

FOR LEASE RETAIL / MEDICAL OFFICE



2107 - 2227 S ATLANTIC BOULEVARD | MONTEREY PARK, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN; MG)
Building Size:	72,800 SF
Available SF:	840 - 1,475 SF

SPACES	LEASE RATE	SPACE SIZE
2227 S Atlantic Boulevard	\$2.50 SF/month	1,100 SF
2211 S Atlantic Boulevard, Suite A	\$2.50 SF/month	840 SF
2211 S Atlantic Boulevard, Suite B	\$2.50 SF/month	1,475 SF

PROPERTY HIGHLIGHTS

- 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

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AERIAL - NORTH



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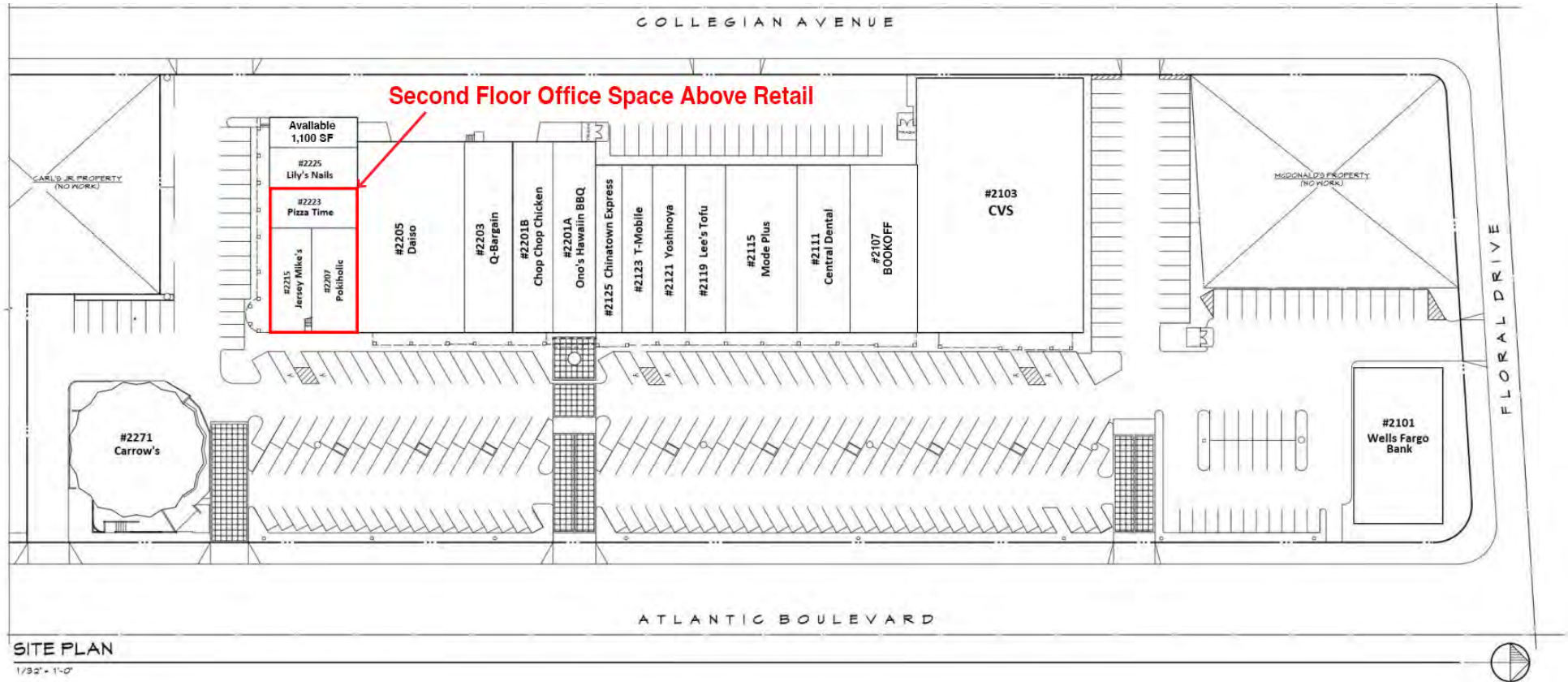
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SITE PLAN - MEDICAL OFFICE



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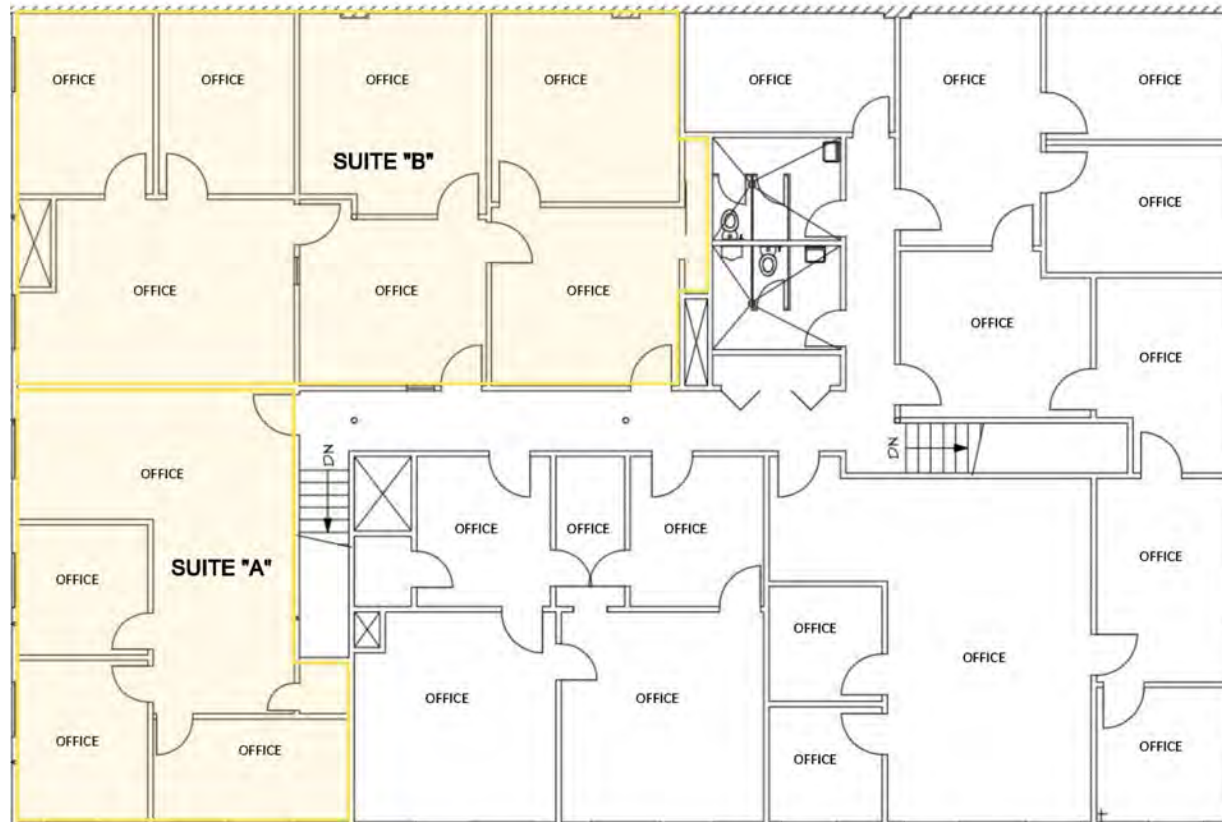
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FLOOR PLAN - MEDICAL OFFICE

SECOND FLOOR OFFICE



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PHOTOS - MEDICAL OFFICE



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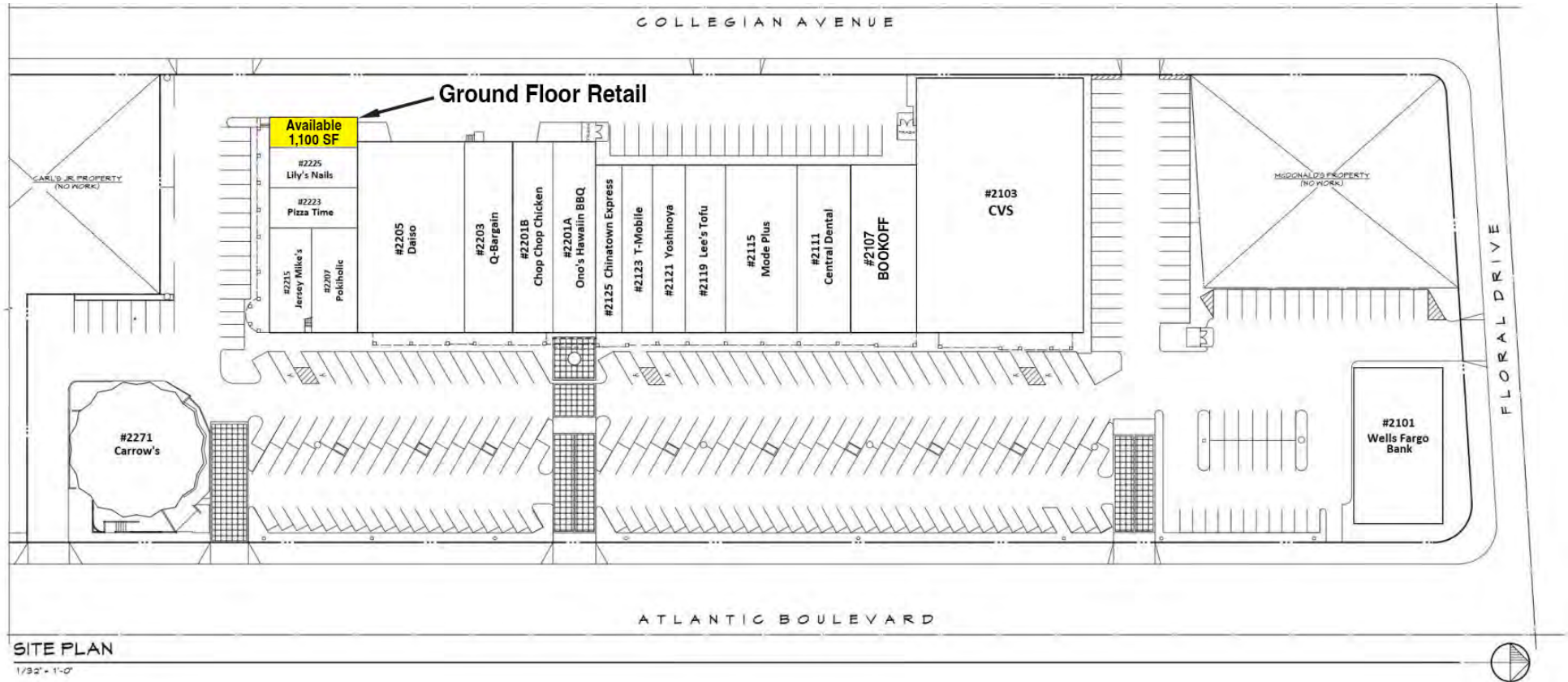
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SITE PLAN - RETAIL



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PHOTOS - RETAIL SPACE



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RETAILER MAP



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LOCATION MAP



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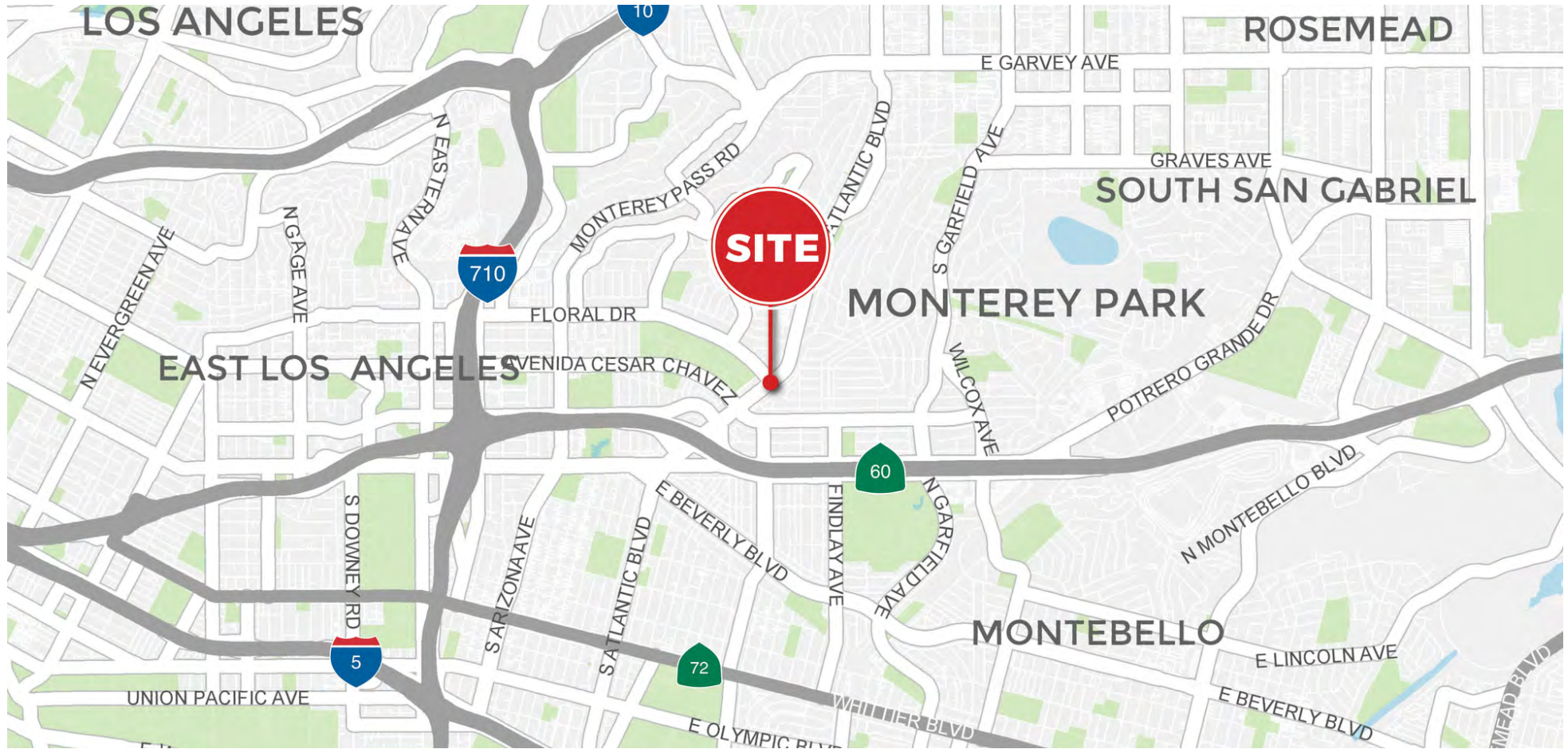
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,357	271,521	655,452
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,842	82,028	200,222
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$102,151	\$90,851	\$95,344
Average House Value	\$820,624	\$788,859	\$817,394

Demographics data derived from AlphaMap



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