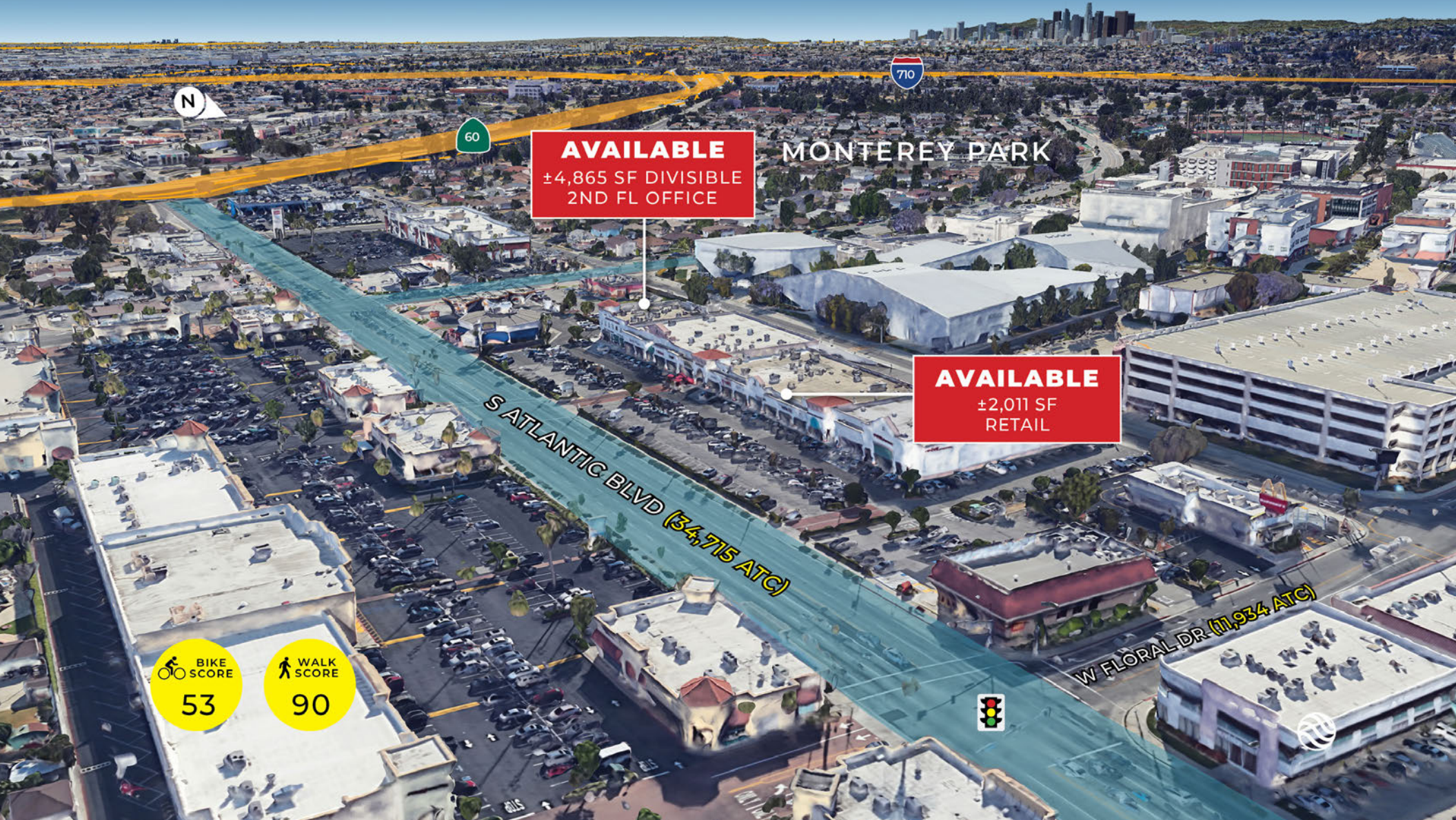


PRADO PLAZA RETAIL/MEDICAL OFFICE FOR LEASE

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



AVAILABLE
±4,865 SF DIVISIBLE
2ND FL OFFICE

MONTEREY PARK

AVAILABLE
±2,011 SF
RETAIL

BIKE SCORE
53

WALK SCORE
90

S ATLANTIC BLVD (34,715 ATC)

W FLORAL DR (11,934 ATC)

Steven Berman
Vice President
818 815 2412
sberman@naicapital.com
CA DRE Lic #00967188

Jesse Paster
Vice President
818 742 1624
jpaster@naicapital.com
CA DRE Lic #01316106

NAI Capital Commercial
15821 Ventura Blvd, Suite #320
Encino, CA 91436
818 905 2400
www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

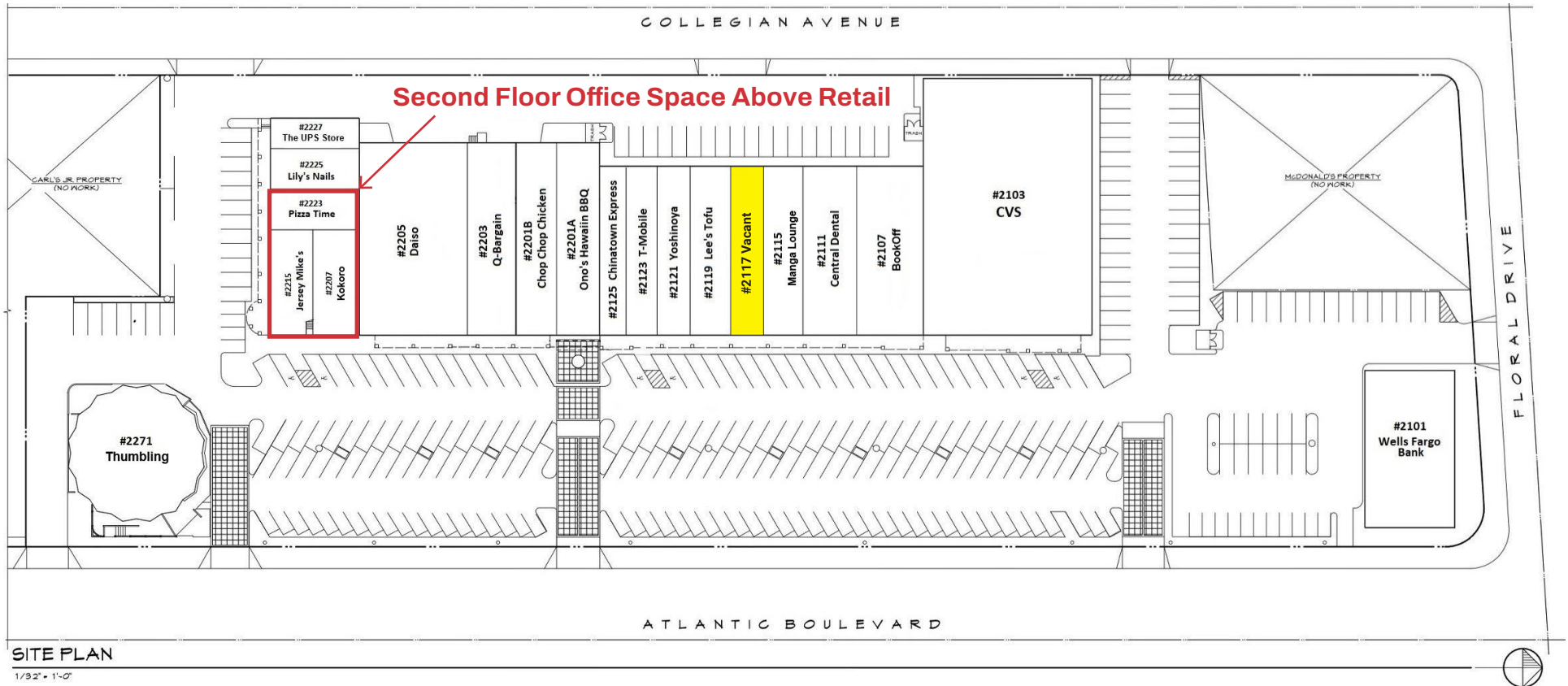


- Prime Retail and Second Floor Office Space - Monterey Park
- Neighborhood Center Anchored by CVS Pharmacy
- Adjacent to East Los Angeles College (+33,000 Students)
- Strong Traffic Flow Along S. Atlantic Blvd (+67K CPD)
- Medical / Office Use Ready for Immediate Occupancy with
- Utilities Included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

SITE PLAN

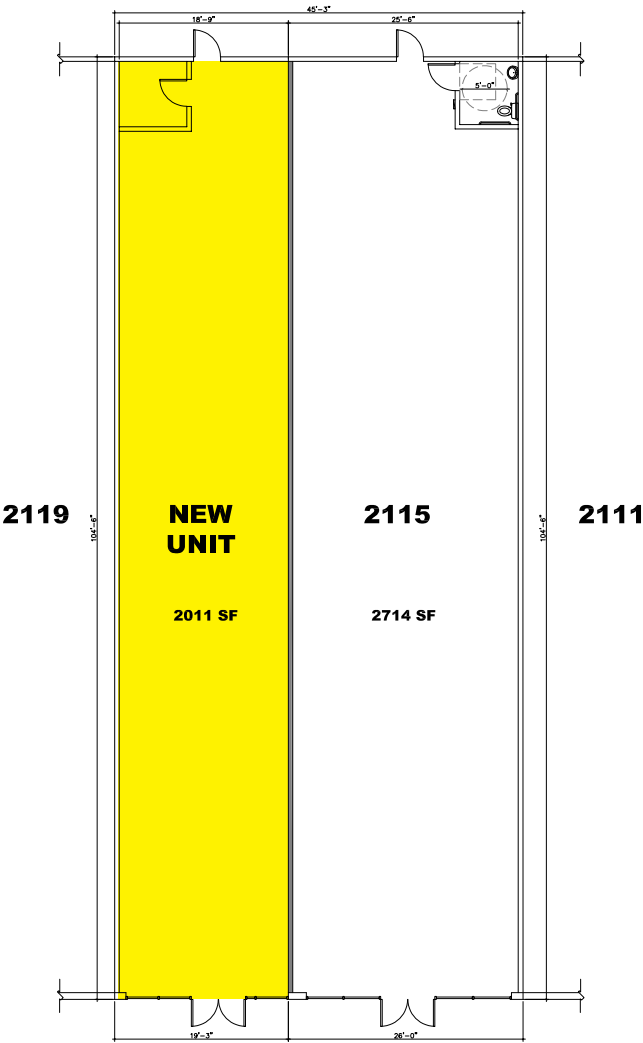
OFFICE SPACE	SIZE	RATE
2211 S Atlantic Blvd., Suite A	840 SF	\$2.50 SF/month MG
2211 S Atlantic Blvd., Suite B	1,475 SF	\$2.50 SF/month MG
2211 S Atlantic Blvd., Suite C	700 SF	\$2.50 SF/month MG
2211 S Atlantic Blvd., Suite D	1,850 SF	\$2.50 SF/month MG

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

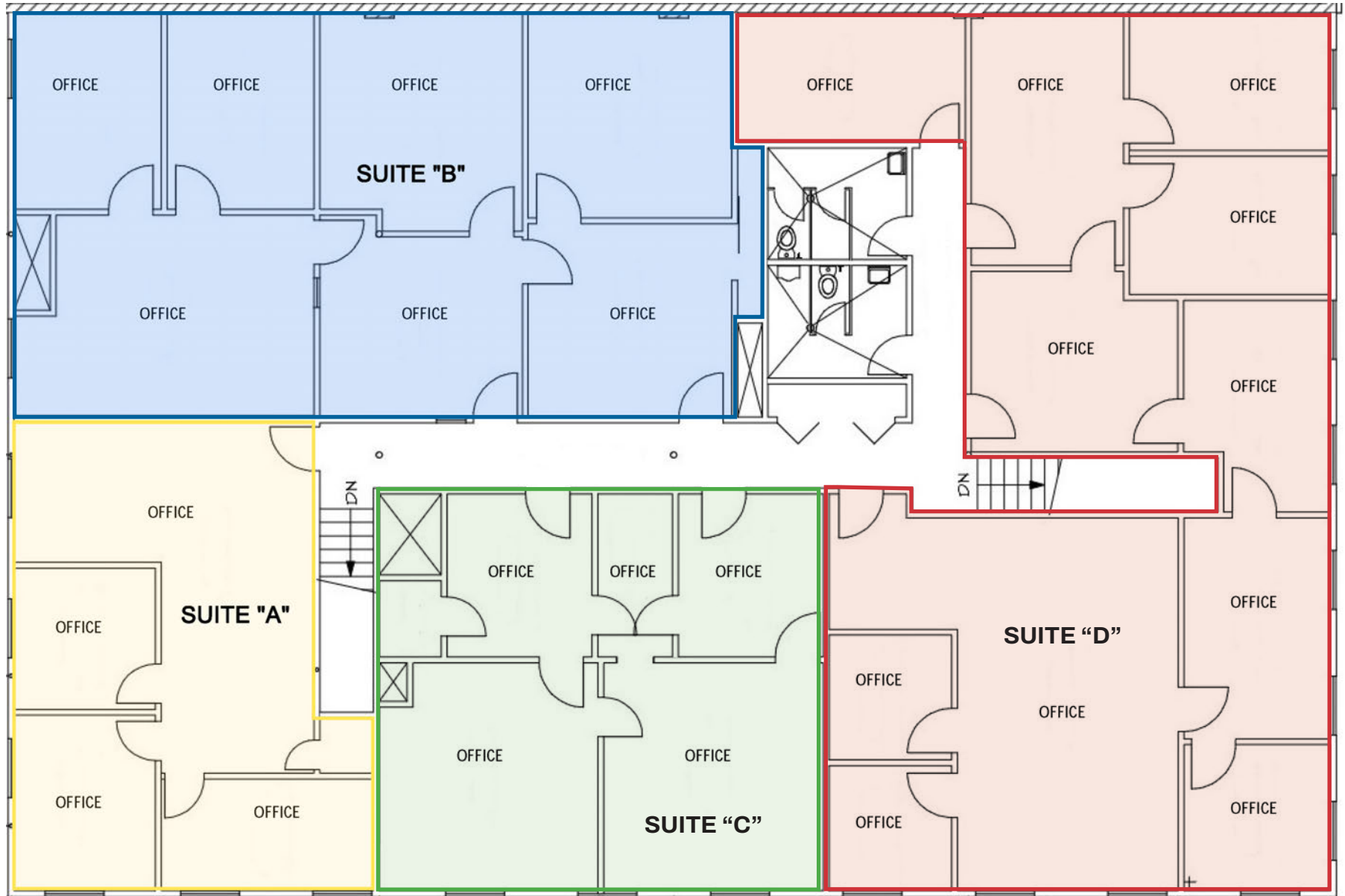


FLOOR PLAN - RETAIL SPACE

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



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

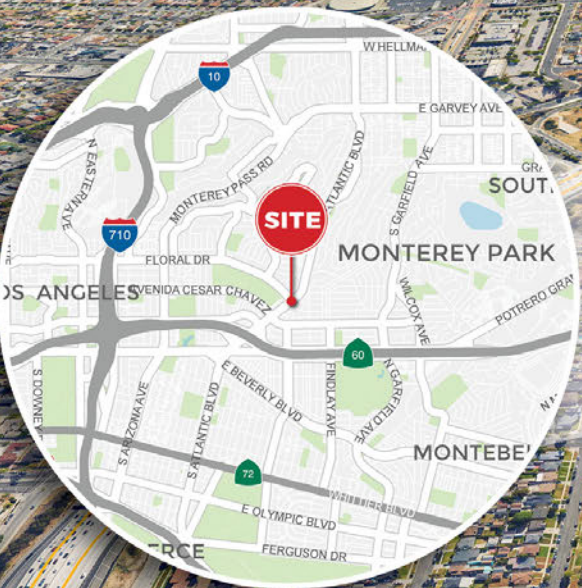
BOYLE HEIGHTS

EAST LOS ANGELES

MONTEREY PARK

SITE

7.3 MILES
DRIVING DISTANCE
TO DTLA



PRADO PLAZA RETAIL/MEDICAL OFFICE FOR LEASE

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

EXCLUSIVELY LISTED BY:

Steven Berman

Vice President

818 815 2412

sberman@naicapital.com

CA DRE Lic #00967188

Jesse Paster

Vice President

818 742 1624

jpaster@naicapital.com

CA DRE Lic #01316106

NAI Capital Commercial

15821 Ventura Blvd, Suite #320

Encino, CA 91436

818 905 2400

www.naicapital.com

NAICapital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474