



# Office Space Available

## April 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
20657 Golden Springs Dr. #209G	400	Now	Call	Alicia Yu	FAFIC	626-831-7188	
1200 S. Diamond Bar Blvd. #206	443	Now	\$2.50 SF	Rick Page	Coldwell Banker	909-861-9835	
20709 Golden Springs Dr. #207	485	Now	\$3.00	Alicia Yu	FAFIC	626-831-7188	Valley Professional Center
1200 S. Diamond Bar Blvd. #207	504	Now	\$2.50 SF	Rick Page	Coldwell Banker	909-861-9835	
21700 E. Copley Dr. #165	593	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21700 E. Copley Dr. #168	595	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
556 N. Diamond Bar Blvd. #109	655	Now	\$11,780,000	Geoffrey DeWolf	Economos DeWolf	949-576-2751	
556 N. Diamond Bar Blvd. #109	665	Now	\$2.15 FS	Chris Larimore	Lee & Associates	626-240-2788	
2705 S. Diamond Bar Blvd. #368	704	Now	\$2.97	Juliet Chung	Country Queen Real Estate	909-374-0299	
21700 Copley Dr. #138	791	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
20709 Golden Springs Dr. #101	817	Now	\$3.00	Alicia Yu	FAFIC	626-831-7188	Valley Professional Center
1200 S. Diamond Bar Blvd. #214	832	Now	\$2.50 SF				
1470 Valley Vista Dr. #202	844	Now	\$426,361	Pauline Wong	Silverstone	626-374-4610	
514-518 Diamond Bar Blvd. #A	882	Now	Call	Brian Melkesian	Lee & Associates	909-373-2943	Padre Center
20709 Golden Springs Dr. #201	900	Now	\$2.50	Alicia Yu	FAFIC	626-831-7188	
888 S. Brea Canyon Dr. #320	999	Now	\$2.50 SF	David Lin	Ko Tai Realty	626-252-4248	Diamond Bar Business Center
888 S. Brea Canyon Dr. #355	999	Now	Call	Taylor Ing	Newmark	714-271-9066	Diamond Bar Business Center
1930 S. Brea Canyon Rd. #200	1,006	Now	\$1.95	Geoffrey Huang	Universal Elite Commercial	909-858-6999	
1930 S. Brea Canyon Rd. #1020	1,020	Now	\$1.95	Geoffrey Huang	Universal Elite Commercial	909-858-6999	
21700 E. Copley Dr. #183	1,069	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
20955 Pathfinder Rd. #360	1,078	Now	\$2.65 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar

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20955 Pathfinder Rd. #360	1,078	Now	\$2.65 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
402-406 S. Prospectors Rd. #402A	1,100	Now	\$1.80 SF	Faraaz Hashmi	Skybridge Property Group	949-887-8103	Diamond Center II
1200 S. Diamond Bar Blvd. #216	1,102	Now	\$2.50 SF	Rick Page	Coldwell Banker	909-861-9835	
20955 Pathfinder Rd. #138	1,152	Now	\$2.65 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
888 S. Brea Canyon Dr. #108	1,159	Now	\$3.00 SF	Richard Wang	Richard Wang	626-289-6660	Diamond Bar Business Center
22632 Golden Springs Dr. #280	1,170	Now	\$2.25 FSG	Chris Larimore	Lee & Associates	626-240-2788	
23525 Golden Springs Dr. #E	1,190	Now	\$2.10	Esteban Felix	Insignia PMG	626-792-7500 x1003	
23525 Golden Springs Dr. #F	1,190	Now	\$2.10	Esteban Felix	Insignia PMG	626-792-7500 x1003	
21688 Gateway Center Dr. #100	1,192	Now	Call	Steven Saunders	CBRE	909-418-2006	Building B. Suite 100 contiguous with Suite 110 up to 5,194 RSF.
3333 S. Brea Canyon Rd. @126	1,201	Now	\$680,000	Sarah Liu	Harvest Realty Development	626-593-7456	
888 S. Brea Canyon Dr. #150	1,249	Now	\$2.50 SF	Steve Chang	Chang Investment Group	626-381-9885	Shell space
1470 Valley Vista Dr. #102	1,265	Now	\$670,385	Pauline Wong	Silverstone	626-374-4610	
21680 Gateway Center Dr. #330	1,305	Now	Call	Steven Saunders	CBRE	909-418-2006	
1930 S. Brea Canyon Rd. #220	1,319	Now	\$1.95	Geoffrey Huang	Universal Elite Commercial	909-858-6999	
801 Corporate Center Dr. #208	1,345	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	University Corp. Center
888 S. Brea Canyon Dr. #370	1,350	Now	\$2.30	Trinnie Lee	Progressive Real Estate Partners	909-230-4500	

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1930 S. Brea Canyon Rd. #250	1,359	Now	\$1.95	Geoffrey Huang	Universal Elite Commercial	909-858-6999	
888 S. Brea Canyon Dr. #170	1,497	Now	\$2.50 SF	Steve Chang	Chang Investment Group	626-381-9885	Shell space
2705 S. Diamond Bar Blvd. #128	1,530	May 1	\$2.25	Colin Wu	Marcus & Millichap	909-456-3432	
888 S. Brea Canyon Dr. #325	1,564	Now	\$2.50 SF	David Lin	Ko Tai Realty	626-252-4248	Diamond Bar Business Center
660 N. Diamond Bar Blvd.	1,586	Now	\$788,000	David Chen	Lee & Associates	310-350-3810	Diamond Bar Plaza
888 S. Brea Canyon Dr. #380	1,618	Now	Call	Taylor Ing	Newmark	714-271-9066	Diamond Bar Business Center
888 S. Brea Canyon Dr. #130	1,651	Now	\$2.50 SF	Steve Chang	Chang Investment Group	626-381-9885	Shell space
2040 S. Brea Canyon Rd. #C1	1,673	Now	\$2.50	Robin Abari	Abari Orthodontics & Oral Surgery	224-757-0740	
1370 S. Valley Vista Dr. #225	1,686	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Crop. Center
1370 S. Valley Vista Dr. #168	1,733	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21700 E. Copley Dr. #388	1,792	60 days	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21660 Copley Dr. #340	1,826	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1241 Grand Ave. #K	1,876	Now	\$2.75 MG	Rick Page	Coldwell Banker	909-861-9835	Office/Retail
660 N. Diamond Bar Blvd. #100	1,977	Now	\$798,000	David Chen	Lee & Associates	626-240-2778	Lease rate \$2.00 PSF
21688 Gateway Center Dr. #130	2,363	Now	Call	Steven Saunders	CBRE	909-418-2006	Building B
2040 S. Brea Canyon Rd. #C2	2,429	Now	\$2.50	Robin Abari	Abari Orthodontics & Oral Surgery	224-757-0740	
888 S. Brea Canyon Dr. #320 & 325	2,563	Now	\$2.50 SF	David Lin	Ko Tai Realty	626-252-4248	Diamond Bar Business Center
21680 Gateway Dr. #310	2,578	Now	Call	Steven Saunders	CBRE	909-418-2006	

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21700 Copley Dr. #180	2,583	Now	\$1.75 SF	Ted Caligiuri	Century 21 Commercial	760-533-5343	Gateway Corporate Center
21680 Gateway Dr. #230	2,596	Now	Call	Steven Saunders	CBRE	909-418-2006	
22632 Golden Springs Dr. #270	2,751	Now	\$2.25 FSG	Chris Larimore	Lee & Associates	626-240-2788	
22632 Golden Springs Dr. #233	2,806	Now	\$2.25 FSG	Chris Larimore	Lee & Associates	626-240-2788	
1470 Valley Vista Dr. #105	3,105	Now	\$1,288,658	Pauline Wong	Silverstone	626-374-4610	
20955 Pathfinder Rd. #200	3,130	Now	\$2.65 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
20955 Pathfinder Rd. #200	3,130	Now	\$2.65 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
21660 Copley Dr. #100	3,146	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21688 Gateway Dr. #110	4,002	Now	Call	Steven Saunders	CBRE	909-418-2006	Suite 100 contiguous with Suite 110 up to 5,194 RSF
1081 S. Grand Ave.	4,668	Now	\$2.35	Sharon Wang	EXP Realty	347-406-0551	Century Financial Center
21680 Gateway Dr. #140	4,789	Now	Call	Steven Saunders	CBRE	909-418-2006	
20657 Golden Springs Dr. #111	5,000	90 days	\$2.50 NNN	Alicia Yu	FAFIC	626-831-7188	Valley Professional Center
1550 Valley Vista Dr. #110	5,294	Now	\$2.85 MG	Steven Saunders	CBRE	909-418-2006	
1550 Valley Vista Dr. #210	5,410	Now	\$1.99 SF	Steven Saunders	CBRE	909-418-2006	Gateway 12
22632 Golden Springs Dr. #233+270	5,557	Now	\$2.25 FSG	Chris Larimore	Lee & Associates	626-240-2788	
1550 Valley Vista Dr. #200	5,887	Now	\$1.99 SF	Steven Saunders	CBRE	909-418-2006	Gateway 12
1370 S. Valley Vista Dr. #280	6,342	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1550 Valley Vista Dr. #250	6,435	Now	\$1.99 SF	Steven Saunders	CBRE	909-418-2006	Gateway 12
21680 Gateway Center Dr. #170	8,183	Now	Call	Steven Saunders	CBRE	909-418-2006	

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21700 E. Copley Dr. #188	8,423	Now	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21700 E. Copley Dr. #320/350	9,132	60 days	\$2.90 FSG	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1470 Valley Vista Dr. #206	10,228	Now	\$3,579,706	Pauline Wong	Silverstone	626-374-4610	
801 Corporate Center Dr. #270	13,866	Now	Call	Sean Kern	Cushman Wakefield	909-942-4691	University Corp. Center
3333 South Diamond Canyon Rd.	17,247	Now	\$2.25 MG	Steven Saunders	CBRE	909-418-2006	
1540 Bridgegate Dr. #100	25,920	Now	\$2.25	Taylor Ing	Newmark	714-271-9066	
1540 Bridgegate Dr. #200	25,920	Now	\$2.25	Taylor Ing	Newmark	714-271-9066	
1400 Montefino Ave.	55,221	30 Days	\$2.20 FSG	Rene Soto	NAI Capital	213-453-4664	

**Total Office Space Available**

**319,720 SF**

**NNN = Triple Net MG = Modified Gross FS = Full Service FSG=Full Service Gross**

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# Retail Space Available

## April 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
20657 Golden Springs Dr. #203BC	400	Now	Call	Alicia Yu	FAFIC	626-831-7188	Golden Springs Plaza
822 N. Diamond Bar Blvd.	721	Now	Call	Matt Sundberg	Matthews Real Estate Investment Services	949-777-5991	The Ranch Shopping Center
20855 Golden Springs Dr.	800	TBD	\$2,467/MO	Nadine Hassan	Chow Listings	916-280-4201	Diamond Bar Retail Center
1101-1123 South Brea Canyon Rd. #C-119	828	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1101-1123 South Brea Canyon Rd. #C-110	933	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1101-1123 South Brea Canyon Rd. #C-118	1,045	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
870 N. Diamond Bar Blvd.	1,123	Now	Call	Matt Sundberg	Matthews Real Estate Investment Services	949-777-5991	The Ranch Shopping Center
1101-1123 South Brea Canyon Rd. #C-109	1,124	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
2020 S. Brea Canyon Rd. #A5	1,200	30 days	\$2.65 NNN	Asif Musavvir	CHR	909-860-2234	
2020 S. Brea Canyon Rd. #A3	1,200	30 days	\$2.65 NNN	Asif Musavvir	CHR	909-860-2234	
932 N. Diamond Bar Blvd.	1,200	60 days	\$1.85 SF	Tim Muller	Coreland Companies	714-573-7780	The Oaks Center
866 N. Diamond Bar Blvd.	1,250	Now	Call	Matt Sundberg	Matthews Real Estate Investment Services	949-777-5991	The Ranch Shopping Center
1101-1123 South Brea Canyon Rd. #D-4	1,380	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
22640 Golden Springs Dr. #C	1,487	Now	\$2.50 NNN	Howard Chang	CNC Properties	213-788-3357	
303 S. Diamond Bar Blvd. #A1	1,518	Now	\$2.60 NNN	James Gotses	Pacific West	714-433-7300	

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# Retail Space Available

## April 2024

1101-1123 South Brea Canyon Rd. #C-116	1,550	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1101-1123 South Brea Canyon Rd. #C-115	1,560	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
1241 Grand Ave. #K	1,876	Now	\$2.75 MG	Rick Page	Coldwell Banker	909-861-9835	Office/Retail
842 N. Diamond Bar Blvd.	2,125	Now	Call	Matt Sundberg	Matthews Real Estate Investment Services	949-777-5991	The Ranch Shopping Center
303 S. Diamond Bar Blvd. #A	3,056	Now	\$2.25 NNN	James Gotses	Pacific West	714-433-7300	
1101-1123 South Brea Canyon Rd. #C-3	5,000	Now	Call	Mike Gustafson	Berkshire Hathaway	949-391-0099	Diamond Creek Village
334 S. Diamond Br Blvd.	6,000	Now	\$2.50 SF	Jeff Lin	Colliers	213-532-3267	
880 N. Diamond Bar Blvd.	7,800	Now	Call	Matt Sundberg	Matthews Real Estate Investment Services	949-777-5991	The Ranch Shopping Center
560-588 N. Diamond Bar Blvd.	8,999	Now	\$3,500,000	Christopher Larimore	Lee & Associates	626-240-2788	Sunset Plaza, 100% leased
300 South Diamond Bar Blvd.	10,234	Now	Call	Jack Meyer	Catalyst Retail	909-406-4000 X3	

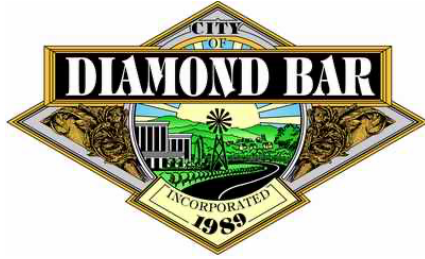
**Total Retail Space**

**64,409 SF**

**NNN = Triple Net MG = Modified Gross FS = Full Service**

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# Industrial Space Available

## April 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
659 Brea Canyon Dr. #6	1,317	Now	\$1.95 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
727 Brea Canyon Rd. #11	1,680	Now	\$1.95 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
727 Brea Canyon Rd. #10	1,688	Now	\$1.95 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
667 Brea Canyon Rd. #21	2,488	Now	\$1.80 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
709 Brea Canyon Rd. #1-3	2,947	Now	\$2.00 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
661 Brea Canyon Rd. #2	3,278	Now	\$1.80 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
661 Brea Canyon Rd. #4	3,278	Now	\$1.80 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut
721 Brea Canyon Rd. #10	3,698	Now	\$1.85 SF	Dorinne Alacron	Shea Properties	909-595-0499	Shea Center Walnut

**Total Industrial Space Available**

**20,374 SF**

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