



Atlantic Times Square For Lease

500 N. Atlantic Blvd. Monterey Park, CA 91754



DEMOGRAPHICS Source : STDB	Trade Area
Population (2020)	562,891
Average HH Income (2020)	\$102,346

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, Revolving Sushi, Hot Pot, Ramen, Dumplings, Curry, 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.

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

Tel: 626-821-3448 x 100 Fax: 626-821-9099 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.

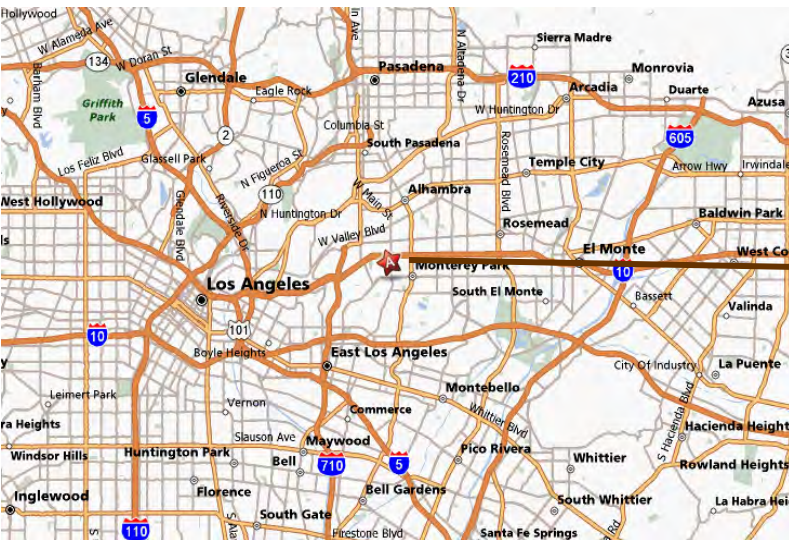


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Our commercial space are occupied by national, regional, and local retailers, along with extensive entertainment and dining businesses. Our designers have created a beautiful outdoor/indoor space with thoughtful customer amenities. Don't miss out on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



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



ATLANTIC BLVD.

ATLANTIC BLVD.

ATLANTIC BLVD.



Elevator



Escalator



Parking



Demographic and Income Comparison Profile

Polygon
Area: 67.63 square miles

Prepared by Esri

Census 2010 Summary

Population	542,489
Households	187,787
Families	131,478
Average Household Size	2.86
Owner Occupied Housing Units	92,157
Renter Occupied Housing Units	95,630
Median Age	39.3

2019 Summary

Population	562,891
Households	193,810
Families	135,754
Average Household Size	2.87
Owner Occupied Housing Units	91,052
Renter Occupied Housing Units	102,758
Median Age	40.7
Median Household Income	\$71,840
Average Household Income	\$102,346

2024 Summary

Population	572,006
Households	196,283
Families	137,696
Average Household Size	2.88
Owner Occupied Housing Units	93,062
Renter Occupied Housing Units	103,222
Median Age	41.7
Median Household Income	\$84,473
Average Household Income	\$120,093

Trends: 2019-2024 Annual Rate

Population	0.32%
Households	0.25%
Families	0.28%
Owner Households	0.44%
Median Household Income	3.29%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

January 10, 2020



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2019 Households by Income	Number	Percent
<\$15,000	17,891	9.2%
\$15,000 - \$24,999	15,822	8.2%
\$25,000 - \$34,999	13,966	7.2%
\$35,000 - \$49,999	19,752	10.2%
\$50,000 - \$74,999	32,483	16.8%
\$75,000 - \$99,999	24,148	12.5%
\$100,000 - \$149,999	32,749	16.9%
\$150,000 - \$199,999	16,432	8.5%
\$200,000+	20,567	10.6%
Median Household Income	\$71,840	
Average Household Income	\$102,346	
Per Capita Income	\$35,263	

2024 Households by Income	Number	Percent
<\$15,000	14,927	7.6%
\$15,000 - \$24,999	12,959	6.6%
\$25,000 - \$34,999	11,780	6.0%
\$35,000 - \$49,999	16,998	8.7%
\$50,000 - \$74,999	30,641	15.6%
\$75,000 - \$99,999	24,387	12.4%
\$100,000 - \$149,999	36,740	18.7%
\$150,000 - \$199,999	21,502	11.0%
\$200,000+	26,349	13.4%
Median Household Income	\$84,473	
Average Household Income	\$120,093	
Per Capita Income	\$41,228	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

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2010 Population by Age	Number	Percent
Age 0 - 4	28,808	5.3%
Age 5 - 9	29,473	5.4%
Age 10 - 14	32,196	5.9%
Age 15 - 19	34,981	6.4%
Age 20 - 24	35,131	6.5%
Age 25 - 34	76,904	14.2%
Age 35 - 44	79,445	14.6%
Age 45 - 54	82,232	15.2%
Age 55 - 64	65,436	12.1%
Age 65 - 74	38,765	7.1%
Age 75 - 84	26,360	4.9%
Age 85+	12,757	2.4%

2019 Population by Age	Number	Percent
Age 0 - 4	27,126	4.8%
Age 5 - 9	28,360	5.0%
Age 10 - 14	30,802	5.5%
Age 15 - 19	31,793	5.6%
Age 20 - 24	35,021	6.2%
Age 25 - 34	83,951	14.9%
Age 35 - 44	75,559	13.4%
Age 45 - 54	76,607	13.6%
Age 55 - 64	74,489	13.2%
Age 65 - 74	54,737	9.7%
Age 75 - 84	29,705	5.3%
Age 85+	14,741	2.6%

2024 Population by Age	Number	Percent
Age 0 - 4	27,501	4.8%
Age 5 - 9	27,401	4.8%
Age 10 - 14	29,437	5.1%
Age 15 - 19	29,879	5.2%
Age 20 - 24	33,060	5.8%
Age 25 - 34	84,499	14.8%
Age 35 - 44	80,766	14.1%
Age 45 - 54	73,830	12.9%
Age 55 - 64	74,490	13.0%
Age 65 - 74	60,132	10.5%
Age 75 - 84	35,533	6.2%
Age 85+	15,477	2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Demographic and Income Comparison Profile

Polygon
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2010 Race and Ethnicity	Number	Percent
White Alone	191,252	35.3%
Black Alone	11,787	2.2%
American Indian Alone	3,127	0.6%
Asian Alone	251,140	46.3%
Pacific Islander Alone	409	0.1%
Some Other Race Alone	66,001	12.2%
Two or More Races	18,771	3.5%
Hispanic Origin (Any Race)	165,786	30.6%

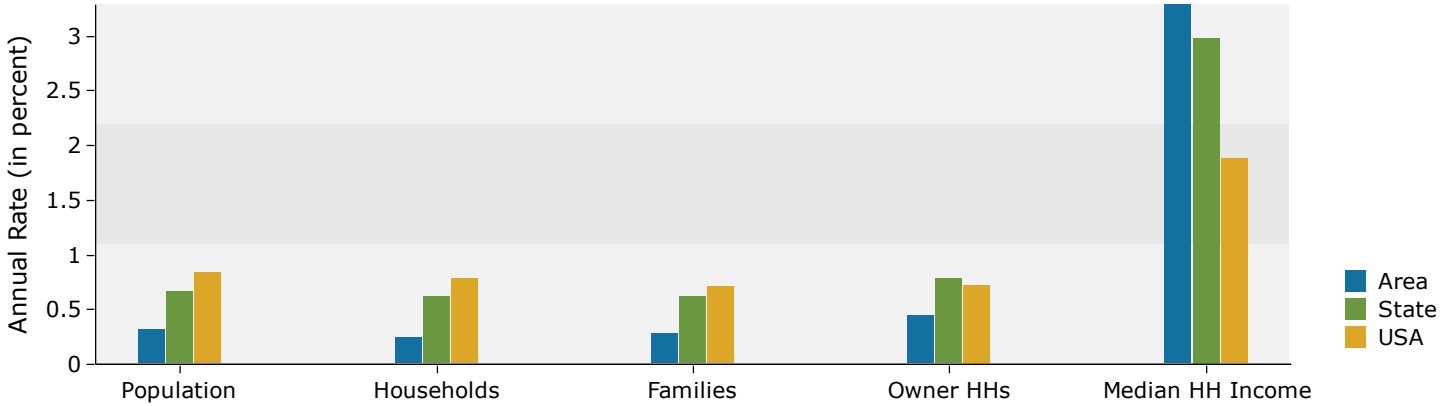
2019 Race and Ethnicity	Number	Percent
White Alone	186,055	33.1%
Black Alone	11,540	2.1%
American Indian Alone	3,038	0.5%
Asian Alone	272,454	48.4%
Pacific Islander Alone	415	0.1%
Some Other Race Alone	68,829	12.2%
Two or More Races	20,561	3.7%
Hispanic Origin (Any Race)	172,612	30.7%

2024 Race and Ethnicity	Number	Percent
White Alone	184,016	32.2%
Black Alone	11,298	2.0%
American Indian Alone	3,015	0.5%
Asian Alone	282,836	49.4%
Pacific Islander Alone	415	0.1%
Some Other Race Alone	69,391	12.1%
Two or More Races	21,035	3.7%
Hispanic Origin (Any Race)	176,898	30.9%

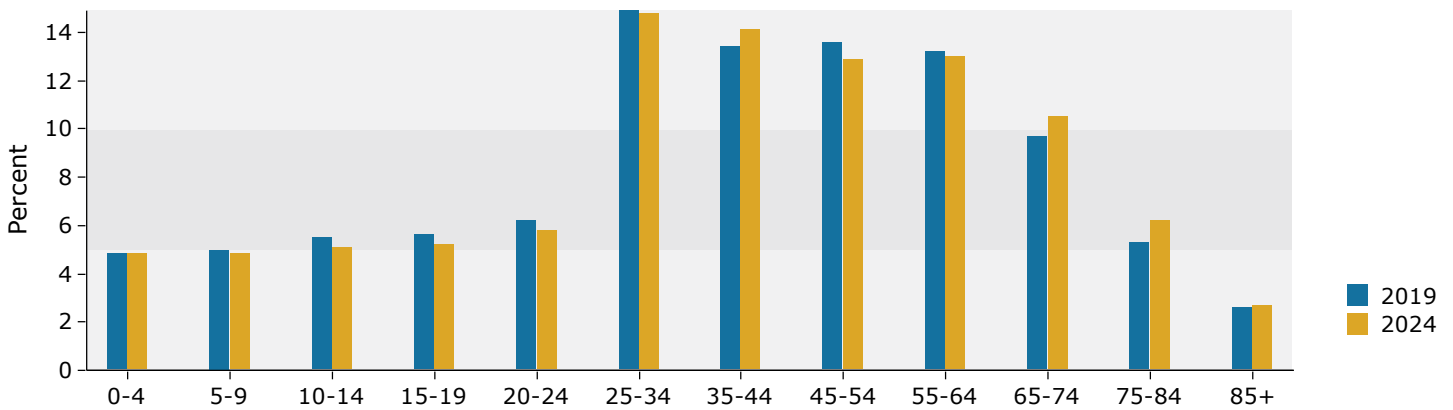
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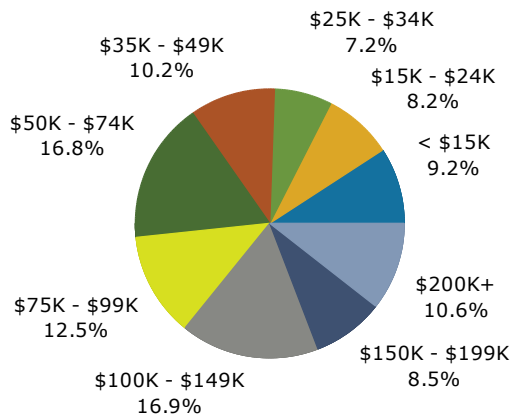
Trends 2019-2024



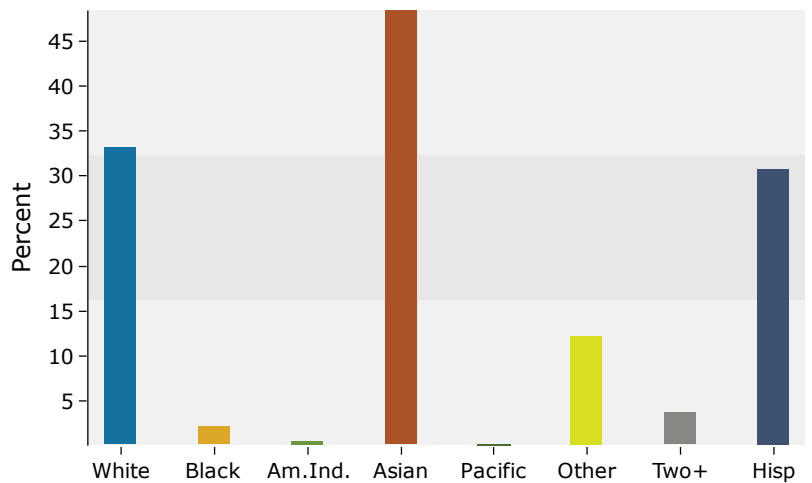
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.