

The Golden Springs Professional Center

DIAMOND BAR, CA 91765

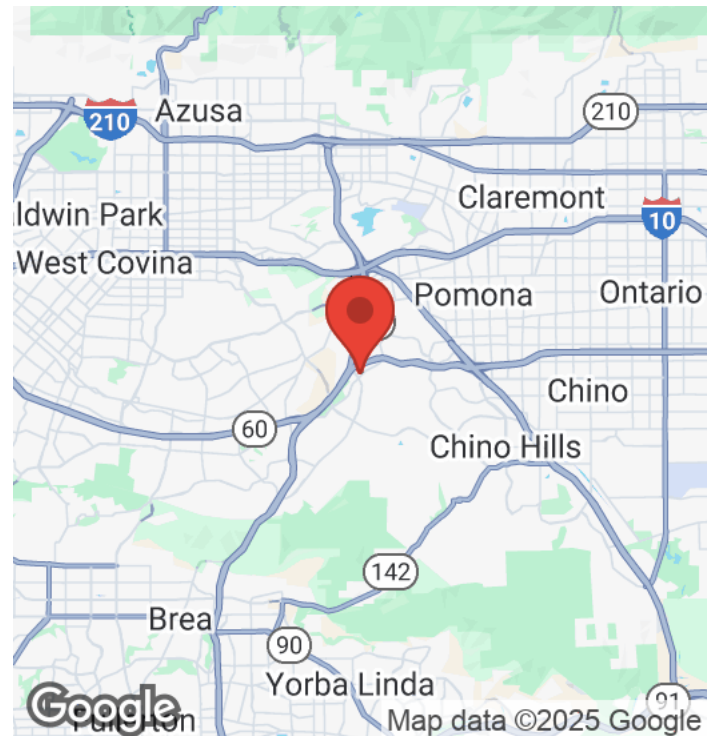
FOR SALE



— 23555 Golden Springs Dr —

Property Highlights

- Premier Owner-User Opportunity.
- Own for less than the cost of rent.
- Occupy over 5,800 square feet immediately.
- Tenants help pay your mortgage.
- 10% down SBA financing available.
- Located in the Diamond Bar Town Center Focus Area.



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The Golden Springs Professional Center

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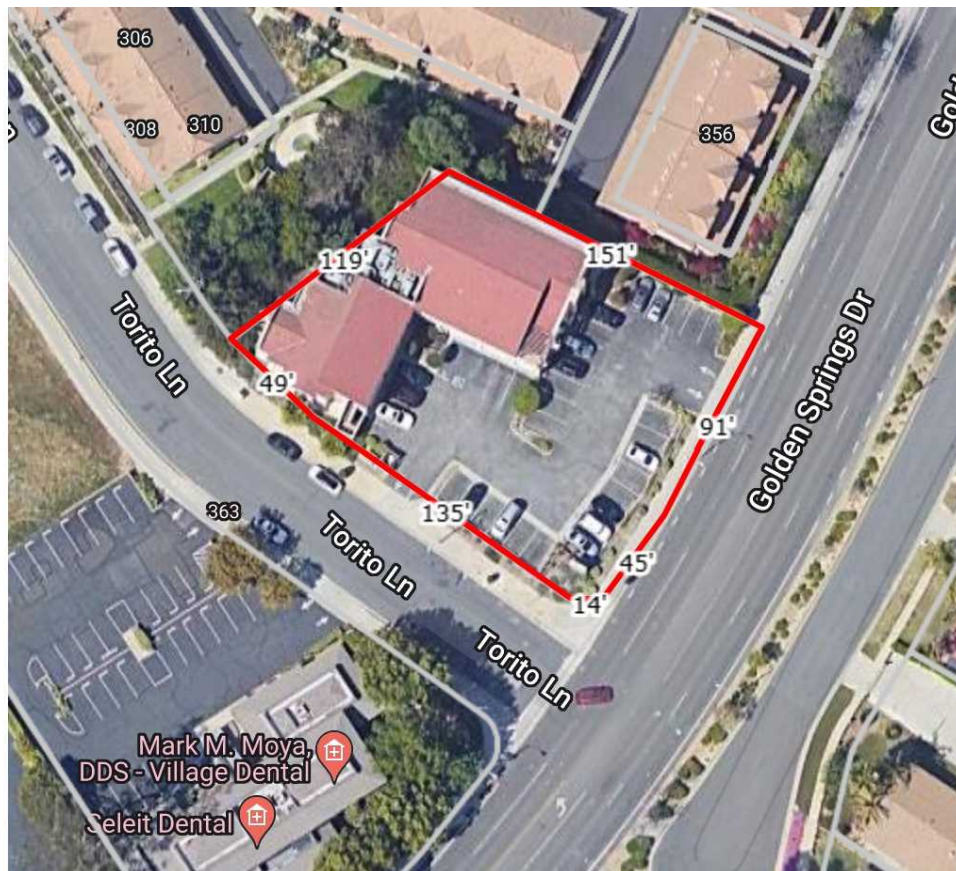
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An Exclusive Owner-User Opportunity

The Golden Springs Professional Center
23555 Golden Springs Dr, Diamond Bar, CA 91765



Property Description (The "What It Is")

The Golden Springs Professional Center is a two-story, 11,562-square-foot mixed-use office and retail building located at 23555 Golden Springs Drive in Diamond Bar, CA. Situated on a 22,947-square-foot (0.53-acre) corner parcel, the property features 15 tenant suites, 33 surface parking spaces, and over 150 feet of prominent street frontage on a major local thoroughfare. Zoned for Neighborhood Commercial (C-1), the building's layout provides excellent flexibility for a variety of professional, medical, and retail uses.

Property Summary

The Golden Springs Professional Center
23555 Golden Springs Dr, Diamond Bar, CA 91765



Property Summary

Price:	\$2,850,000
APN:	8281-010-027
Price / SF:	\$246.50
Price / Acre:	\$5,410,118.97
Building SF:	11,562
Lot Size:	0.53 Acres
Parking Ratio:	3:1
Parking:	33
Tenants/Units:	15
Year Built:	1986
Zoning:	C1 (Neighborhood Commercial)

Property Overview (The "Why It's a Great Deal")

Stop leasing and start building your own equity. This is the ideal opportunity for an owner-user to secure a permanent business home. 51% of the building is vacant and ready for you to occupy over 5,800 sq. ft. immediately. Meanwhile, in-place income from current tenants helps pay your mortgage. With attractive SBA financing requiring as little as 10% down, you can control your future for less than the cost of renting. With rents 42% below market, this asset offers significant future cash flow growth.

Location Overview (The "Why Here")

Perfectly positioned in the heart of Diamond Bar, with immediate access to the 60 and 57 freeways connecting Los Angeles, Orange County, and the Inland Empire. The property serves an affluent demographic with a median household income of over \$86,000, providing a strong, built-in client base. As a cornerstone of the Diamond Bar Town Center Focus Area, the location is poised for significant long-term growth and appreciation as the city invests in creating a vibrant, walkable downtown core.

Operating Income & Expense

The Golden Springs Professional Center
23555 Golden Springs Dr, Diamond Bar, CA 91765



Investment Summary

Price	\$2,850,000
Year Built	1986
Tenants	15
RSF	11,562
Price/RSF	\$246.50
Lot Size	0.53 acres
Floors	1
APN	8281-010-027
Cap Rate	.87%
Pro Forma Cap Rate	14.26%

Tenant Annual Scheduled Income

Tenant	Actual	Pro Forma
Totals	\$130,806	\$324,836

Annualized Income

Description	Actual	Pro Forma
Gross Potential Rent	\$130,806	\$324,836
- Less: Vacancy	\$0	(\$16,242)
+ Reimbursements	\$0	\$68,255
+ Misc. Income	\$0	\$440,340
Effective Gross Income	\$130,806	\$817,189
- Less: Expenses	(\$105,934)	(\$410,761)
Net Operating Income	\$24,872	\$406,428

Annualized Expenses

Description	Actual	Pro Forma
Property Management Fee	\$0	\$16,242
Replacement Reserves	\$7,500	\$7,500
Utility - HVAC Service	\$8,064	\$8,064
Utility - Gas	\$360	\$360
Utility - Electricity	\$24,000	\$24,000
Utilities - Water	\$888	\$888
Trash Removal	\$4,320	\$4,320
Taxes - Real Estate ("New")	\$41,610	\$41,610
Misc	\$0	\$279,041
Janitorial	\$3,192	\$3,192
Building Insurance ("New")	\$16,000	\$25,544
Total Expenses	\$105,934	\$410,761
Expenses Per RSF	\$9.16	\$35.53

Proforma Notes

51% vacant, rents 42% below market, Property manage by Owner, prime value-add opportunity.

Lease Rent Roll

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Tenant	Suite	Size	Expires	\$/RSF	Rent
Town Cleaners	A1	795	12/31/25	\$15.09	\$12,000
Note: "The tenant has occupied the space since 2000 and is currently on a month-to-month lease."					
Uehle Tax Services US	A2	950	12/31/25	\$27.79	\$26,400
Note: "The tenant has occupied the space since 1999 and is currently on a month-to-month lease."					
New Hair Design	B	400	12/31/25	\$33.00	\$13,200
Note: "The tenant has occupied the space since 2007 and is currently on a month-to-month lease."					
Vacant (Office/Retail Use)	C	1,239		\$0.00	\$0
Note: Unit is vacant and will require tenant improvements to attract tenants willing to pay market rent.					
Vacant (Office/Retail Use)	D	2,833		\$0.00	\$0
Note: Unit is vacant and will require tenant improvements to attract tenants willing to pay market rent.					
Verizon Wireless - Cell Tower	E	662	11/30/27	\$34.99	\$23,166
Note: Tenant has occupied since 10/21/1992. Lease expired 10/31/2012. Tenant exercised three 5-year options with 3% annual increases.					
Dura Sales of SoCal	F	610	12/31/25	\$18.10	\$11,040
Note: "The tenant has occupied the space since 1994 and is currently on a month-to-month lease."					
Dana's Beauty Secrets	H1-H2	830	12/31/25	\$16.63	\$13,800
Note: "The tenant has occupied the space since 2015 and is currently on a month-to-month lease."					
Exact Accounting & Tax Services	I-A	630	12/31/25	\$28.57	\$18,000
Note: "The tenant has occupied the space since 2018 and is currently on a month-to-month lease."					
Blue Flower - Amy	K1-K4	450	12/31/25	\$16.00	\$7,200
Note: "The tenant has occupied the space since 2013 and is currently on a month-to-month lease."					
Simon Yeh Loan Office	K3	350	12/31/25	\$17.14	\$6,000
Note: "The tenant has occupied the space since 2020 and is currently on a month-to-month lease."					
Vacant (Office/Retail Use)	G	680		\$0.00	\$0
Note: Unit is vacant and will require tenant improvements to attract tenants willing to pay market rent.					
Vacant (Office/Retail Use)	J	653		\$0.00	\$0
Note: Unit is vacant and will require tenant improvements to attract tenants willing to pay market rent.					
Vacant (Office/Retail Use)	K1	220		\$0.00	\$0
Note: Unit is vacant and will require tenant improvements to attract tenants willing to pay market rent.					
Vacant (Office/Retail Use)	K2	260		\$0.00	\$0
Note: Unit is vacant and will require tenant improvements to attract tenants willing to pay market rent.					

Tenant Mix Report

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<i>Suite</i>	<i>Tenants</i>	<i>Approx. SF</i>	<i>Avg. Rents</i>	<i>Monthly</i>	<i>Mkt Rents</i>	<i>Monthly</i>
A1	Town Cleaners	795	\$1,000	\$1,000	\$1,812	\$1,812
A2	Uehle Tax Services US	950	\$2,200	\$2,200	\$2,200	\$2,200
B	New Hair Design	400	\$1,100	\$1,100	\$1,100	\$1,100
C	Vacant (Office/Retail Use)	1,239	\$0	\$0	\$2,837	\$2,837
D	Vacant (Office/Retail Use)	2,833	\$0	\$0	\$6,488	\$6,488
E	Verizon Wireless - Cell Tower	662	\$1,874	\$1,874	\$1,874	\$1,874
F	Dura Sales of SoCal	610	\$920	\$920	\$1,391	\$1,391
H1-H2	Dana's Beauty Secrets	830	\$1,150	\$1,150	\$1,892	\$1,892
I-A	Exact Accounting & Tax Services	630	\$1,500	\$1,500	\$1,500	\$1,500
K1-K4	Blue Flower - Amy	450	\$600	\$600	\$1,026	\$1,026
K3	Simon Yeh Loan Office	350	\$500	\$500	\$798	\$798
G	Vacant (Office/Retail Use)	680	\$0	\$0	\$1,557	\$1,557
J	Vacant (Office/Retail Use)	653	\$0	\$0	\$1,495	\$1,495
K1	Vacant (Office/Retail Use)	220	\$0	\$0	\$504	\$504
K2	Vacant (Office/Retail Use)	260	\$0	\$0	\$595	\$595
15		11,562		\$10,844		\$27,070



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Investment Opportunity: Tesla V4 Superchargers at Torito Plaza *(Updated 07/08/2025)*

23555 Golden Springs Dr, Diamond Bar, CA

◆ Turnkey Tesla Supercharger Installation

- Deploy 4 Tesla V4 Superchargers + V3.5 cabinet at this prime retail/office property.
- Site support by Tesla's construction team ensures smooth, professional installation.



◆ Strong Financial Returns

- **Projected Year 1 Cash Flow:** ~ \$161,295.00.
- **Projected Average Annual Revenue:** ~\$440,336.00.
- **Total CAPEX:** ~\$410,000 (equipment + installation).
- **Net Present Value (15 yrs, 10% discount rate):** ~\$1,415,371.00.
- **Expected Payback:** ~2.4 years.

◆ Property & Market Advantages

- Located in Diamond Bar's proposed Town Center redevelopment zone — positioned to benefit from city's growth plans.
- Surrounded by affluent demographics with a median household income over \$86,000.
- Corner lot with street visibility and strong existing traffic counts.

◆ Value-Add for Tenants & Customers

- Superchargers attract high-income EV drivers, increasing foot traffic for on-site tenants.
- Unique, sustainable amenity differentiates the property from local competition.
- Enhances marketability to national brands and future tenants.

◆ Future-Proof Asset with Tesla Partnership

- Compatible with all major EVs (NACS, CCS1, CCS2).
- Tesla's best-in-class reliability (JD Power #1 rated).
- Ongoing software, service, and maintenance included at \$0.10/kWh.

Secure your stake in the future of EV infrastructure. Invest today in a property that drives revenue and aligns with tomorrow's transportation trends.

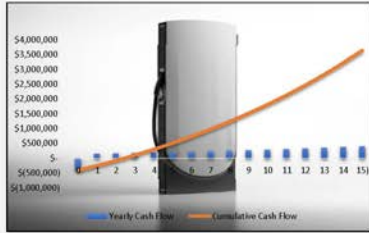
***** DISCLAIMER: The outputs generated by this model are for indicative purposes only and should not be considered as official predictions or representations *****

***** USER SIMPLY NEEDS TO FILL THE CELLS IN YELLOW BELOW AND THE MODEL WILL AUTOMATICALLY POPULATE THE REST*****

Prospective Tesla Charger Site Host Inputs (yellow cells need to be filled by user, NO OTHER CHANGES REQUIRED)

User Inputs Required		
Standard Site Details		
State site is located in	California	Select the State. This is used to roughly approximate the average cost of electricity. Please update this value if exact data is available.
# of chargers to be installed	4	Insert number of V4 Supercharger Posts to be purchased and installed.
Installation cost per charger	Avg. Cost Scenario	Turnkey installation ranges between \$35k and \$65k per charger. Actual costs will vary by property and incentives are available. *Estimate Only*
Price (\$/kWh)	0.52	This represents what the property will charge users. Site will have full control of this.
Expected utilization	Medium	Used to calculate avg. energy/kWh delivered per day per charger. Model assumes a 7% YoY growth in utilization as EV adoption continues to rise. *Estimate Only*

Model Outputs, Graphs, & Key Figures



To complement the real value of installing EV chargers on site, which comes from providing the amenity and improving customer experience / driving foot traffic while future proofing the business, the following financial performance can be expected:

CAPEX (equipment + installation)	\$410,000	Project Net Present Value (15 years, 10% rate)	\$1,415,371
Average Yearly Revenue Over 15 Years	\$737,681	Payback Period / ROI (years)	2.4

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Model Calculations, Assumptions, & Yearly Cash Flow

Cost & Revenue Inputs		
Installation cost per charger	\$40,000	Change number manually when more information is available. *Estimate Only*
BOM (\$/charger)	\$62,500	Fixed cost to purchase one V4 Post Supercharger (up to 325 kW of output). Includes cabinet, connectivity infrastructure, site controller, and system commissioning
Electricity Cost (\$/kWh)	0.230	Change number manually when more information is available. Calculated automatically based on the State. *Estimate Only*
Tesla Services Fee (\$/kWh)	0.10	Covering software, service/maintenance, operations, credit card transactions, etc. (no other costs, Tesla will take care of everything)
Utilization (kWh)	580	Change number manually when more information is available. Average energy/kWh delivered per day per charger. Model assumes a 7% YoY growth in utilization as EV adoption continues to rise. *Estimate Only*

Utilization & Cash Flow Model	Initial investment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Yearly Cash Flow																
Revenue (\$)	\$ -	\$ 440,336	\$ 471,160	\$ 504,141	\$ 539,431	\$ 577,191	\$ 617,594	\$ 660,826	\$ 707,083	\$ 756,579	\$ 809,540	\$ 866,208	\$ 926,842	\$ 991,721	\$ 1,061,142	\$ 1,135,421
Costs (\$)	\$ (410,000)	\$ (279,041)	\$ (298,574)	\$ (319,474)	\$ (341,838)	\$ (365,766)	\$ (391,370)	\$ (418,766)	\$ (448,079)	\$ (479,445)	\$ (513,006)	\$ (548,916)	\$ (587,341)	\$ (628,454)	\$ (672,446)	\$ (719,518)
Cash Flow (\$)	\$ (410,000)	\$ 161,295	\$ 172,585	\$ 184,666	\$ 197,593	\$ 211,424	\$ 226,224	\$ 242,060	\$ 259,004	\$ 277,134	\$ 296,534	\$ 317,291	\$ 339,501	\$ 363,267	\$ 388,695	\$ 415,904
Cumulative Cash Flow																
Cum. Revenue (\$)	\$ -	\$ 440,336	\$ 911,496	\$ 1,415,636	\$ 1,955,067	\$ 2,532,257	\$ 3,149,851	\$ 3,810,677	\$ 4,517,760	\$ 5,274,340	\$ 6,083,879	\$ 6,950,087	\$ 7,876,929	\$ 8,868,650	\$ 9,929,792	\$ 11,065,213
Cum. Costs (\$)	\$ (410,000)	\$ (689,041)	\$ (987,615)	\$ (1,307,090)	\$ (1,648,927)	\$ (2,014,694)	\$ (2,406,064)	\$ (2,824,829)	\$ (3,272,909)	\$ (3,752,354)	\$ (4,265,360)	\$ (4,814,276)	\$ (5,401,617)	\$ (6,030,071)	\$ (6,702,517)	\$ (7,422,035)
Cash Flow (\$)	\$ (410,000)	\$ (248,705)	\$ (76,120)	\$ 108,546	\$ 306,139	\$ 517,564	\$ 743,788	\$ 985,848	\$ 1,244,852	\$ 1,521,986	\$ 1,818,520	\$ 2,135,811	\$ 2,475,312	\$ 2,838,579	\$ 3,227,274	\$ 3,643,178



Tesla V4 Supercharger Post

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Tesla's next generation V4 Supercharger Post is designed to deliver best-in-class performance, user experience, and aesthetics. The V4 Supercharger Post brings Tesla's global leadership in EV charging infrastructure deployment to more use cases by enabling support for global charging standards, including NACS, CCS1, CCS2, and GB/T. The V4 Supercharger Post with universal cable reach delivers a vehicle-agnostic experience allowing all users to charge with confidence.

KEY FEATURES

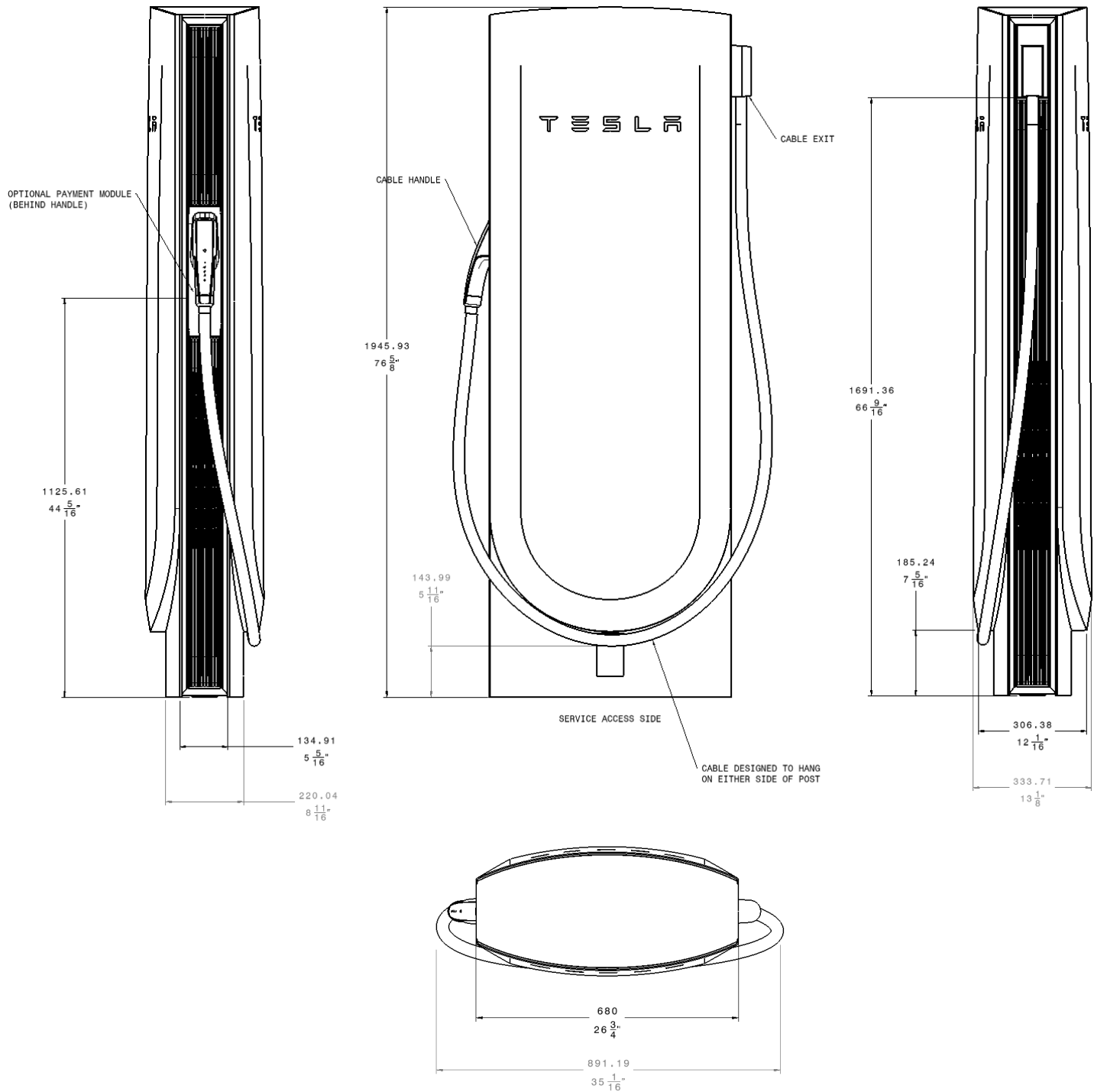
- Supports global charging standards
- Supports open communication standards
- Universal cable reach
- Unparalleled ergonomics and performance
- No high voltage at post when not in use
- Integrated revenue-grade DC energy meter
- Optional payment/display module
- Illuminated logo for greater visibility
- 1 m flood tolerance
- Small footprint saves space in parking areas



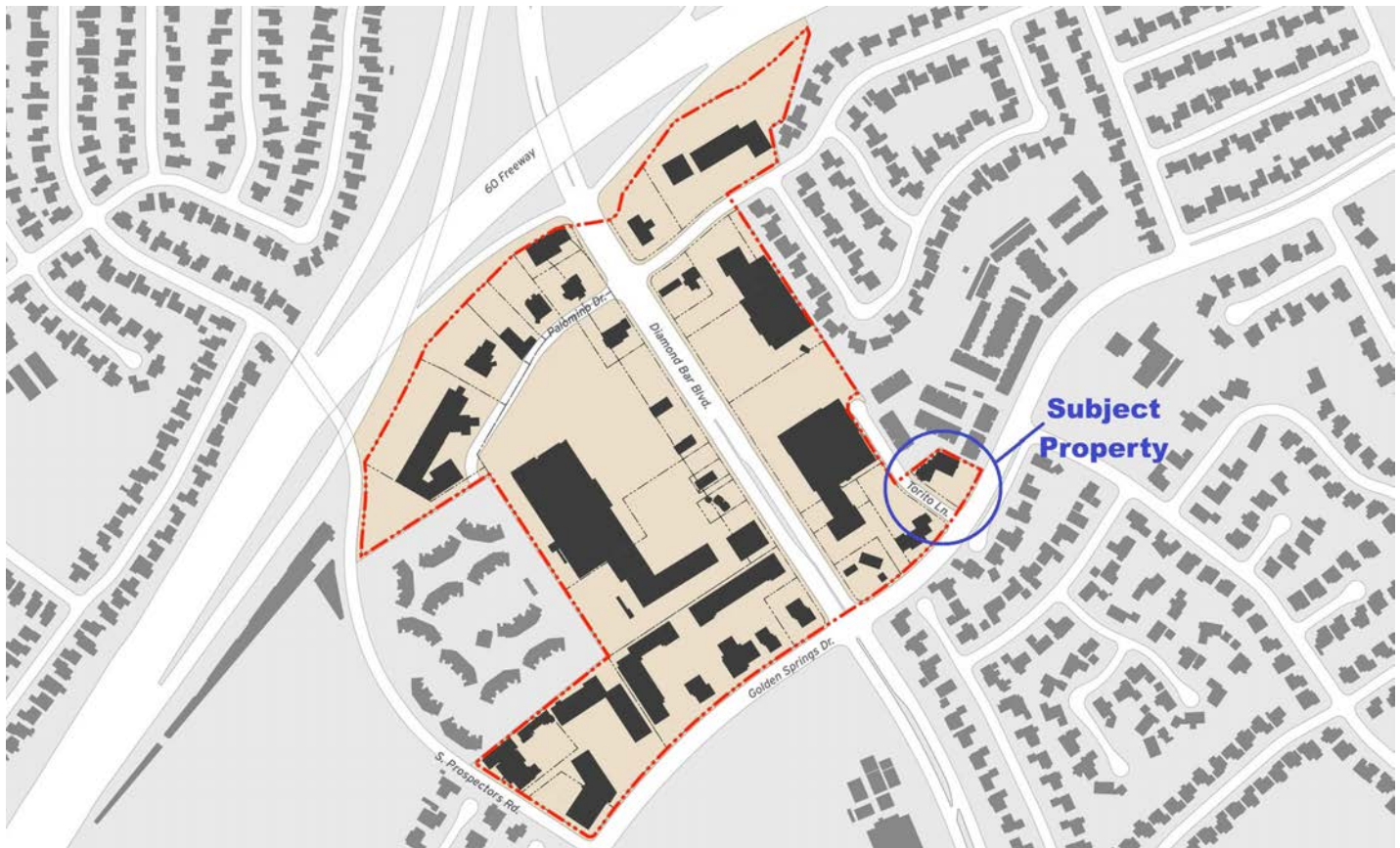
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Product	Model Number	1732843
	Certified Maximum Power with V3 Cabinet	250kW
	Certified Voltage Range with V3 Cabinet	0-500VDC
	Certified Continuous Current with V3 Cabinet	615A
	Protection	Over Current, Over Temperature
	Compliance (pending)	UL 2202, CSA 22.2#107.1, IEC 61851-1, IEC 61851-2
Payment Module (Optional)	Payment Types	Contactless Payments with Debit Card, Credit Card and Digital Wallets (Apple Pay, Google Pay etc.), RFID card
	Display Size	3.5 inch touchscreen
	Compliance	EMVCo L1, EMVCo L2 contactless, EMVCo L3, PCI PTS V6 unattended
Environmental	Operating Temperature	-30°C to 50°C
	Ingress Protection	IP54
	Flood Tolerance	1015 mm
	Maximum Noise Level @ 1m	60 dBA below 40°C, 65 dBA above 40°C
Mechanical	Total Weight	90 kg
	Dimensions	334 x 891 x 1946 mm
	Charging Cable Length	3 m
Site Layout and Installation	Input Lug: V+, V- (2/pole)	Cu/Al, 150 mm ² - 380 mm ² (300MCM - 750MCM)
	PE Lug (2)	Cu/Al, 16 mm ² - 95 mm ² (6AWG - 250MCM)
	24V Power Input: V+, V- (1/pole)	Cu, 10 mm ² (8 AWG)
	Termination Temperature	90°C
	Max Distance From Cabinet	100 m

Dimensions



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A Downtown for Diamond Bar

Torito Plaza is located in the Diamond Bar Town Center Focus Area.

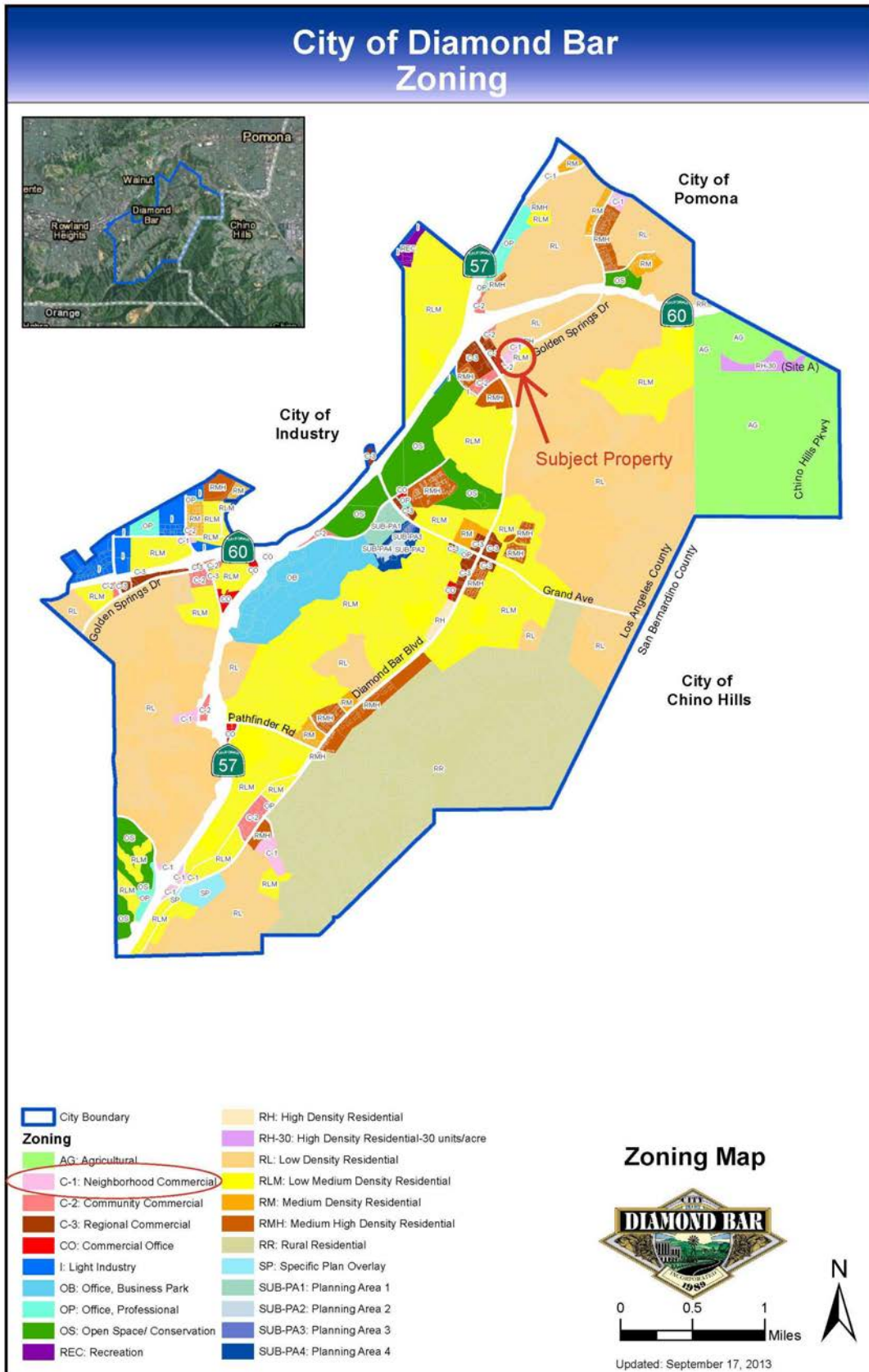
The City is working with the community to plan the creation of an inviting Town Center, envisioned to feature pedestrian-only plazas and paseos lined with shops, restaurants, entertainment venues, community gathering spaces, and urban living opportunities.

Visit:
<https://www.downtown4db.com/focus-area>



Town Center

Illustrative Rendering of Specific Plan showing the envisioned public realm and character of the Plan as seen from the Grand Stair.



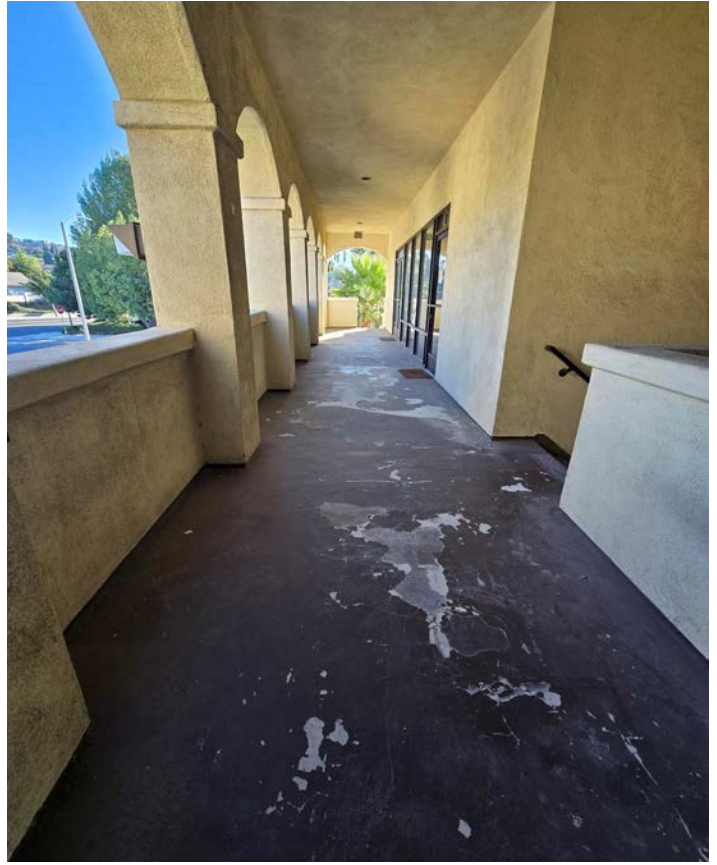
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Property Photos

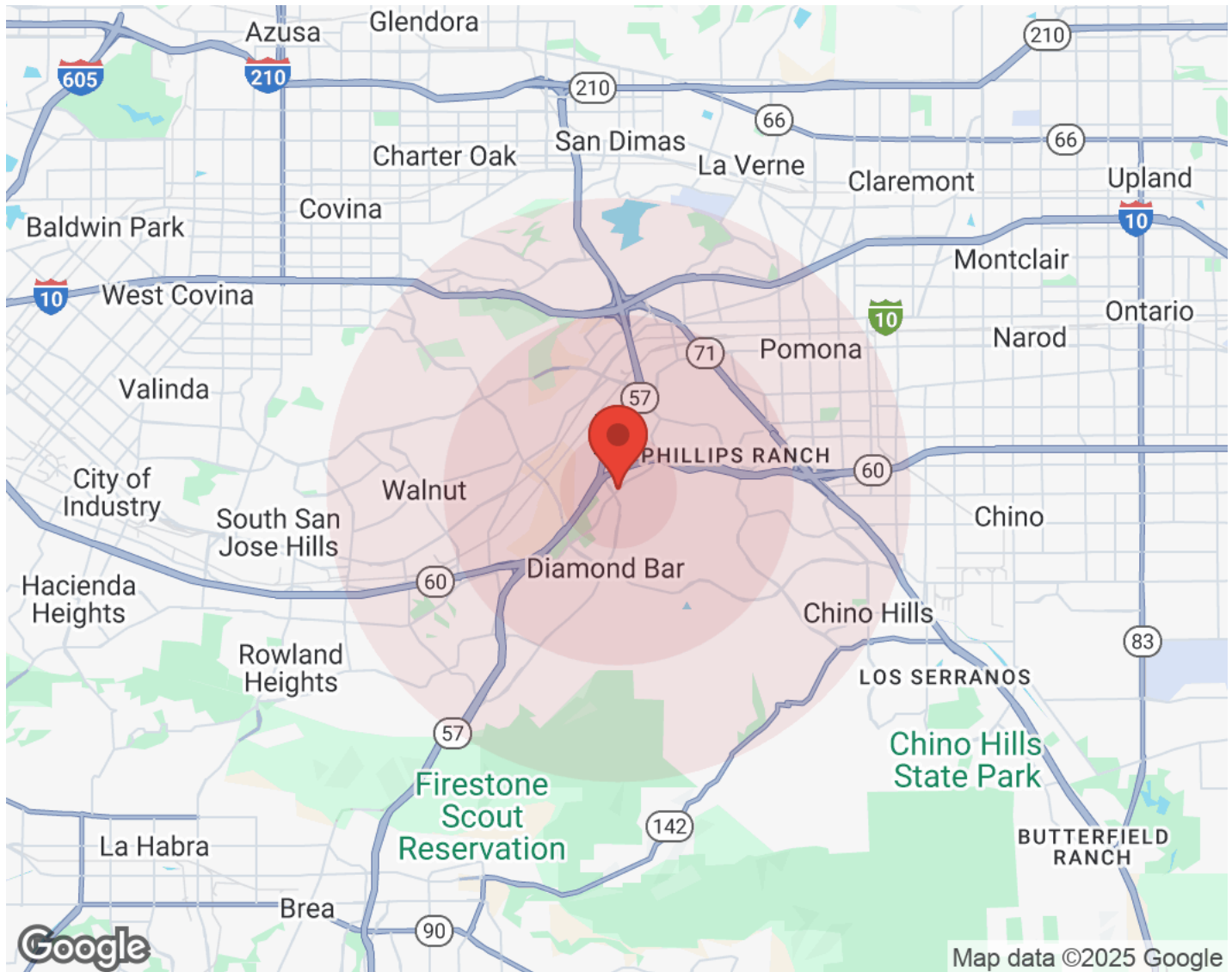
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Population	1 Mile	3 Miles	5 Miles
Male	5,785	42,987	136,812
Female	5,954	43,126	133,321
Total Population	11,739	86,113	270,133

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,989	14,039	51,501
Ages 15-24	1,470	11,130	38,265
Ages 25-54	4,695	35,662	112,371
Ages 55-64	1,662	12,350	33,752
Ages 65+	1,923	12,932	34,244

Race	1 Mile	3 Miles	5 Miles
White	5,398	32,521	107,623
Black	520	3,478	8,586
Am In/AK Nat	8	46	588
Hawaiian	N/A	20	76
Hispanic	3,976	26,750	129,738
Multi-Racial	3,486	25,400	130,570

Income	1 Mile	3 Miles	5 Miles
Median	\$86,475	\$86,769	\$76,749
< \$15,000	123	1,309	5,189
\$15,000-\$24,999	182	1,067	4,962
\$25,000-\$34,999	120	1,148	5,382
\$35,000-\$49,999	401	2,370	9,308
\$50,000-\$74,999	754	5,127	14,074
\$75,000-\$99,999	403	3,588	10,690
\$100,000-\$149,999	991	6,075	14,976
\$150,000-\$199,999	480	2,681	6,574
> \$200,000	174	2,134	5,288

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,840	27,447	82,587
Occupied	3,726	26,617	79,428
Owner Occupied	3,199	21,557	57,429
Renter Occupied	527	5,060	21,999
Vacant	114	830	3,159



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