Perform Properties

DIAMOND HILLS PLAZA
2825 S Diamond Bar Blvd, Diamond Bar, CA 91765
Generated on October 16, 2026

FULL YEAR 2026	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
Total Population	6,928	61,272	205,347	572,767	1,363,051
Total Daytime Population	9,009	62,827	201,964	708,554	1,493,666
TOTAL HOUSEHOLD INCOME					
Total Households	2,164	19,486	65,216	179,241	423,389
Median Household Income	$136,849	$119,206	$126,779	$125,168	$120,111
Average Household Income	$196,534	$156,327	$161,048	$156,114	$146,690
Under $15,000	4.6%	5.7%	6.0%	6.0%	5.5%
$15,000 - $34,999	7.4%	8.1%	7.5%	7.4%	7.7%
$35,000 - $49,999	8.9%	8.8%	6.8%	6.5%	6.8%
$50,000 - $74,999	6.0%	11.2%	10.5%	11.6%	12.1%
$75,000 - $99,999	9.0%	8.9%	10.2%	10.8%	11.7%
$100,000 - $124,999	10.3%	10.3%	9.8%	10.4%	10.9%
$125,000 - $149,999	8.6%	10.1%	8.6%	8.5%	8.8%
$150,000+	45.2%	36.9%	40.6%	38.9%	36.5%
BUSINESSES					
Total Businesses	277	3,922	10,319	23,336	60,326
RACE/ETHNICITY					
White/Caucasian	11.1%	11.2%	15.3%	21.7%	21.3%
Black/African American	1.9%	2.0%	2.2%	2.5%	2.7%
Asian/Pacific Islander	69.6%	64.7%	51.7%	32.6%	24.7%
Hispanic/Latino	14.4%	18.9%	27.3%	39.5%	47.8%
Other	3.0%	3.2%	3.5%	3.7%	3.5%

Source: Advan, 2025.