



NEWLY RENOVATED MONTEREY PARK PLAZA

RETAIL, MEDICAL, & QUICK SERVE FOOD SPACE FOR LEASE

883 S. Atlantic Boulevard, Monterey Park, CA 91754
1,000–6,300 +/- Sq. Ft.



FEATURES:

- GLA: 23,250 +/- Sq. Ft. / 81 parking spaces (including rooftop)
- Located along the major retail corridor in Monterey Park (Atlantic Boulevard);
- Perfect for Retail, Medical, and Quick Serve Food;
- Great street visibility on Atlantic Boulevard;
- Pylon Signage available;
- Convenient access to the 10 FWY and 60 FWY from Atlantic Boulevard;
- Across the street from Monterey Park Hospital and Medical Center.

For more information, please contact
BP International, Inc.

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The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

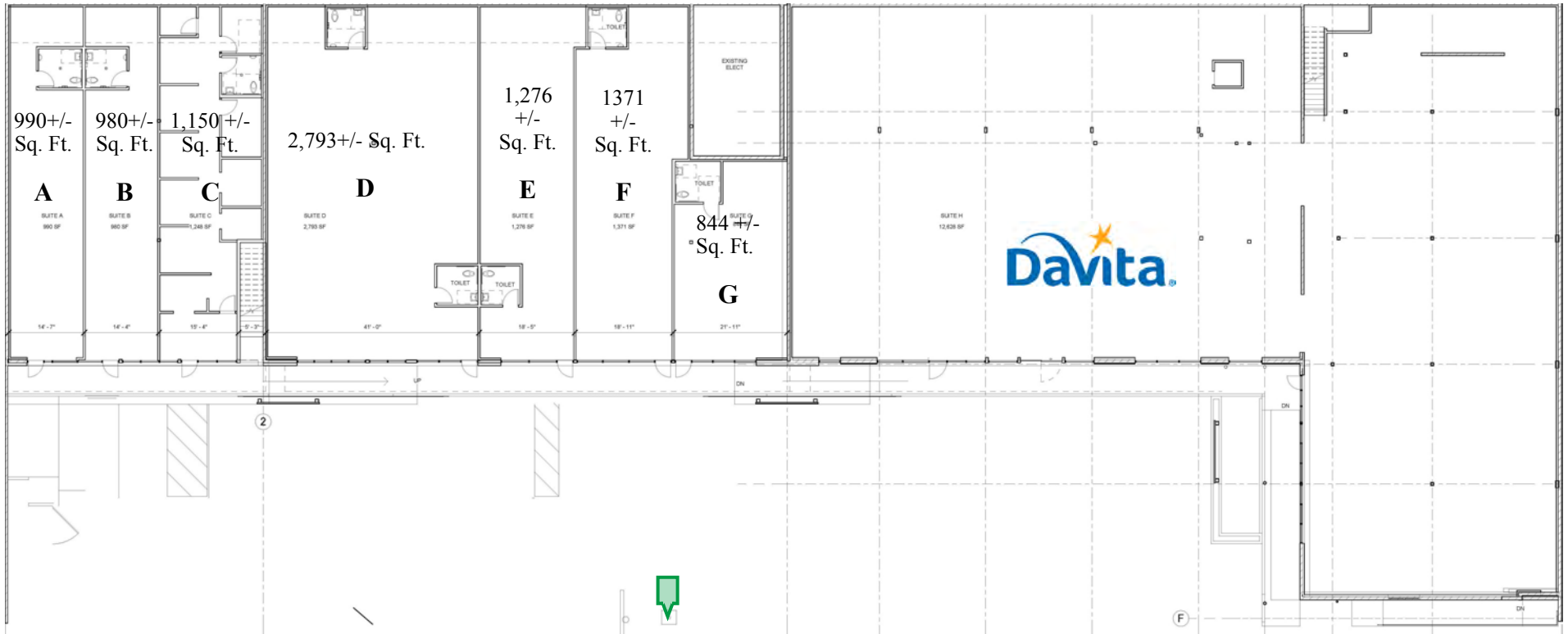


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DEMOGRAPHICS Source : STDB (2019)	1-MILE	3-MILE	5-MILE
Population (2018)	25,788	311,200	736,577
Average HH Income (2018)	\$92,816	\$71,344	\$73,782

TRAFFIC COUNT:
(Source: STDB 2005)

Atlantic Blvd/Sevilla St
27, 600 Cars per Day

Atlantic Blvd/Brightwood St
29,200 Cars per Day

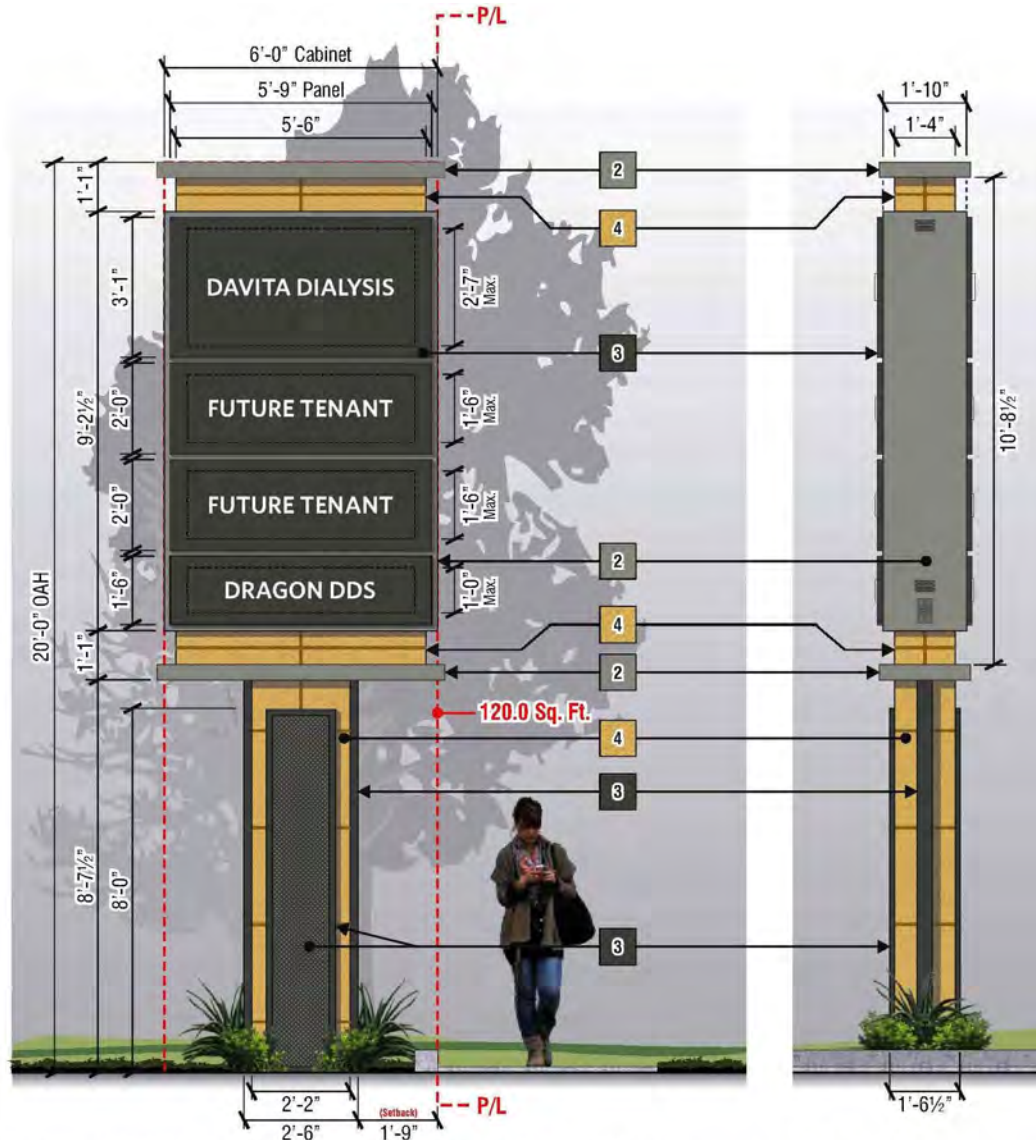
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D PROPOSED INTERNALLY ILLUMINATED D/F MULTI-TENANT PYLON SIGN
 Scale: 1/4" = 1'-0" Quantity: One (1) panel allowed per Tenant

2 SIDE VIEW
 Scale: 1/4" = 1'-0"

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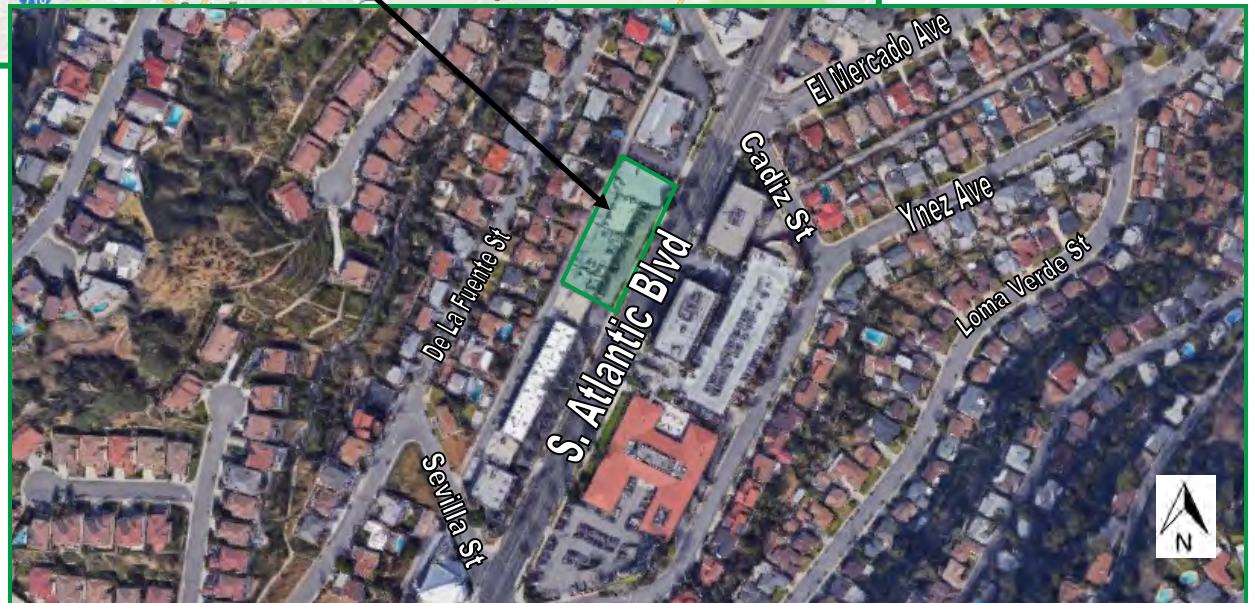
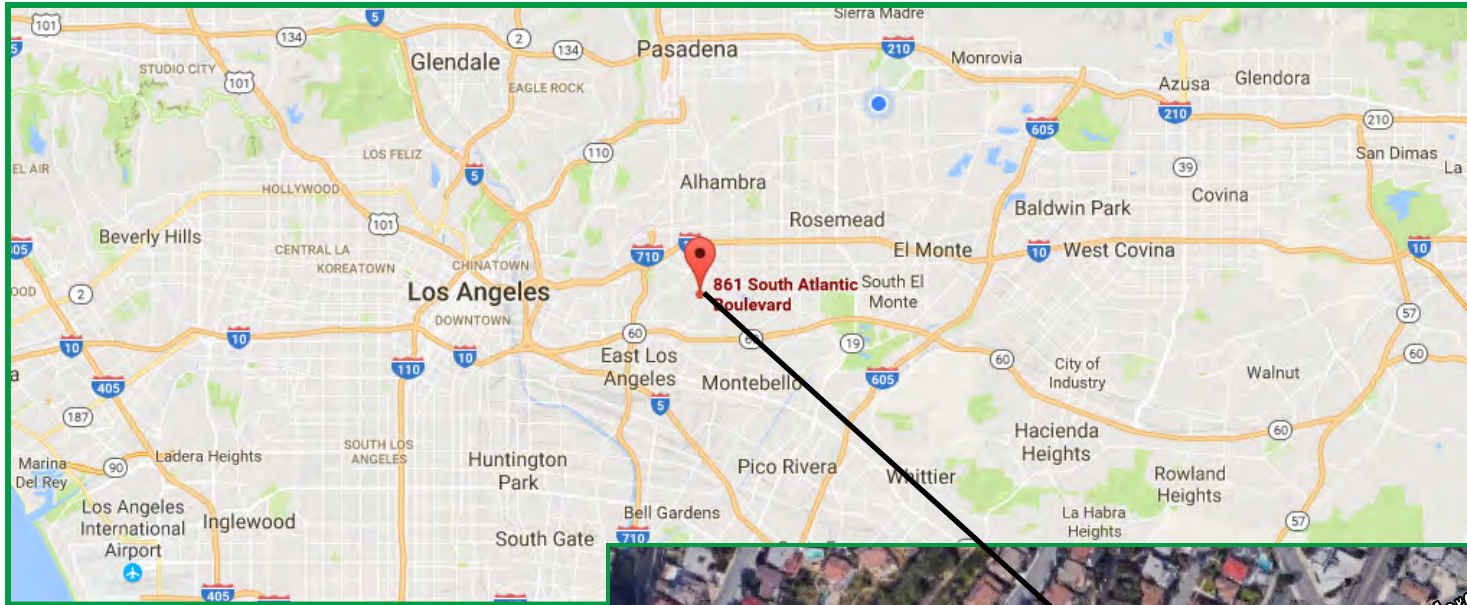


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Demographic and Income Profile

861 S Atlantic Blvd
 861 S Atlantic Blvd, Monterey Park, California, 91754
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.05085
 Longitude: -118.13853

Summary	Census 2010	2018	2023
Population	25,045	25,788	26,233
Households	8,794	8,978	9,085
Families	6,569	6,734	6,835
Average Household Size	2.84	2.87	2.88
Owner Occupied Housing Units	5,590	5,499	5,895
Renter Occupied Housing Units	3,204	3,479	3,190
Median Age	43.4	44.6	45.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.34%	0.82%	0.83%
Households	0.24%	0.76%	0.79%
Families	0.30%	0.76%	0.71%
Owner HHs	1.40%	1.73%	1.16%
Median Household Income	3.62%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	828	9.2%	664	7.3%
\$15,000 - \$24,999	789	8.8%	663	7.3%
\$25,000 - \$34,999	696	7.8%	589	6.5%
\$35,000 - \$49,999	1,024	11.4%	910	10.0%
\$50,000 - \$74,999	1,388	15.5%	1,297	14.3%
\$75,000 - \$99,999	1,104	12.3%	1,113	12.3%
\$100,000 - \$149,999	1,448	16.1%	1,650	18.2%
\$150,000 - \$199,999	974	10.8%	1,191	13.1%
\$200,000+	727	8.1%	1,008	11.1%
Median Household Income	\$69,405		\$82,892	
Average Household Income	\$92,816		\$110,231	
Per Capita Income	\$31,933		\$37,689	

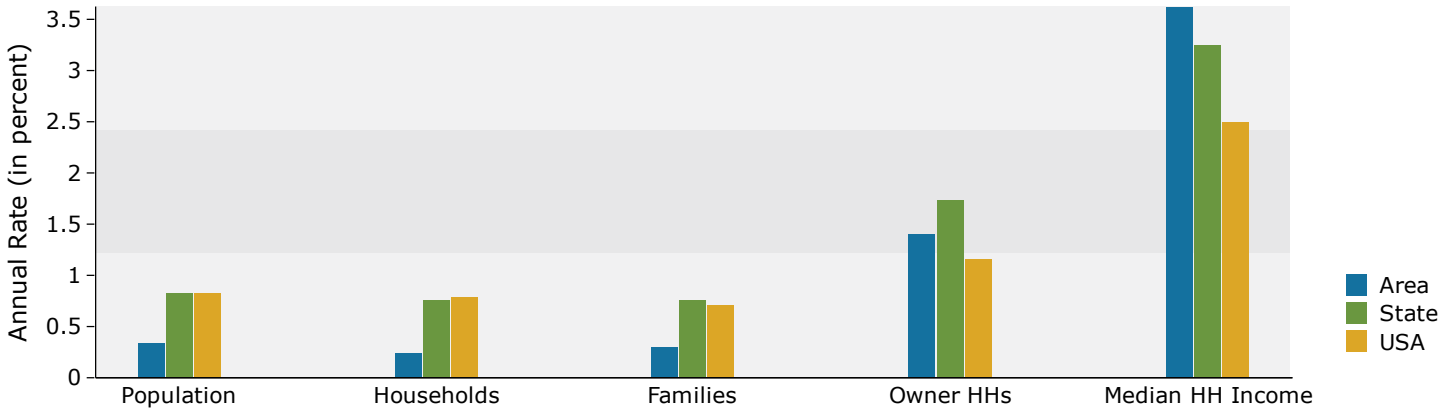
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,167	4.7%	1,117	4.3%	1,127	4.3%
5 - 9	1,275	5.1%	1,228	4.8%	1,203	4.6%
10 - 14	1,307	5.2%	1,370	5.3%	1,366	5.2%
15 - 19	1,434	5.7%	1,362	5.3%	1,383	5.3%
20 - 24	1,489	5.9%	1,355	5.3%	1,341	5.1%
25 - 34	2,950	11.8%	3,316	12.9%	3,097	11.8%
35 - 44	3,472	13.9%	3,283	12.7%	3,520	13.4%
45 - 54	3,653	14.6%	3,609	14.0%	3,620	13.8%
55 - 64	3,140	12.5%	3,407	13.2%	3,477	13.3%
65 - 74	2,264	9.0%	2,742	10.6%	3,002	11.4%
75 - 84	2,011	8.0%	1,910	7.4%	1,992	7.6%
85+	885	3.5%	1,088	4.2%	1,105	4.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,804	23.2%	5,659	21.9%	5,624	21.4%
Black Alone	141	0.6%	132	0.5%	128	0.5%
American Indian Alone	126	0.5%	121	0.5%	119	0.5%
Asian Alone	15,543	62.1%	16,334	63.3%	16,818	64.1%
Pacific Islander Alone	11	0.0%	12	0.0%	12	0.0%
Some Other Race Alone	2,607	10.4%	2,680	10.4%	2,682	10.2%
Two or More Races	813	3.2%	849	3.3%	850	3.2%
Hispanic Origin (Any Race)	7,361	29.4%	7,535	29.2%	7,658	29.2%

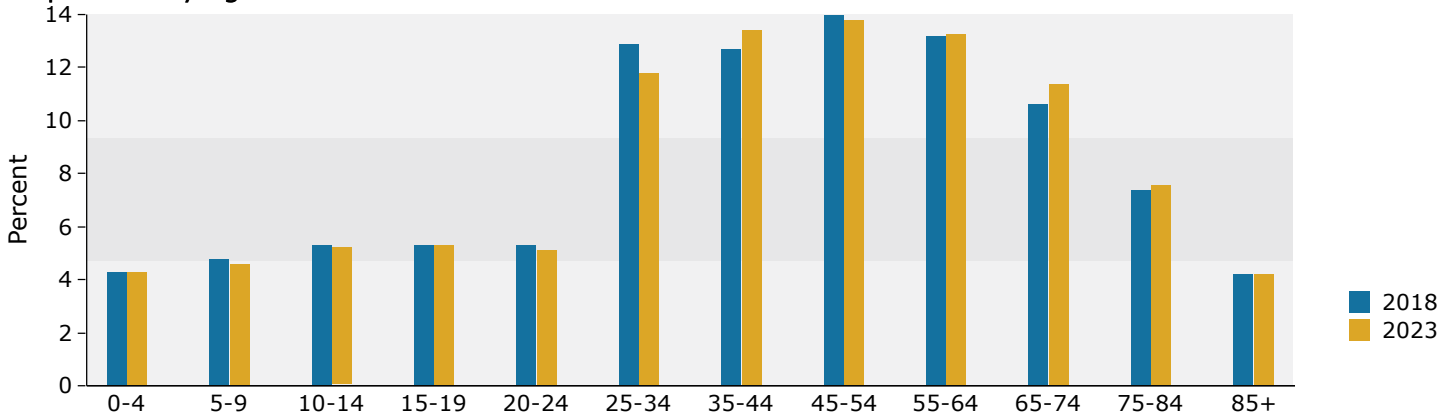
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

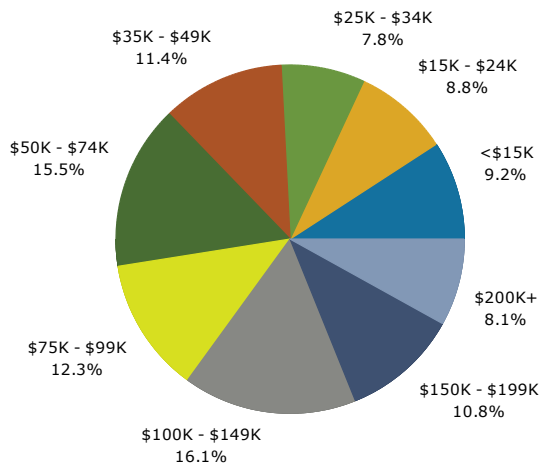
Trends 2018-2023



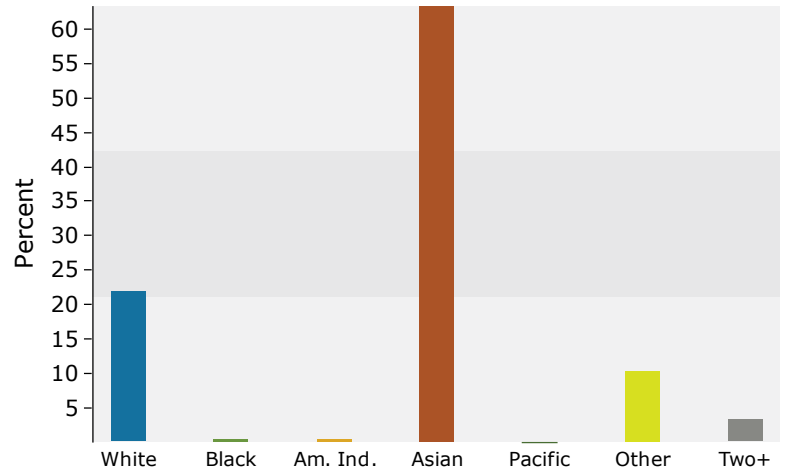
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 29.2%



Demographic and Income Profile

861 S Atlantic Blvd
 861 S Atlantic Blvd, Monterey Park, California, 91754
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.05085
 Longitude: -118.13853

Summary	Census 2010	2018	2023
Population	301,652	311,200	316,807
Households	88,295	90,378	91,551
Families	69,221	71,073	72,164
Average Household Size	3.39	3.42	3.43
Owner Occupied Housing Units	40,502	39,536	43,351
Renter Occupied Housing Units	47,793	50,842	48,200
Median Age	36.0	36.7	38.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.36%	0.82%	0.83%
Households	0.26%	0.76%	0.79%
Families	0.31%	0.76%	0.71%
Owner HHs	1.86%	1.73%	1.16%
Median Household Income	2.90%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	10,629	11.8%	8,942	9.8%
\$15,000 - \$24,999	10,558	11.7%	9,032	9.9%
\$25,000 - \$34,999	9,051	10.0%	7,846	8.6%
\$35,000 - \$49,999	12,691	14.0%	11,646	12.7%
\$50,000 - \$74,999	16,255	18.0%	16,199	17.7%
\$75,000 - \$99,999	10,606	11.7%	11,548	12.6%
\$100,000 - \$149,999	11,865	13.1%	14,426	15.8%
\$150,000 - \$199,999	5,083	5.6%	6,512	7.1%
\$200,000+	3,640	4.0%	5,401	5.9%
Median Household Income	\$52,415		\$60,463	
Average Household Income	\$71,344		\$84,761	
Per Capita Income	\$21,011		\$24,778	

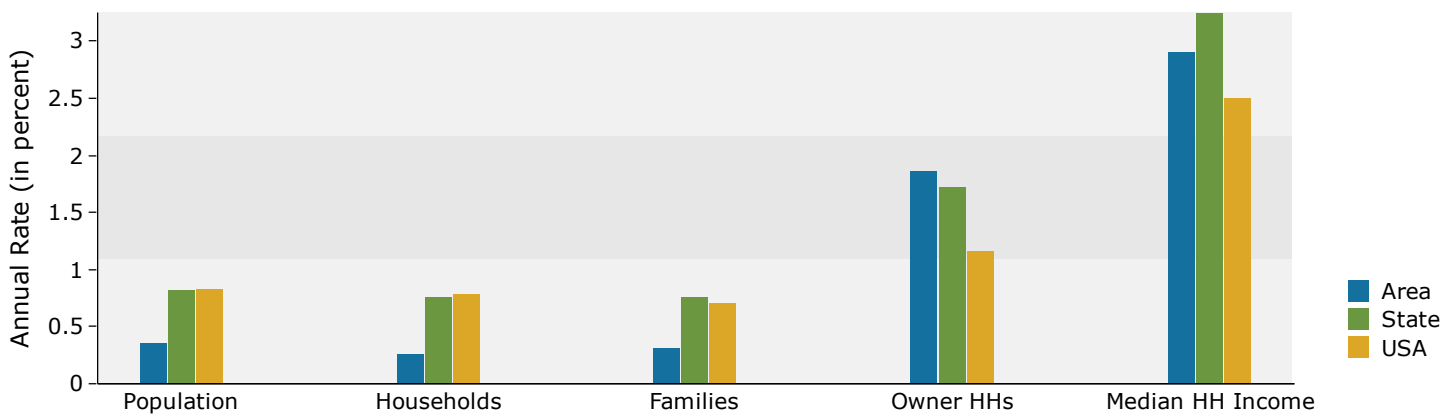
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,307	6.4%	19,123	6.1%	19,358	6.1%
5 - 9	18,973	6.3%	19,051	6.1%	18,347	5.8%
10 - 14	20,368	6.8%	19,548	6.3%	19,380	6.1%
15 - 19	23,121	7.7%	20,325	6.5%	19,359	6.1%
20 - 24	22,484	7.5%	22,495	7.2%	20,227	6.4%
25 - 34	42,278	14.0%	47,996	15.4%	47,293	14.9%
35 - 44	42,570	14.1%	40,937	13.2%	44,446	14.0%
45 - 54	40,686	13.5%	39,563	12.7%	39,145	12.4%
55 - 64	31,639	10.5%	35,331	11.4%	36,720	11.6%
65 - 74	19,518	6.5%	25,164	8.1%	28,475	9.0%
75 - 84	14,267	4.7%	14,337	4.6%	16,459	5.2%
85+	6,441	2.1%	7,330	2.4%	7,596	2.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	107,986	35.8%	108,845	35.0%	110,717	34.9%
Black Alone	2,622	0.9%	2,494	0.8%	2,409	0.8%
American Indian Alone	2,606	0.9%	2,533	0.8%	2,471	0.8%
Asian Alone	102,554	34.0%	108,524	34.9%	112,149	35.4%
Pacific Islander Alone	201	0.1%	203	0.1%	208	0.1%
Some Other Race Alone	76,002	25.2%	78,567	25.2%	78,808	24.9%
Two or More Races	9,682	3.2%	10,034	3.2%	10,045	3.2%
Hispanic Origin (Any Race)	180,932	60.0%	186,283	59.9%	189,634	59.9%

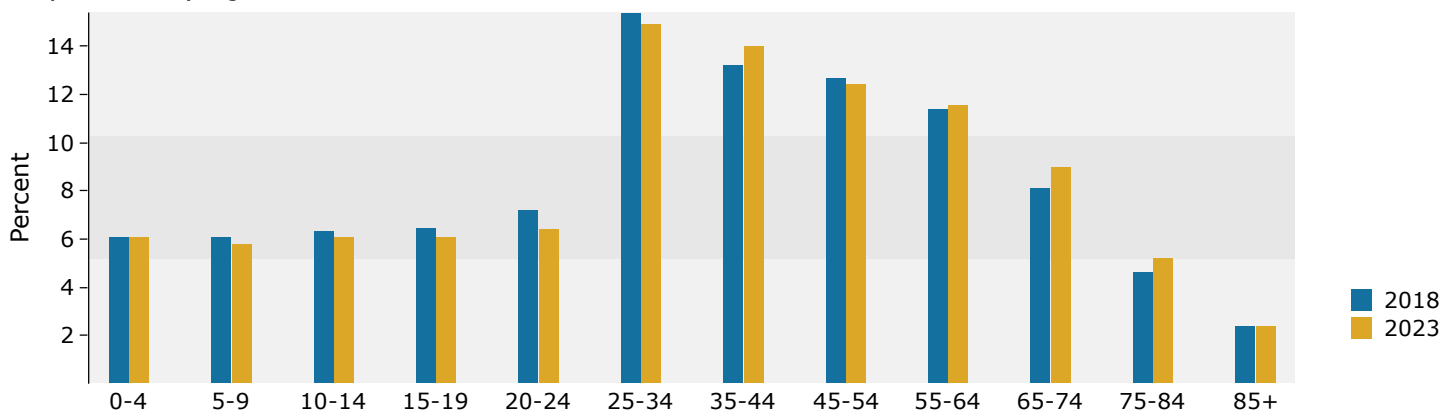
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

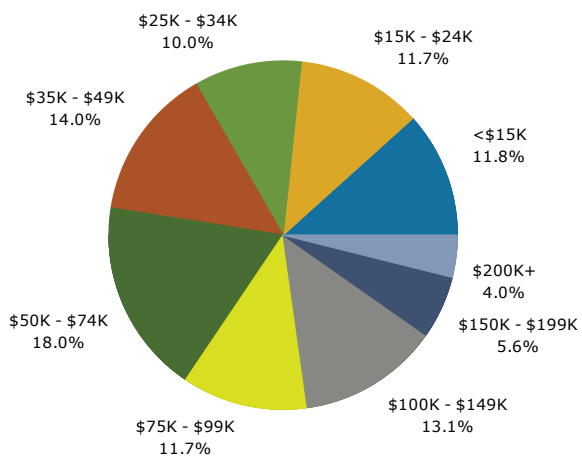
Trends 2018-2023



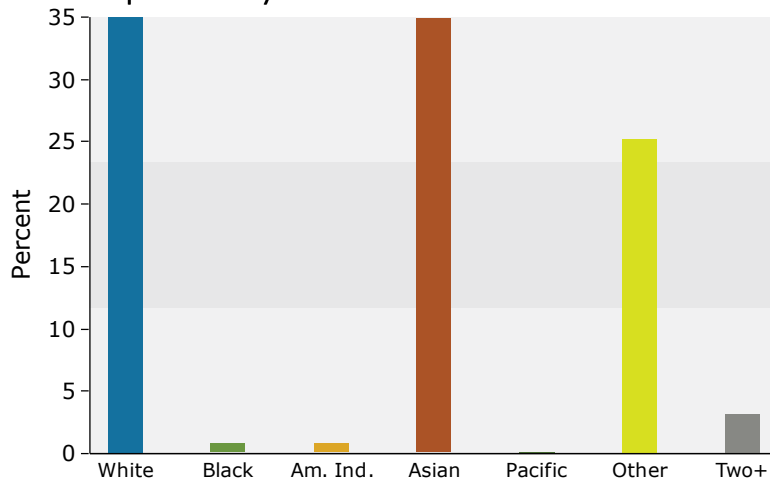
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 59.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

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 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.05085
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Summary	Census 2010	2018	2023
Population	712,125	736,577	750,408
Households	206,714	212,012	214,912
Families	160,279	164,885	167,537
Average Household Size	3.41	3.44	3.46
Owner Occupied Housing Units	89,769	87,617	96,124
Renter Occupied Housing Units	116,945	124,396	118,788
Median Age	34.6	35.3	36.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.37%	0.82%	0.83%
Households	0.27%	0.76%	0.79%
Families	0.32%	0.76%	0.71%
Owner HHs	1.87%	1.73%	1.16%
Median Household Income	2.73%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	26,167	12.3%	22,340	10.4%
\$15,000 - \$24,999	24,848	11.7%	21,423	10.0%
\$25,000 - \$34,999	21,348	10.1%	18,683	8.7%
\$35,000 - \$49,999	29,468	13.9%	27,256	12.7%
\$50,000 - \$74,999	37,762	17.8%	37,914	17.6%
\$75,000 - \$99,999	24,029	11.3%	26,202	12.2%
\$100,000 - \$149,999	26,246	12.4%	31,597	14.7%
\$150,000 - \$199,999	11,411	5.4%	14,353	6.7%
\$200,000+	10,734	5.1%	15,144	7.0%
Median Household Income	\$51,902		\$59,378	
Average Household Income	\$73,782		\$87,124	
Per Capita Income	\$21,566		\$25,277	

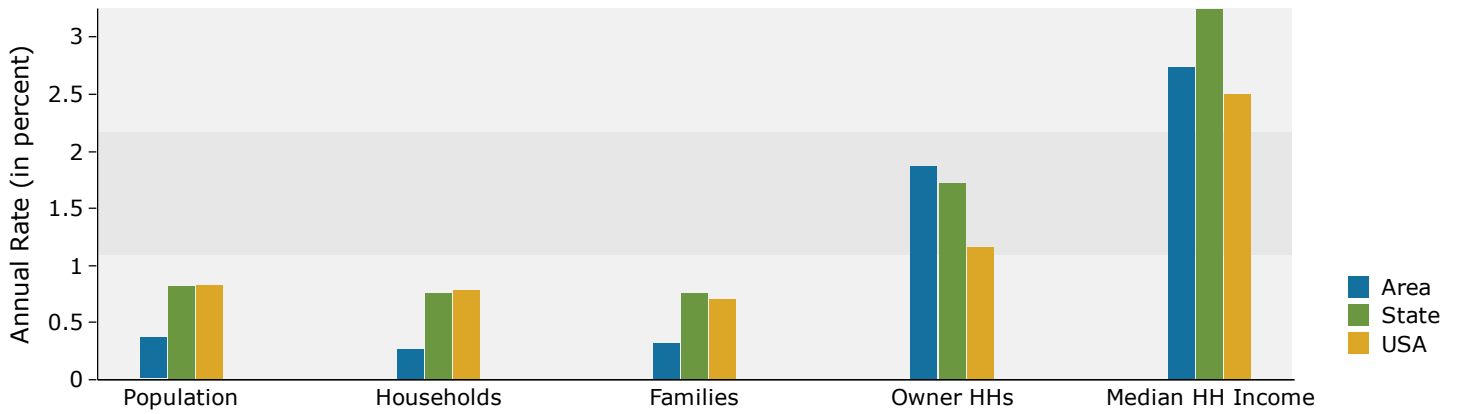
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	48,685	6.8%	48,177	6.5%	48,899	6.5%
5 - 9	48,039	6.7%	47,992	6.5%	46,049	6.1%
10 - 14	51,270	7.2%	49,209	6.7%	48,402	6.5%
15 - 19	56,344	7.9%	50,820	6.9%	48,041	6.4%
20 - 24	52,720	7.4%	54,285	7.4%	49,127	6.5%
25 - 34	102,582	14.4%	114,186	15.5%	113,531	15.1%
35 - 44	102,265	14.4%	98,502	13.4%	106,209	14.2%
45 - 54	93,914	13.2%	91,937	12.5%	91,654	12.2%
55 - 64	70,995	10.0%	80,585	10.9%	83,851	11.2%
65 - 74	42,462	6.0%	55,794	7.6%	63,574	8.5%
75 - 84	29,653	4.2%	30,216	4.1%	35,573	4.7%
85+	13,195	1.9%	14,875	2.0%	15,496	2.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	286,936	40.3%	290,121	39.4%	295,157	39.3%
Black Alone	8,279	1.2%	7,930	1.1%	7,659	1.0%
American Indian Alone	6,680	0.9%	6,535	0.9%	6,401	0.9%
Asian Alone	188,680	26.5%	201,324	27.3%	209,026	27.9%
Pacific Islander Alone	483	0.1%	492	0.1%	501	0.1%
Some Other Race Alone	196,293	27.6%	204,267	27.7%	205,566	27.4%
Two or More Races	24,773	3.5%	25,908	3.5%	26,098	3.5%
Hispanic Origin (Any Race)	461,315	64.8%	478,243	64.9%	488,430	65.1%

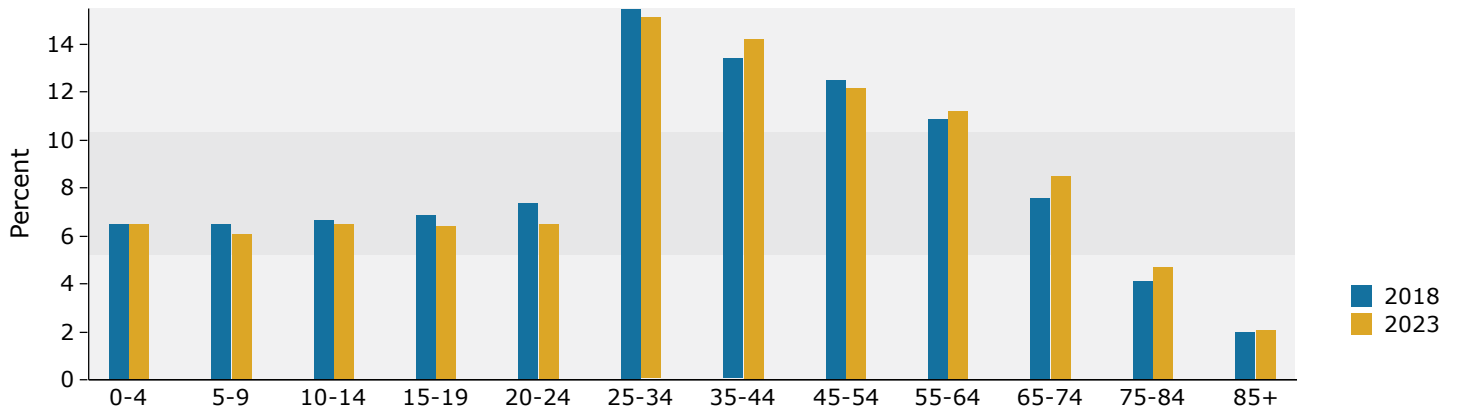
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

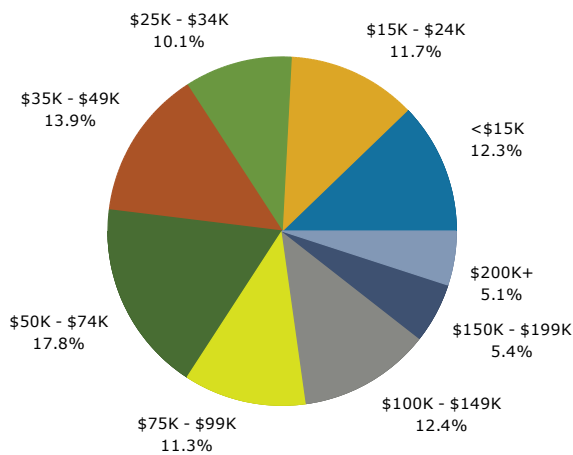
Trends 2018-2023



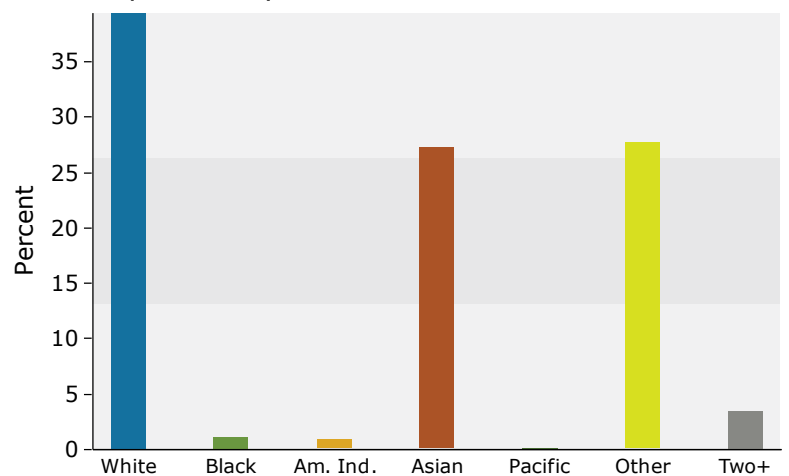
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 64.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.