

FOR LEASE RETAIL / MEDICAL OFFICE



2107 - 2227 S ATLANTIC BOULEVARD | MONTEREY PARK, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	\$2.40 - 2.50 SF/month (NNN; MG)
Building Size:	72,800 SF
Available SF:	840 - 1,475 SF

SPACES	LEASE RATE	SPACE SIZE
2227 Atlantic Boulevard	\$2.40 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 - 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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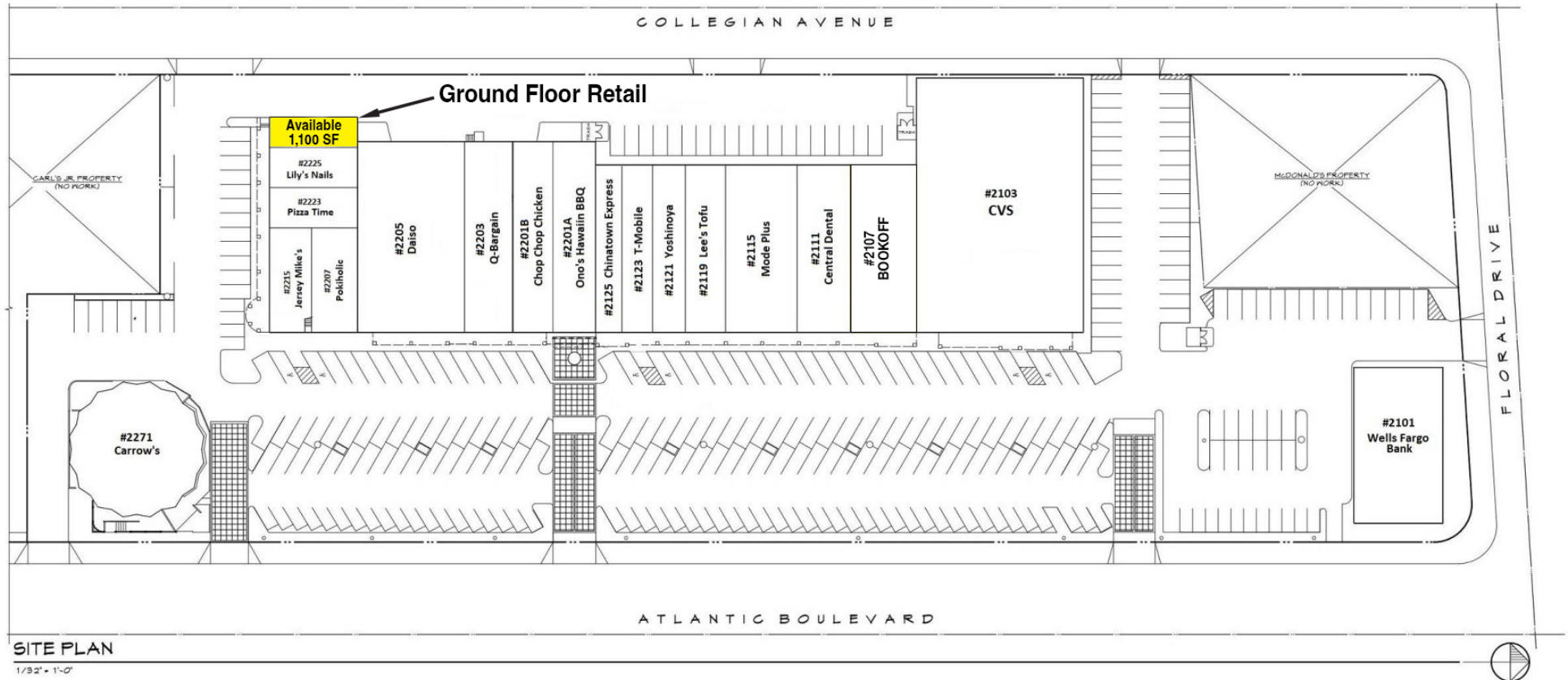
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SITE PLAN - RETAIL



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PHOTOS - RETAIL SPACE



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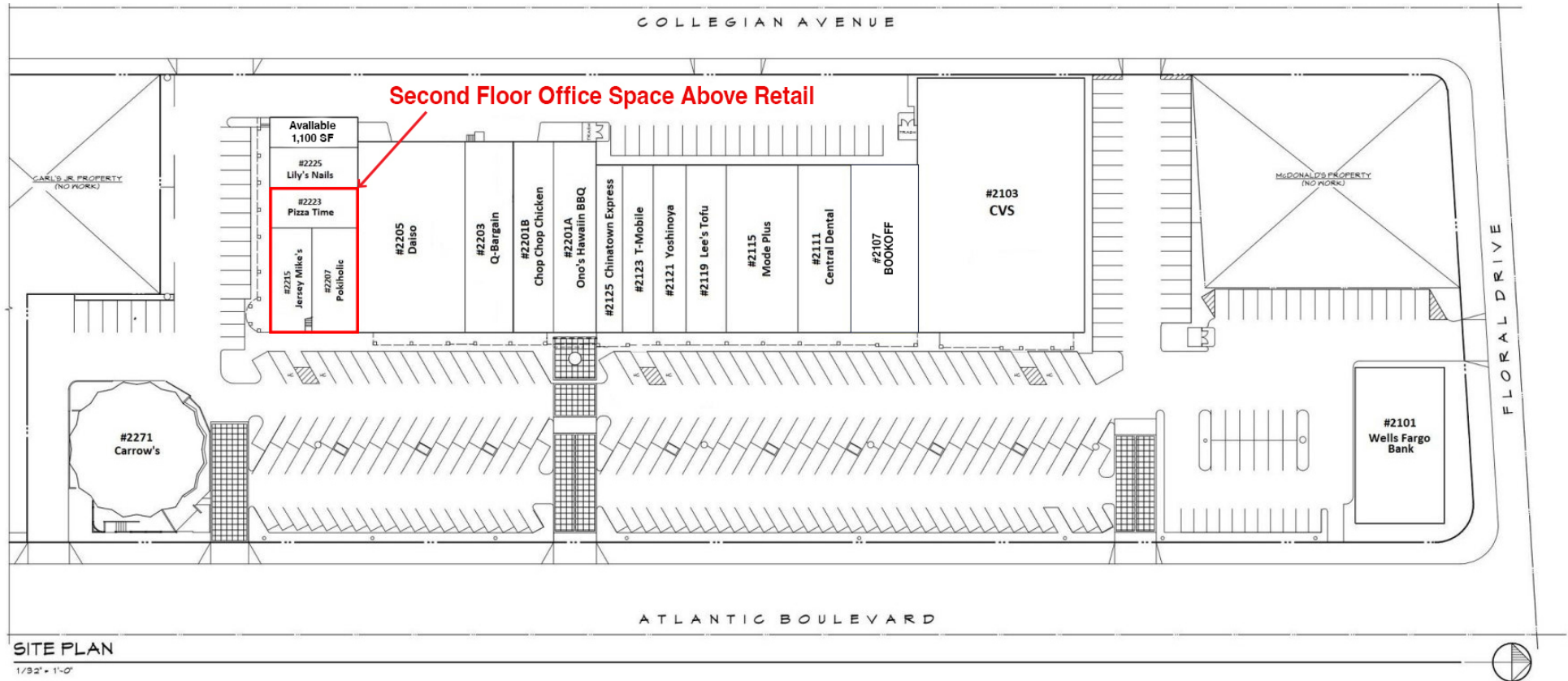
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SITE PLAN - MEDICAL OFFICE



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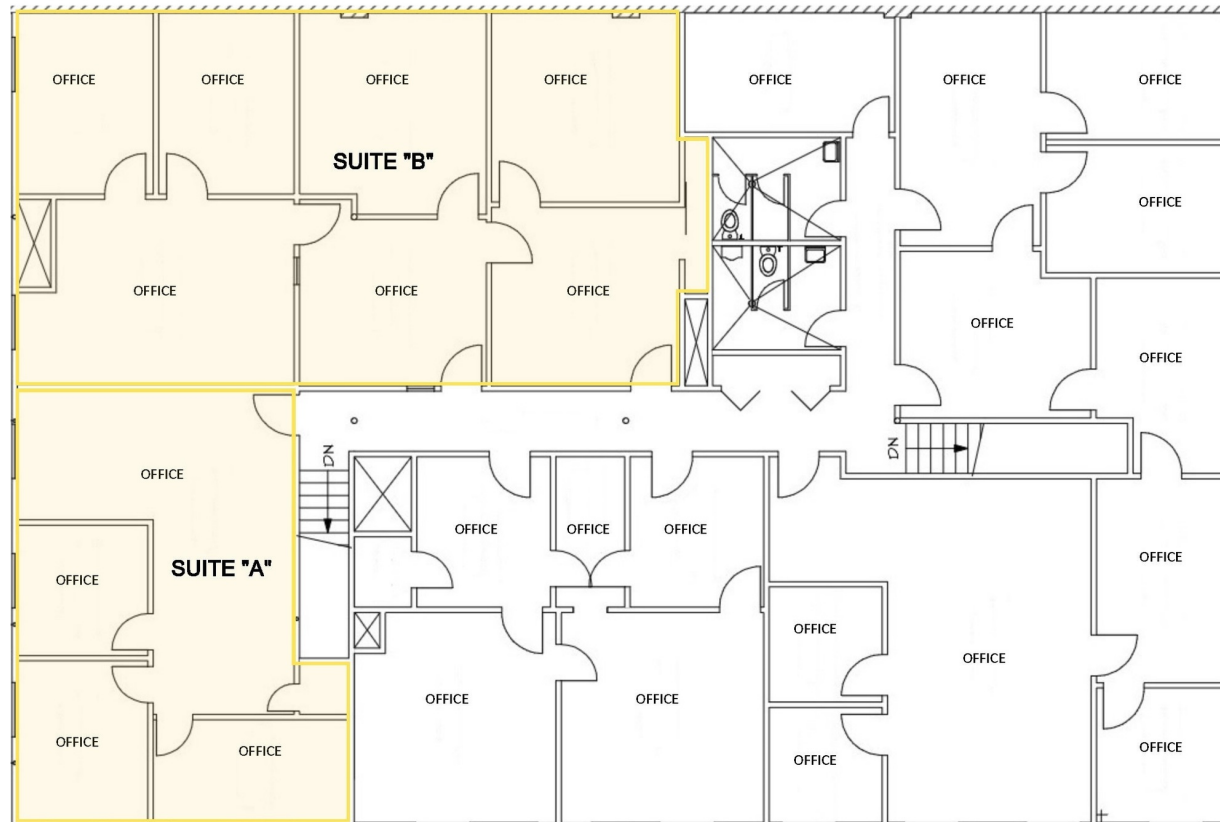
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FLOOR PLAN - MEDICAL OFFICE

SECOND FLOOR OFFICE



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RETAILER MAP



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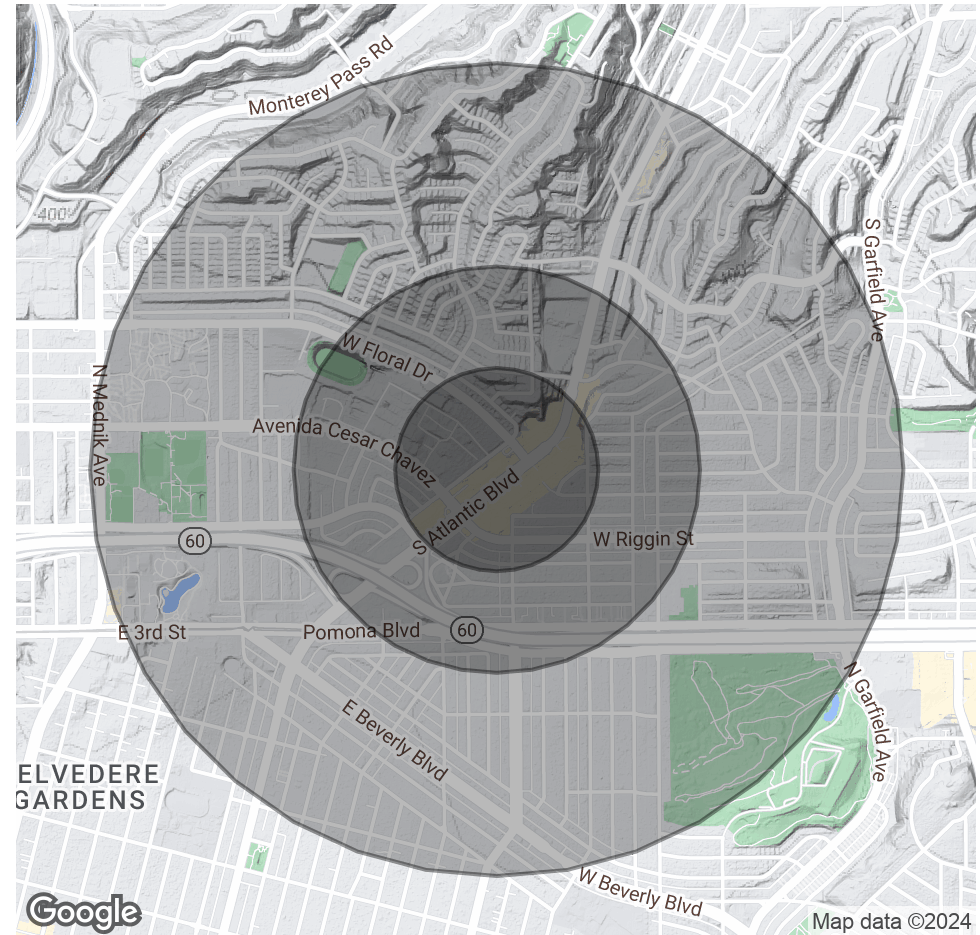
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,405	6,646	27,035
Average Age	38.0	38.7	39.4
Average Age (Male)	33.1	33.9	36.2
Average Age (Female)	41.8	42.0	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	463	2,235	9,151
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$77,028	\$79,253	\$81,944
Average House Value	\$685,581	\$637,521	\$593,988

2020 American Community Survey (ACS)



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LOCATION MAP



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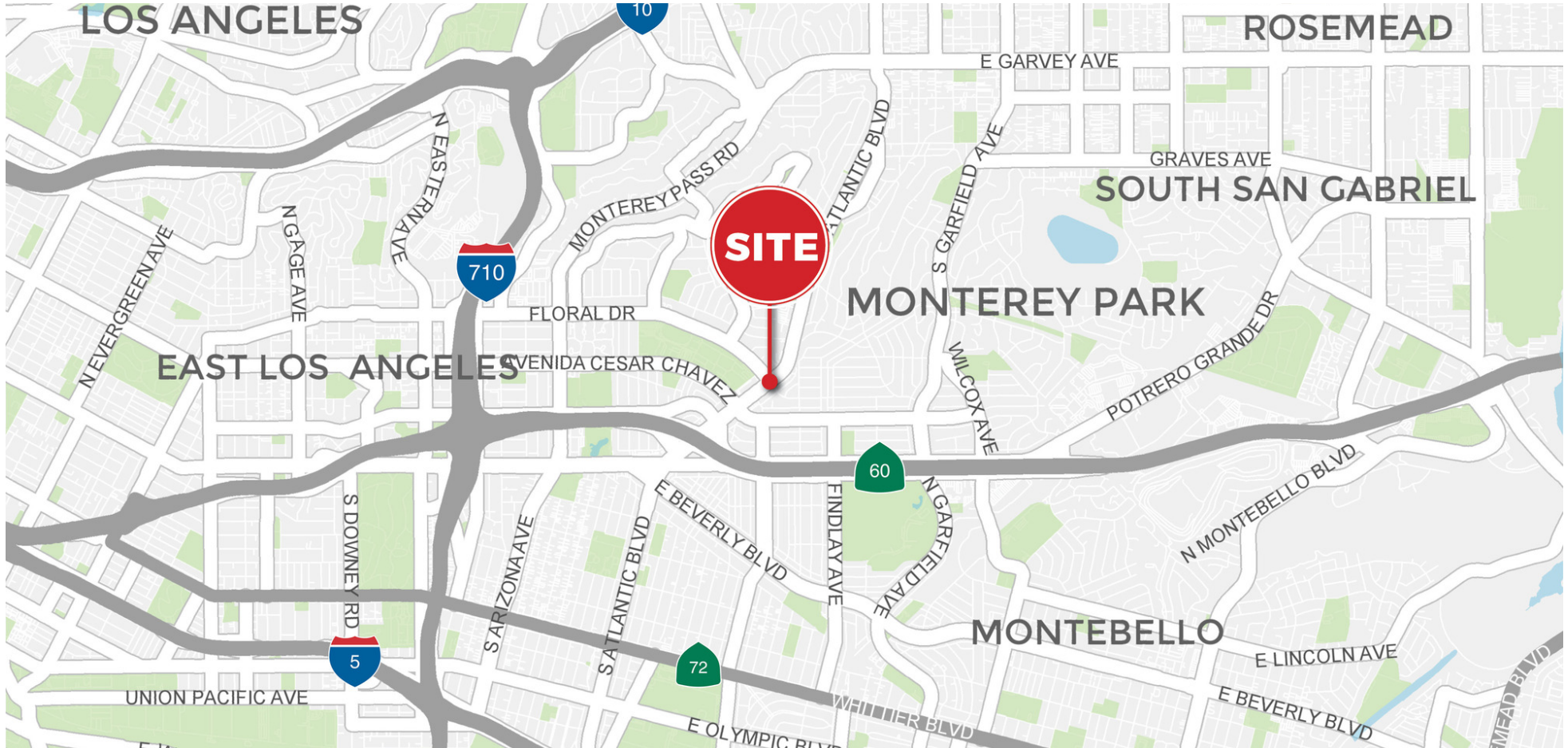
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