



NEWLY RENOVATED MONTEREY PARK PLAZA

RETAIL & OFFICE SPACE FOR LEASE

861 S. Atlantic Boulevard, Monterey Park, CA 91754
1,000–5,500 +/- Sq. Ft.

South End—Facing Atlantic Blvd.



North End—Facing Atlantic Blvd.



FEATURES:

- Major renovations underway;
- Projected completion - 4th Quarter 2017;
- GLA: 23,250 +/- Sq. Ft. / 78 parking spaces (including rooftop)
- Located along the major retail corridor in Monterey Park (Atlantic Boulevard);
- Great street visibility on Atlantic Boulevard;
- Convenient access to the 10 FWY and 60 FWY from Atlantic Boulevard;
- Across the street from Monterey Park Hospital.

For more information, please contact
BP International, Inc.

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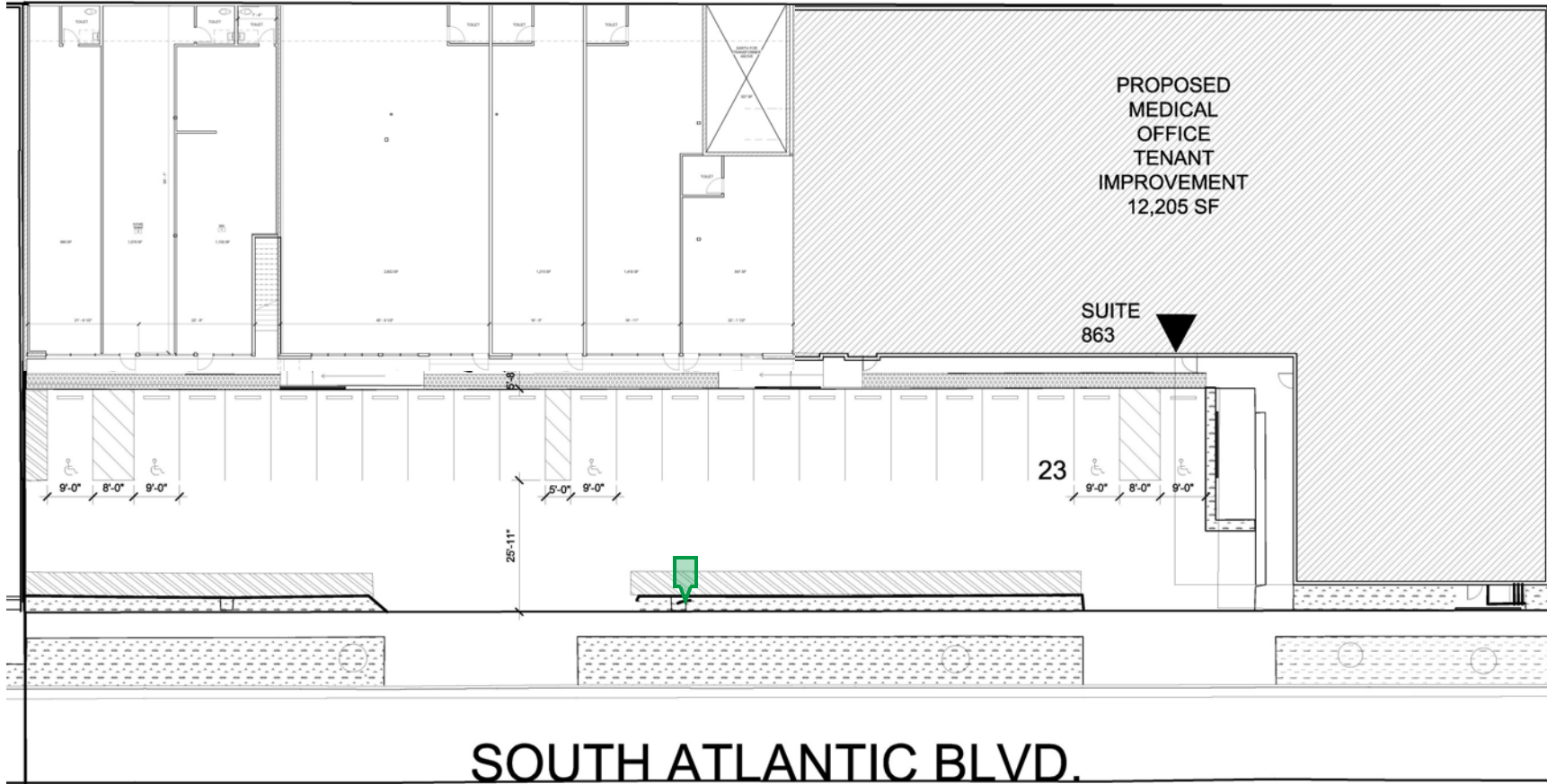
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1,000–5,500 +/- Sq. Ft.



DEMOGRAPHICS Source : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population (2017)	25,650	307,060	716,590
Average HH Income (2017)	\$88,438	\$68,067	\$69,217

TRAFFIC COUNT:

Atlantic Blvd/Sevilla St
 27,600 Cars per Day

Atlantic Blvd/Brightwood St
 27,887 Cars per Day

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Demographic Detail Report

Atlantic Center

861-887 S Atlantic Blvd, Monterey Park, CA 91754

Building Type: **Class B Office**
 Class: **B**
 RBA: **22,711 SF**
 Typical Floor: **22,711 SF**

Total Available: **11,186 SF**
 % Leased: **50.75%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	26,352		314,626		732,685	
2017 Estimate	25,650		307,060		716,590	
2010 Census	24,802		301,100		710,704	
Growth 2017 - 2022	2.74%		2.46%		2.25%	
Growth 2010 - 2017	3.42%		1.98%		0.83%	
2017 Population by Age						
	25,650		307,060		716,590	
Age 0 - 4	1,369	5.34%	19,378	6.31%	46,419	6.48%
Age 5 - 9	1,273	4.96%	18,378	5.99%	44,812	6.25%
Age 10 - 14	1,258	4.90%	18,263	5.95%	45,078	6.29%
Age 15 - 19	1,330	5.19%	19,638	6.40%	48,154	6.72%
Age 20 - 24	1,507	5.88%	22,279	7.26%	53,338	7.44%
Age 25 - 29	1,672	6.52%	24,203	7.88%	57,076	7.96%
Age 30 - 34	1,594	6.21%	22,304	7.26%	52,829	7.37%
Age 35 - 39	1,561	6.09%	20,488	6.67%	48,827	6.81%
Age 40 - 44	1,648	6.42%	20,253	6.60%	48,139	6.72%
Age 45 - 49	1,746	6.81%	20,452	6.66%	47,943	6.69%
Age 50 - 54	1,816	7.08%	20,207	6.58%	46,526	6.49%
Age 55 - 59	1,815	7.08%	19,166	6.24%	43,424	6.06%
Age 60 - 64	1,656	6.46%	16,618	5.41%	37,103	5.18%
Age 65 - 69	1,417	5.52%	13,577	4.42%	29,971	4.18%
Age 70 - 74	1,140	4.44%	10,234	3.33%	22,194	3.10%
Age 75 - 79	959	3.74%	7,894	2.57%	16,703	2.33%
Age 80 - 84	813	3.17%	6,102	1.99%	12,623	1.76%
Age 85+	1,077	4.20%	7,626	2.48%	15,432	2.15%
Age 65+	5,406	21.08%	45,433	14.80%	96,923	13.53%
Median Age	43.80		37.20		36.10	
Average Age	42.90		38.30		37.30	

Demographic Detail Report

Atlantic Center						
861-887 S Atlantic Blvd, Monterey Park, CA 91754						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	25,650		307,060		716,590	
White	8,648	33.72%	186,759	60.82%	481,852	67.24%
Black	181	0.71%	3,656	1.19%	10,922	1.52%
Am. Indian & Alaskan	229	0.89%	4,896	1.59%	12,528	1.75%
Asian	16,032	62.50%	106,194	34.58%	197,212	27.52%
Hawaiian & Pacific Island	26	0.10%	513	0.17%	1,222	0.17%
Other	534	2.08%	5,042	1.64%	12,853	1.79%
Population by Hispanic Origin	25,650		307,060		716,590	
Non-Hispanic Origin	17,679	68.92%	120,995	39.40%	250,670	34.98%
Hispanic Origin	7,971	31.08%	186,065	60.60%	465,920	65.02%
2017 Median Age, Male	41.70		35.50		34.60	
2017 Average Age, Male	41.30		36.90		36.10	
2017 Median Age, Female	45.70		38.90		37.60	
2017 Average Age, Female	44.40		39.60		38.60	
2017 Population by Occupation Classification	21,483		247,122		570,674	
Civilian Employed	11,724	54.57%	140,530	56.87%	328,697	57.60%
Civilian Unemployed	494	2.30%	8,784	3.55%	20,160	3.53%
Civilian Non-Labor Force	9,213	42.89%	97,671	39.52%	221,528	38.82%
Armed Forces	52	0.24%	137	0.06%	289	0.05%
Households by Marital Status						
Married	4,674		45,585		103,326	
Married No Children	2,897		24,383		52,306	
Married w/Children	1,777		21,202		51,020	
2017 Population by Education	20,119		223,816		512,774	
Some High School, No Diploma	3,352	16.66%	71,128	31.78%	168,283	32.82%
High School Grad (Incl Equivalency)	4,393	21.84%	50,566	22.59%	110,307	21.51%
Some College, No Degree	5,069	25.20%	47,242	21.11%	104,466	20.37%
Associate Degree	1,205	5.99%	14,692	6.56%	33,984	6.63%
Bachelor Degree	4,166	20.71%	28,437	12.71%	64,680	12.61%
Advanced Degree	1,934	9.61%	11,751	5.25%	31,054	6.06%



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4/30/2018

Demographic Detail Report

Atlantic Center						
861-887 S Atlantic Blvd, Monterey Park, CA 91754						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	22,220		266,109		628,869	
Real Estate & Finance	1,010	4.55%	7,453	2.80%	17,185	2.73%
Professional & Management	6,089	27.40%	49,452	18.58%	119,859	19.06%
Public Administration	678	3.05%	6,087	2.29%	13,427	2.14%
Education & Health	2,736	12.31%	28,184	10.59%	67,643	10.76%
Services	2,159	9.72%	30,802	11.57%	69,377	11.03%
Information	214	0.96%	2,820	1.06%	6,931	1.10%
Sales	3,140	14.13%	38,087	14.31%	85,712	13.63%
Transportation	366	1.65%	8,881	3.34%	25,566	4.07%
Retail	1,112	5.00%	16,884	6.34%	38,361	6.10%
Wholesale	675	3.04%	6,970	2.62%	16,775	2.67%
Manufacturing	1,208	5.44%	16,259	6.11%	39,040	6.21%
Production	1,068	4.81%	22,793	8.57%	56,145	8.93%
Construction	601	2.70%	11,824	4.44%	27,329	4.35%
Utilities	591	2.66%	8,804	3.31%	20,276	3.22%
Agriculture & Mining	30	0.14%	902	0.34%	1,987	0.32%
Farming, Fishing, Forestry	30	0.14%	716	0.27%	1,656	0.26%
Other Services	513	2.31%	9,191	3.45%	21,600	3.43%
2017 Worker Travel Time to Job	11,251		135,634		316,195	
<30 Minutes	5,128	45.58%	66,256	48.85%	159,274	50.37%
30-60 Minutes	4,965	44.13%	55,430	40.87%	121,754	38.51%
60+ Minutes	1,158	10.29%	13,948	10.28%	35,167	11.12%
2010 Households by HH Size	8,540		88,047		206,532	
1-Person Households	1,651	19.33%	14,431	16.39%	34,994	16.94%
2-Person Households	2,551	29.87%	20,498	23.28%	47,069	22.79%
3-Person Households	1,665	19.50%	16,634	18.89%	37,368	18.09%
4-Person Households	1,394	16.32%	15,095	17.14%	35,447	17.16%
5-Person Households	720	8.43%	9,752	11.08%	23,298	11.28%
6-Person Households	312	3.65%	5,469	6.21%	13,288	6.43%
7 or more Person Households	247	2.89%	6,168	7.01%	15,068	7.30%
2017 Average Household Size	2.90		3.40		3.40	
Households						
2022 Projection	9,058		92,217		213,070	
2017 Estimate	8,818		89,957		208,337	
2010 Census	8,540		88,048		206,533	
Growth 2017 - 2022	2.72%		2.51%		2.27%	
Growth 2010 - 2017	3.26%		2.17%		0.87%	



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Demographic Detail Report

Atlantic Center						
861-887 S Atlantic Blvd, Monterey Park, CA 91754						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	8,818		89,959		208,336	
<\$25,000	1,667	18.90%	22,049	24.51%	52,214	25.06%
\$25,000 - \$50,000	1,783	20.22%	22,751	25.29%	51,894	24.91%
\$50,000 - \$75,000	1,398	15.85%	15,834	17.60%	36,755	17.64%
\$75,000 - \$100,000	1,187	13.46%	10,889	12.10%	24,353	11.69%
\$100,000 - \$125,000	707	8.02%	6,899	7.67%	15,556	7.47%
\$125,000 - \$150,000	678	7.69%	4,387	4.88%	9,433	4.53%
\$150,000 - \$200,000	790	8.96%	4,308	4.79%	9,966	4.78%
\$200,000+	608	6.89%	2,842	3.16%	8,165	3.92%
2017 Avg Household Income	\$88,438		\$68,067		\$69,217	
2017 Med Household Income	\$66,920		\$50,272		\$50,038	
2017 Occupied Housing	8,818		89,958		208,337	
Owner Occupied	5,635	63.90%	41,644	46.29%	91,532	43.93%
Renter Occupied	3,183	36.10%	48,314	53.71%	116,805	56.07%
2010 Housing Units	9,099		92,478		215,249	
1 Unit	6,932	76.18%	65,092	70.39%	142,522	66.21%
2 - 4 Units	390	4.29%	9,118	9.86%	21,609	10.04%
5 - 19 Units	1,057	11.62%	10,612	11.48%	29,205	13.57%
20+ Units	720	7.91%	7,656	8.28%	21,913	10.18%
2017 Housing Value	5,635		41,643		91,533	
<\$100,000	58	1.03%	787	1.89%	2,012	2.20%
\$100,000 - \$200,000	18	0.32%	809	1.94%	1,685	1.84%
\$200,000 - \$300,000	65	1.15%	3,179	7.63%	7,494	8.19%
\$300,000 - \$400,000	448	7.95%	8,143	19.55%	17,893	19.55%
\$400,000 - \$500,000	1,179	20.92%	10,265	24.65%	20,231	22.10%
\$500,000 - \$1,000,000	3,788	67.22%	17,595	42.25%	35,335	38.60%
\$1,000,000+	79	1.40%	865	2.08%	6,883	7.52%
2017 Median Home Value	\$638,529		\$476,994		\$482,459	
2017 Housing Units by Yr Built	9,098		92,897		217,087	
Built 2010+	199	2.19%	2,347	2.53%	4,786	2.20%
Built 2000 - 2010	298	3.28%	2,903	3.12%	7,477	3.44%
Built 1990 - 1999	306	3.36%	3,884	4.18%	9,756	4.49%
Built 1980 - 1989	609	6.69%	7,686	8.27%	19,061	8.78%
Built 1970 - 1979	1,083	11.90%	12,121	13.05%	25,669	11.82%
Built 1960 - 1969	1,526	16.77%	16,025	17.25%	34,589	15.93%
Built 1950 - 1959	3,183	34.99%	19,517	21.01%	42,849	19.74%
Built <1949	1,894	20.82%	28,414	30.59%	72,900	33.58%
2017 Median Year Built	1957		1958		1957	



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