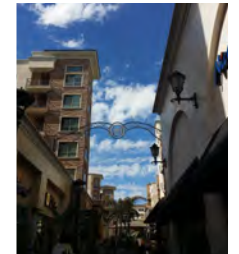




# Atlantic Times Square For Lease

**500 N. Atlantic Blvd. Monterey Park, CA 91754**



DEMOGRAPHICS Source : STDB	Trade Area
Population (2021)	548,869
Average HH Income (2021)	\$105,980

## 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, Hong Kong Style Café, Hot Pot, Dumplings, Dessert houses and etc.
- 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.

**Patsy Ma, MBA, CCIM, CRRP, CRX, CLS DRE# 00980137**  
[patsyma@bpinternational.net](mailto:patsyma@bpinternational.net)

650 W. Duarte Rd., #1088, Arcadia, CA 91007

Tel: 626-821-3448 x 100 Fax: 626-821-9099 [www.BPInternational.net](http://www.BPInternational.net)

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.



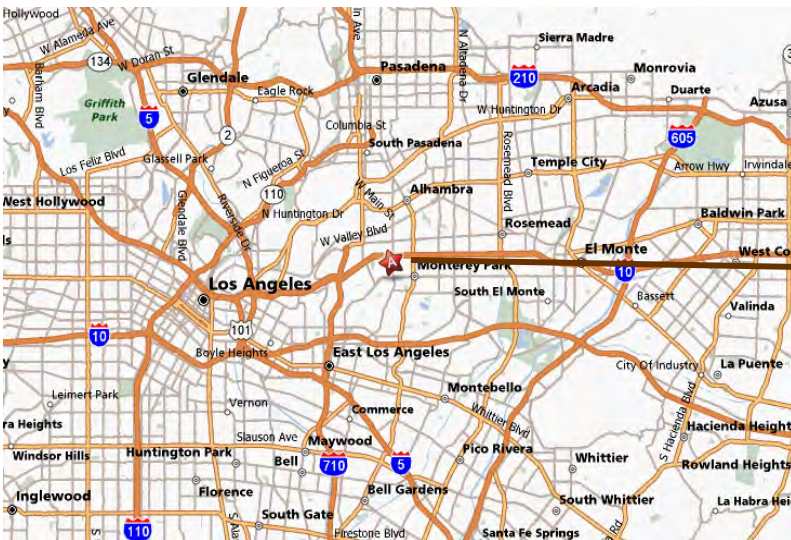


# Atlantic Times Square For Lease

## 500 N. Atlantic Blvd. Monterey Park, CA 91754



Our commercial space are occupied by national, regional, and local retailers, along with extensive entertainment and dining businesses. Our designers have created a beautiful outdoor/indoor space with thoughtful customer amenities. Don't miss out on a chance to be a part of the newest social scene.



For more information, please contact BP International, Inc.

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ATLANTIC TIMES SQUARE, MONTEREY PARK, CA  
SITE PLAN



**Second Floor:**  
12,000 +/- Atlantic Seafood and Dim Sum Restaurant  
5,977 +/- On Fire Hot Pot Restaurant



**Elevator**



**Escalator**



**Parking**



# Demographic and Income Profile

Polygon  
Area: 70.75 square miles

Prepared by Esri

Summary	Census 2010	2020	2025
Population	533,590	548,869	554,831
Households	184,601	188,943	190,329
Families	129,711	132,751	134,012
Average Household Size	2.86	2.87	2.88
Owner Occupied Housing Units	93,885	90,199	91,544
Renter Occupied Housing Units	90,716	98,745	98,784
Median Age	39.7	41.2	42.2
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.22%	0.55%	0.72%
Households	0.15%	0.50%	0.72%
Families	0.19%	0.50%	0.64%
Owner HHs	0.30%	0.65%	0.72%
Median Household Income	1.87%	1.81%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	16,874	8.9%	15,267	8.0%
\$15,000 - \$24,999	14,032	7.4%	12,541	6.6%
\$25,000 - \$34,999	12,878	6.8%	11,547	6.1%
\$35,000 - \$49,999	18,788	9.9%	17,188	9.0%
\$50,000 - \$74,999	30,135	15.9%	28,731	15.1%
\$75,000 - \$99,999	24,034	12.7%	23,746	12.5%
\$100,000 - \$149,999	34,184	18.1%	35,928	18.9%
\$150,000 - \$199,999	16,553	8.8%	19,307	10.1%
\$200,000+	21,466	11.4%	26,074	13.7%
Median Household Income	\$76,403		\$83,806	
Average Household Income	\$105,980		\$119,790	
Per Capita Income	\$36,547		\$41,158	

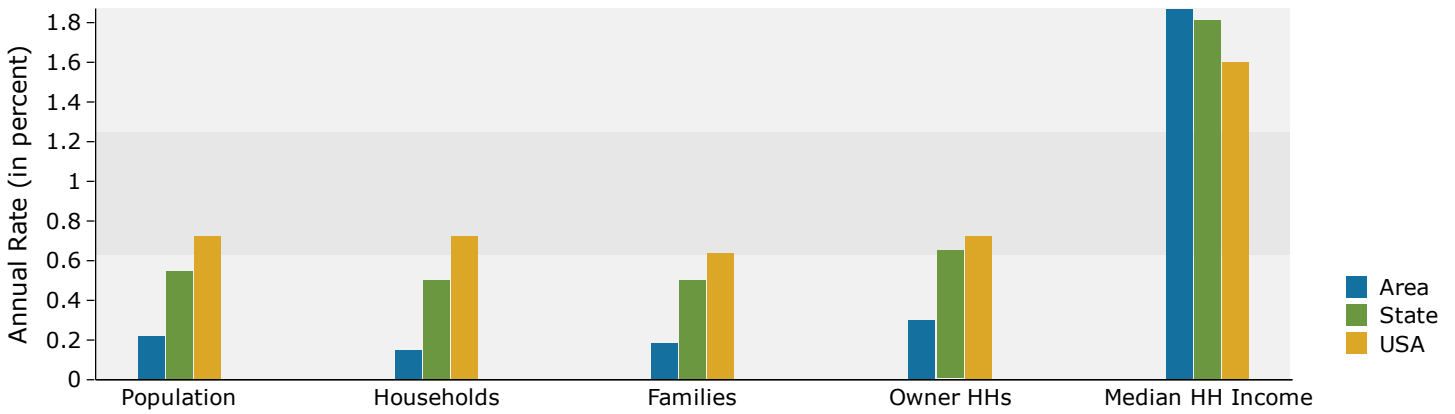
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,924	5.2%	25,860	4.7%	26,006	4.7%
5 - 9	28,816	5.4%	27,407	5.0%	26,268	4.7%
10 - 14	31,598	5.9%	29,737	5.4%	28,403	5.1%
15 - 19	34,261	6.4%	30,474	5.6%	28,465	5.1%
20 - 24	33,891	6.4%	33,199	6.0%	31,132	5.6%
25 - 34	74,306	13.9%	80,894	14.7%	79,799	14.4%
35 - 44	77,994	14.6%	73,683	13.4%	79,092	14.3%
45 - 54	81,859	15.3%	74,789	13.6%	71,492	12.9%
55 - 64	65,354	12.2%	73,704	13.4%	73,025	13.2%
65 - 74	38,374	7.2%	54,811	10.0%	59,866	10.8%
75 - 84	26,198	4.9%	29,454	5.4%	35,613	6.4%
85+	13,016	2.4%	14,857	2.7%	15,668	2.8%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	190,194	35.6%	182,682	33.3%	180,345	32.5%
Black Alone	11,860	2.2%	11,536	2.1%	11,324	2.0%
American Indian Alone	2,910	0.5%	2,788	0.5%	2,763	0.5%
Asian Alone	249,184	46.7%	268,224	48.9%	275,938	49.7%
Pacific Islander Alone	443	0.1%	446	0.1%	442	0.1%
Some Other Race Alone	60,600	11.4%	62,964	11.5%	63,361	11.4%
Two or More Races	18,399	3.4%	20,229	3.7%	20,658	3.7%
Hispanic Origin (Any Race)	155,321	29.1%	160,928	29.3%	164,557	29.7%

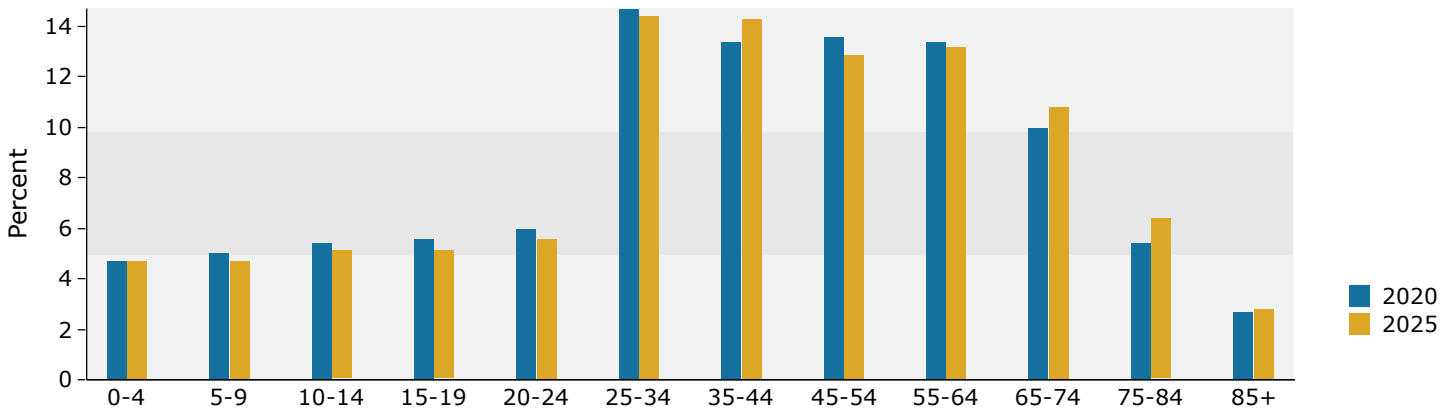
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

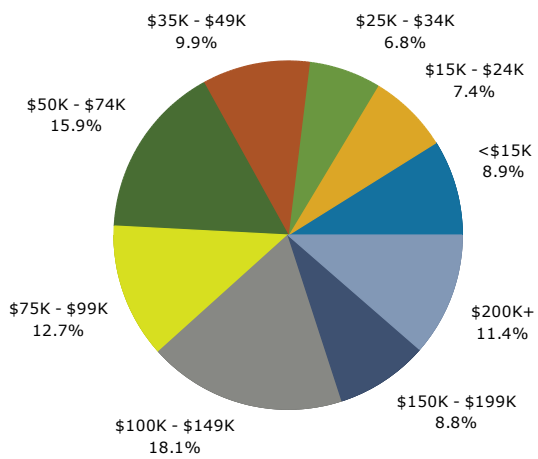
## Trends 2020-2025



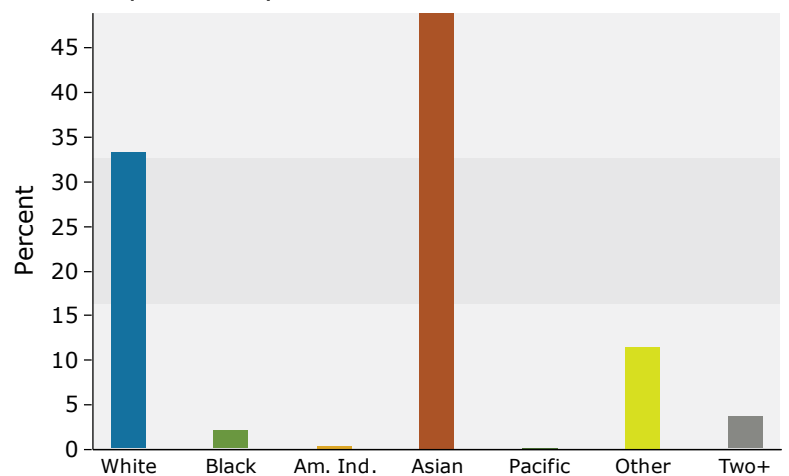
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 29.3%