

PRADO PLAZA RETAIL/MEDICAL OFFICE FOR LEASE

2101-2271 South Atlantic Blvd., Monterey Park, CA 91754



AVAILABLE
+/- 2,315 SF
2ND FL OFFICE

MONTEREY PARK

AVAILABLE
+/- 2,011 SF
RETAIL

S ATLANTIC BLVD (34,715 ATC)

W FLORAL DR (11,934 ATC)

BIKE SCORE
53

WALK SCORE
90

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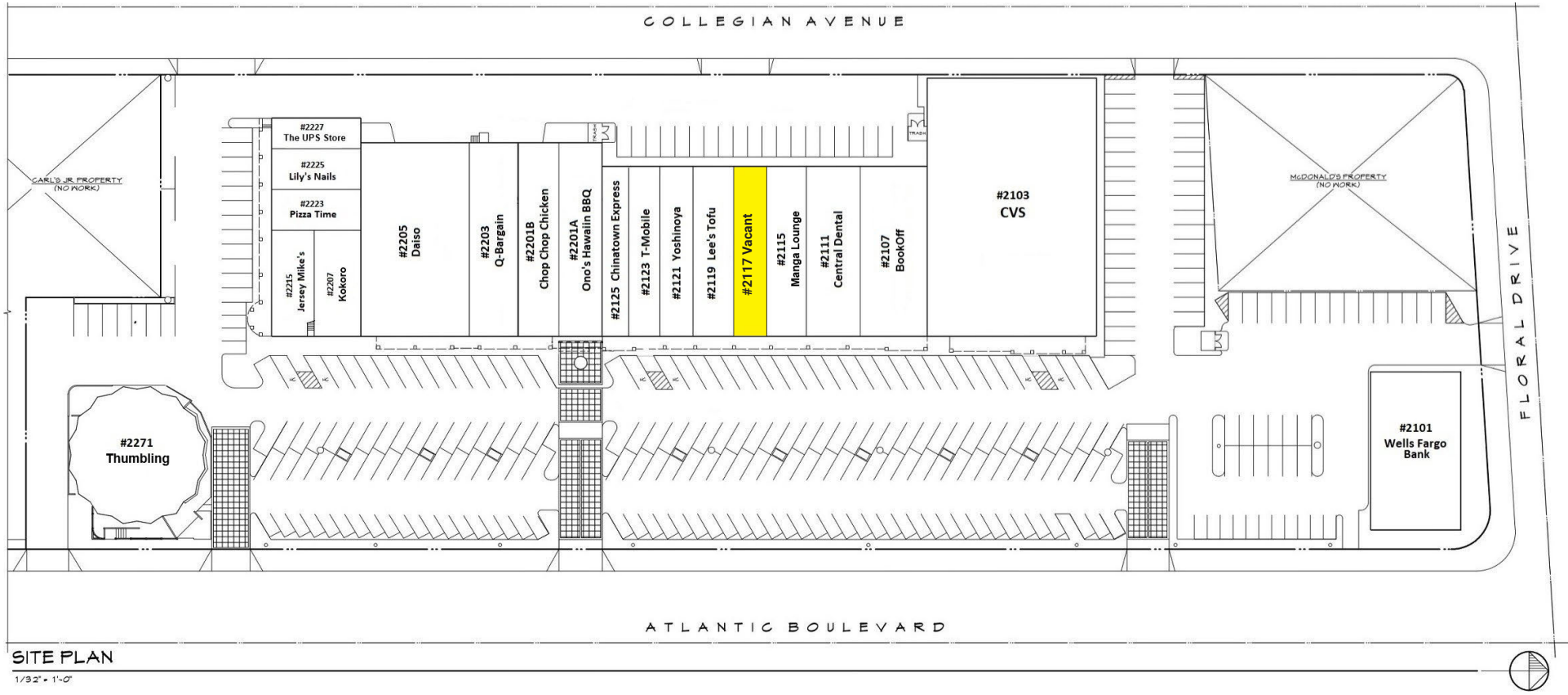




- Prime Retail and Second Floor Office Space - Monterey Park
- Neighborhood Center Anchored by CVS Pharmacy
- Adjacent to East Los Angeles College (+33,000 Students)
- Strong Traffic Flow Along S. Atlantic Blvd (+67K CPD)
- Medical / Office Use Ready for Immediate Occupancy with
- Utilities Included up to a cap and Elevator Access
- Other Tenants: Jersey Mike's, Daiso, Yoshinoya, CVS, Ono's
- Hawaiian BBQ

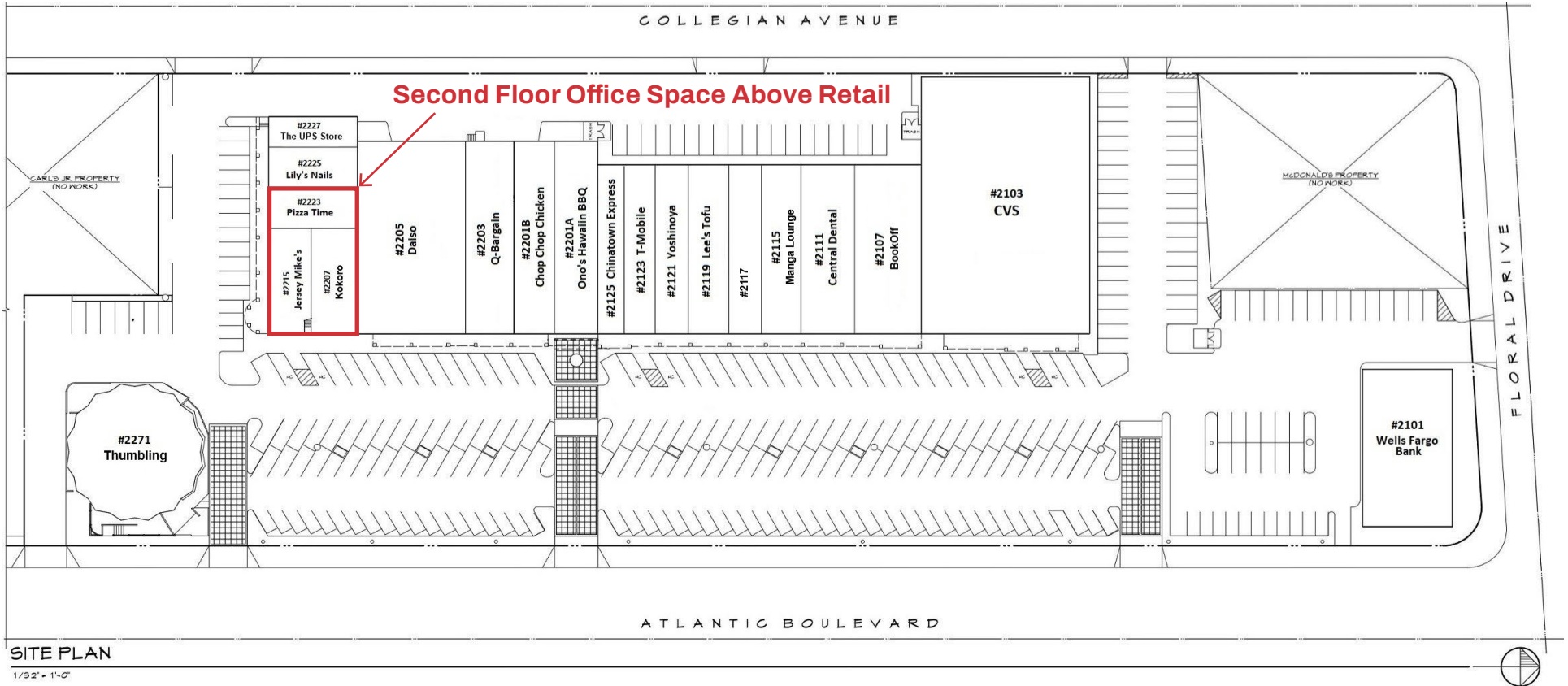
SITE PLAN - RETAIL SPACE

SPACE	SIZE	RATE
2117 S Atlantic Blvd.	2,011 SF	\$4.25 SF/month NNN

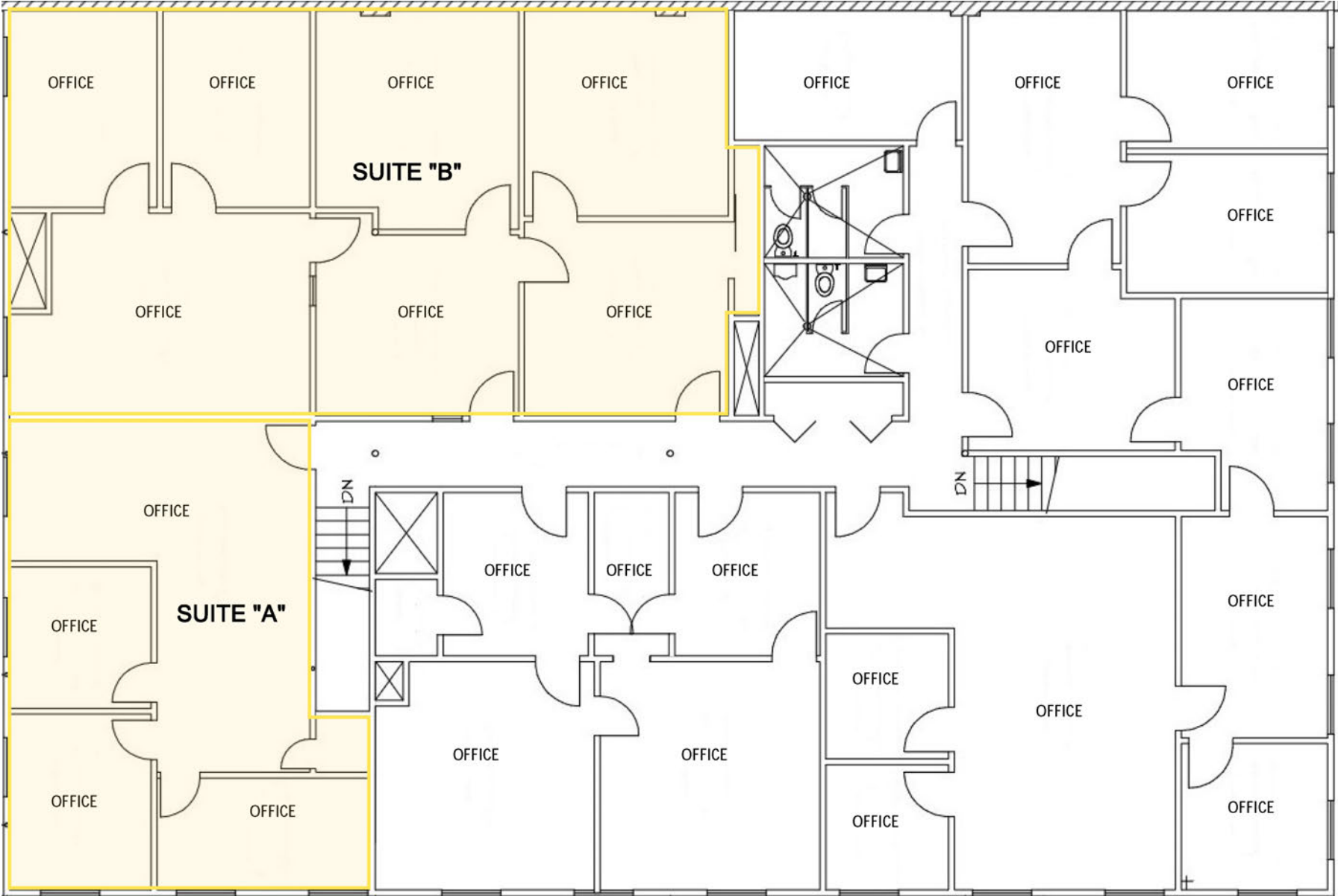


SITE PLAN - MEDICAL OFFICE

SPACE	SIZE	RATE
2211 S Atlantic Blvd., Suite A	840 SF	\$2.50 SF/month MG
2211 S Atlantic Blvd., Suite B	1,475 SF	\$2.50 SF/month MG



SITE PLAN - MEDICAL OFFICE



PHOTOS - MEDICAL OFFICE



MONTEREY PARK OVERVIEW

The City of Monterey Park is 7.73 square miles in size and located in the San Gabriel Valley, just east of Los Angeles, and is conveniently located to three major freeways: Long Beach Fwy (710); San Bernardino Fwy (I-10); Pomona Freeway (State Highway 60).

Due to its central location and proximity to downtown Los Angeles, Monterey Park is well served by public rail and bus transit lines, providing residents and employees with many alternative ways to traveling to work, shopping, and home.

Monterey Park is a city with a rich mix of people of many backgrounds. As one of the most diverse and community-oriented cities in the area, the city hosts numerous cultural, educational, and festive programs.

Striving to blend residence and commerce, Monterey Park maintains 60% of its space for residential living, 12% for industrial, 10% for commercial and retail use and 18% for schooling and recreational facilities.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	27,357	271,521	655,452
Total Households	8,842	82,028	200,222
Average HH Income	\$102,151	\$90,851	\$95,344
Average House Value	\$820,624	\$788,859	\$817,394





PACIFIC OCEAN

LOS ANGELES

DTLA

BOYLE HEIGHTS

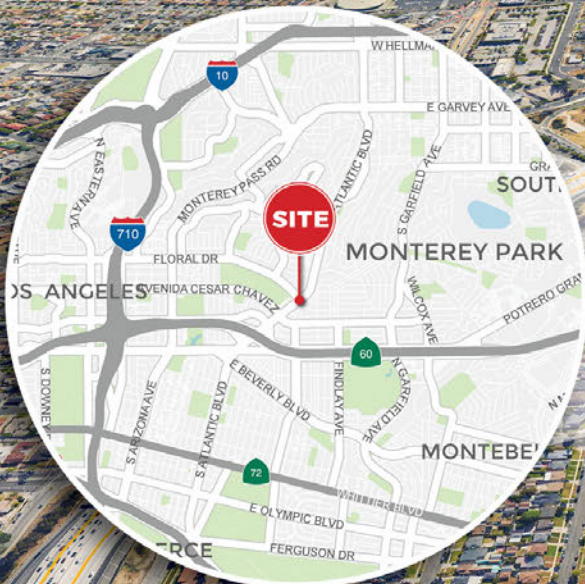


7.3 MILES
DRIVING DISTANCE
TO DTLA

EAST LOS ANGELES



MONTEREY PARK



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EXCLUSIVELY LISTED BY:

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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