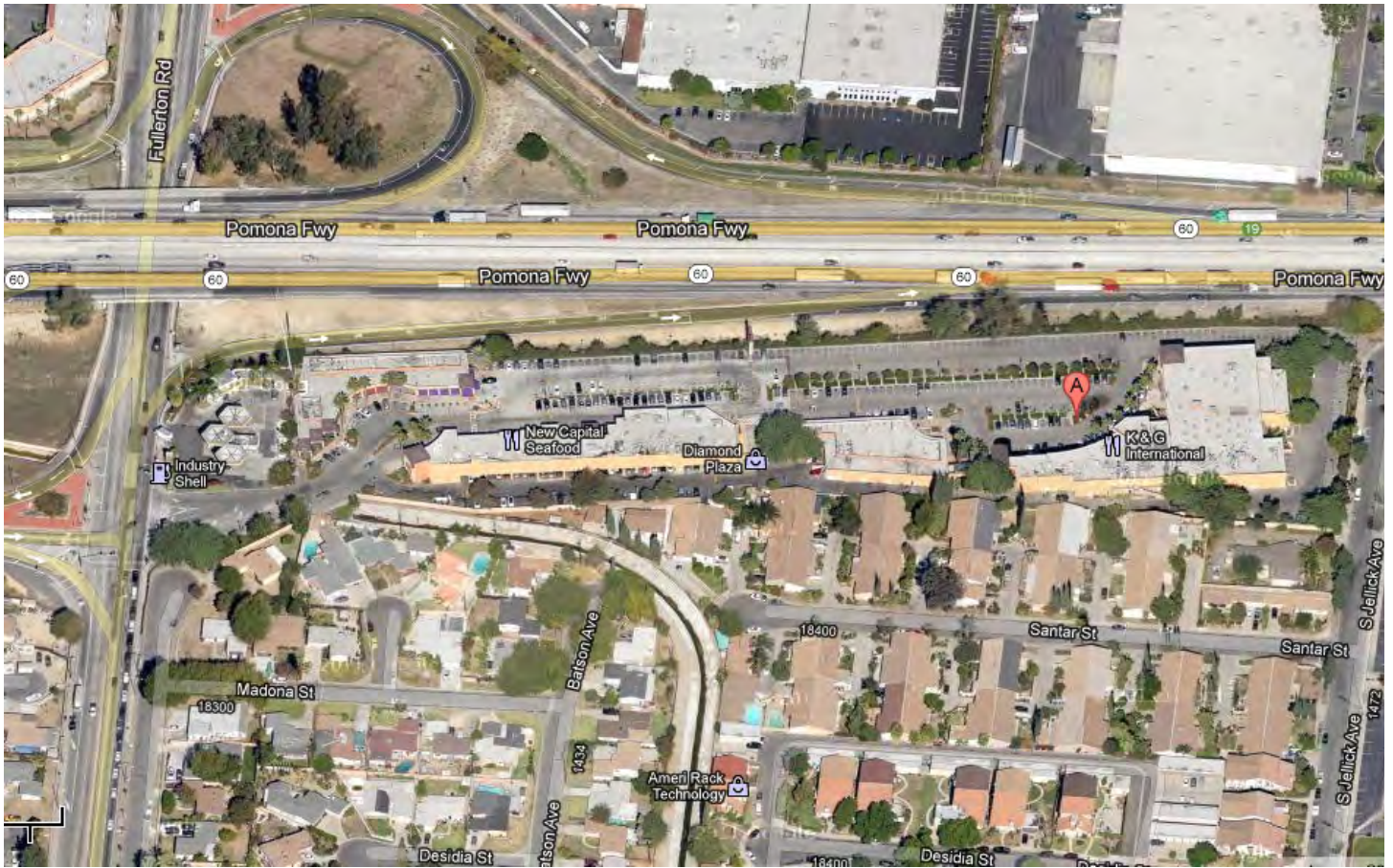
1330 Bldg.
 101-102 Tea Expression
 103 My Couture
 104 Mele Cat
 105 Beauty Corner
 106 Little Tokyo Cosmetic
 107 I KICKS Shoes
 108 Tokyo Shabu Shabu
 109 Crystal Vision
 110 Metropolitan Apparel
 111-112 Charles Schwab
201* **Vacant (1,187 sq. ft.)**
 202-203 E-Game
 204-206 Advance Care
 207 New Capital Seafood

1390 Bldg.
 101 Taste of Shanghai
 102 Boat House
 103 JW Wireless
 104 Opium Pub
 105 President Thai



***Vacant units**

DIAMOND PLAZA AERIAL VIEW



DEMOGRAPHICS

2-mile radius:
 Population: 79,235
 Avg household income: \$72,375
 Home ownership: 63.9%

5-mile radius:
 Population: 339,921
 Avg household income: \$86,495
 Home ownership: 73.2%

12-mile radius:
 Population: 2,315,781
 Avg household income: \$78,392
 Home ownership: 63.9%