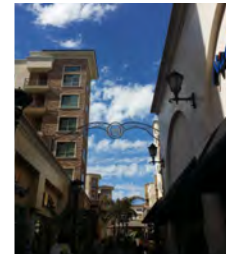




Atlantic Times Square For Lease

500 N. Atlantic Blvd. Monterey Park, CA 91754



DEMOGRAPHICS	Trade Area
Source : STDB	
Population (2017)	465,211
Average HH Income (2017)	\$96,447

FEATURES:

- Major entertainment retail development in the San Gabriel Valley, Southern California;
- Offering one of a kind shopping, dining and entertainment experience, anchored by AMC Theatres and 24 Hour Fitness;
- International eateries featuring Cantonese dim sum, seafood, Japanese teppanyaki, Hong Kong style café, revolving sushi, hot pot, ramen, Malaysian food, Curry House, and dessert houses;
- Located on Atlantic Boulevard, just south of the 10 Freeway;
- Atlantic Times Square is the premier life-style center in the City of Monterey Park;
- Over 205,000 square feet of retail, restaurant, and entertainment space;
- 210 luxurious residences;
- Convenient access—three major freeways access, I-10; SR-60 and I-710.
- Exceptional opportunities for fashion boutiques, jewelry, watches, eyewear, leather goods, books, music, skin care, cosmetics, portable electronics, and specialty restaurant tenants to join us.

For more information, please contact **BP International, Inc.**

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Second Floor:
12,000 +/- Atlantic Seafood and Dim Sum Restaurant
5,977 +/- Tokyo Wako



-  Elevator
-  Escalator
-  Parking



Demographic and Income Profile

Polygon
Area: 52.69 square miles

Prepared by Esri

Summary	Census 2010	2017	2022
Population	447,338	465,211	478,847
Households	157,458	162,435	166,587
Families	109,036	112,489	115,368
Average Household Size	2.81	2.83	2.85
Owner Occupied Housing Units	75,617	75,241	76,537
Renter Occupied Housing Units	81,841	87,194	90,050
Median Age	39.7	40.8	41.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.58%	0.84%	0.83%
Households	0.51%	0.77%	0.79%
Families	0.51%	0.77%	0.71%
Owner HHs	0.34%	0.67%	0.72%
Median Household Income	2.83%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	15,465	9.5%	15,516	9.3%
\$15,000 - \$24,999	13,947	8.6%	13,213	7.9%
\$25,000 - \$34,999	12,671	7.8%	11,322	6.8%
\$35,000 - \$49,999	18,187	11.2%	15,531	9.3%
\$50,000 - \$74,999	27,786	17.1%	25,310	15.2%
\$75,000 - \$99,999	20,347	12.5%	22,406	13.5%
\$100,000 - \$149,999	25,761	15.9%	29,368	17.6%
\$150,000 - \$199,999	13,187	8.1%	15,616	9.4%
\$200,000+	15,086	9.3%	18,305	11.0%
Median Household Income	\$67,031		\$77,051	
Average Household Income	\$96,446		\$109,834	
Per Capita Income	\$34,152		\$38,678	

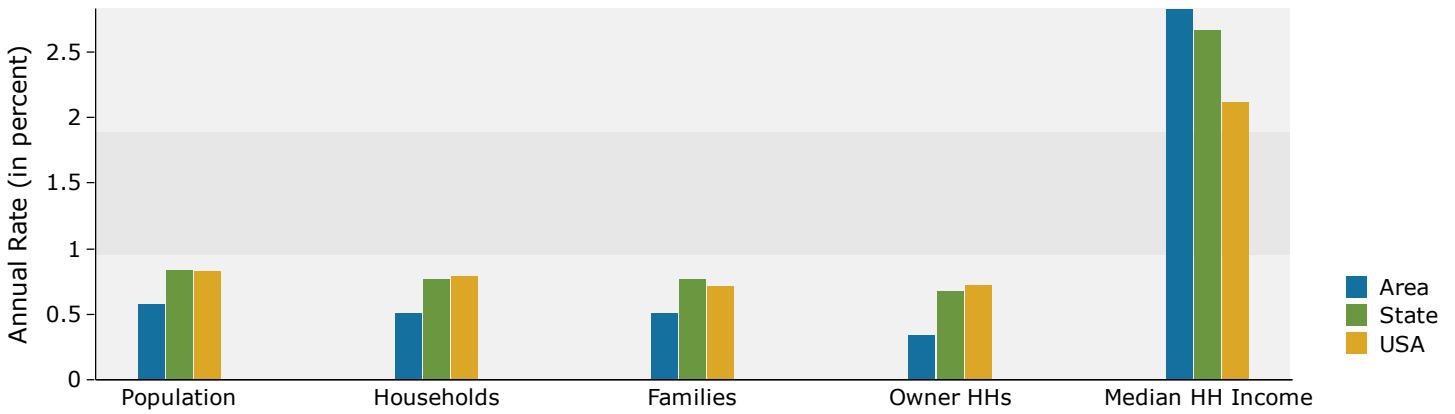
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,929	5.1%	22,046	4.7%	22,638	4.7%
5 - 9	23,597	5.3%	23,211	5.0%	22,580	4.7%
10 - 14	25,868	5.8%	25,106	5.4%	24,417	5.1%
15 - 19	28,251	6.3%	25,994	5.6%	24,706	5.2%
20 - 24	28,835	6.4%	29,805	6.4%	27,491	5.7%
25 - 34	64,022	14.3%	69,036	14.8%	71,697	15.0%
35 - 44	65,772	14.7%	63,107	13.6%	67,350	14.1%
45 - 54	69,057	15.4%	66,062	14.2%	63,305	13.2%
55 - 64	54,579	12.2%	62,147	13.4%	64,686	13.5%
65 - 74	31,755	7.1%	42,957	9.2%	49,655	10.4%
75 - 84	21,704	4.9%	23,234	5.0%	27,415	5.7%
85+	10,968	2.5%	12,505	2.7%	12,907	2.7%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	150,196	33.6%	147,321	31.7%	146,459	30.6%
Black Alone	9,975	2.2%	9,850	2.1%	9,684	2.0%
American Indian Alone	2,304	0.5%	2,312	0.5%	2,309	0.5%
Asian Alone	224,049	50.1%	240,998	51.8%	253,941	53.0%
Pacific Islander Alone	337	0.1%	343	0.1%	356	0.1%
Some Other Race Alone	45,419	10.2%	47,917	10.3%	49,012	10.2%
Two or More Races	15,059	3.4%	16,469	3.5%	17,086	3.6%
Hispanic Origin (Any Race)	116,428	26.0%	122,773	26.4%	127,778	26.7%

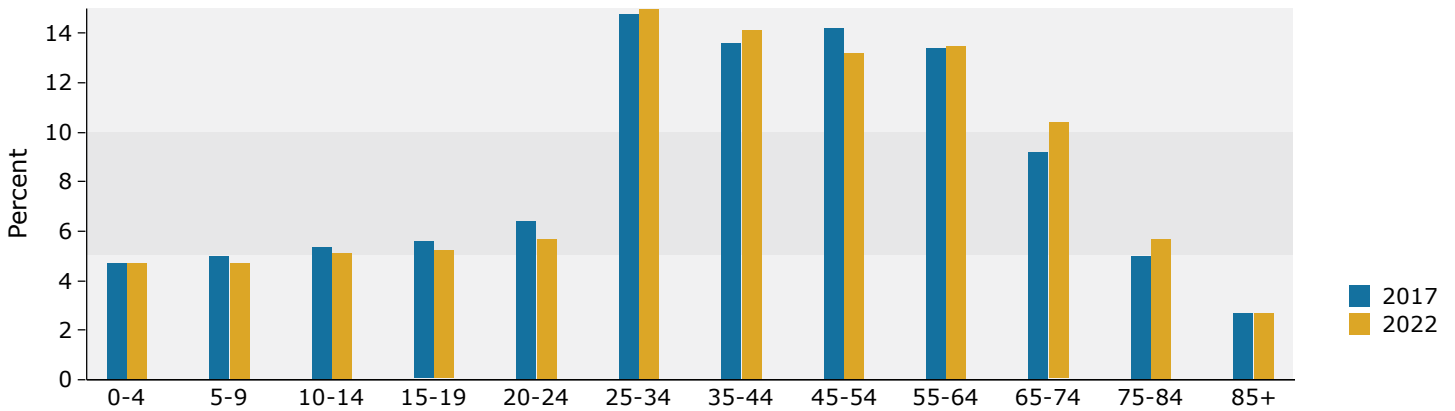
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

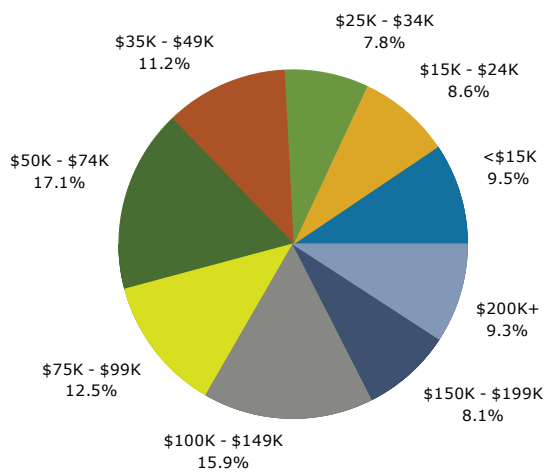
Trends 2017-2022



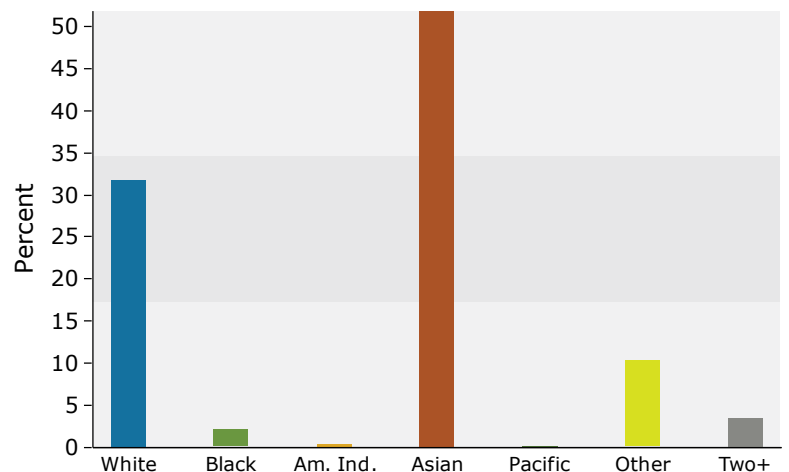
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 26.4%