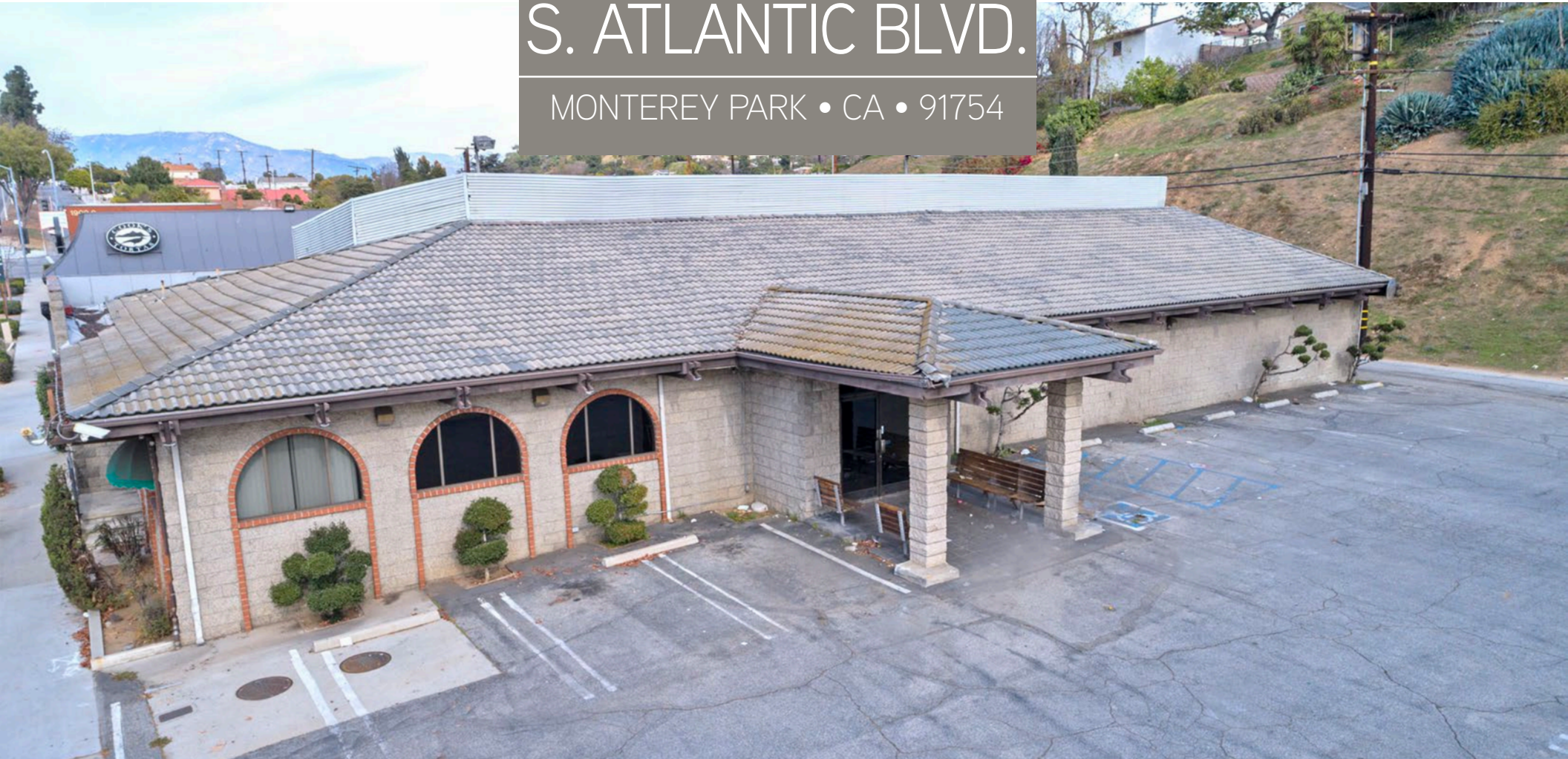


SALE OR LEASE

1950  
S. ATLANTIC BLVD.

MONTEREY PARK • CA • 91754



Exclusively Listed By

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FREESTANDING RETAIL PROPERTY  
WITH ONSITE PARKING IN  
SOUTH ATLANTIC COMMERCIAL CORRIDOR

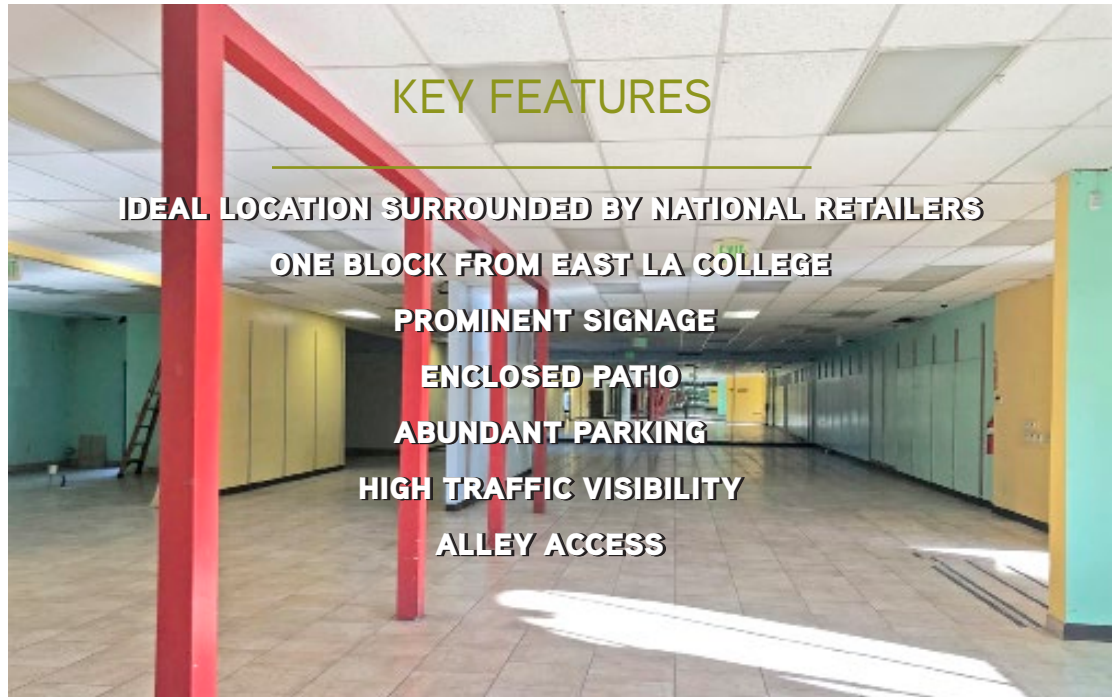
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Excellent Owner-User Sale Opportunity

This single-tenant, standalone retail property is ideal for business owners in need of limiting potential exposure to their customers and employees while still conducting business in our COVID-19 world. Offered for sale or for lease, this ±5,583 square foot building is ideal for Retail or Restaurant uses. The interior is broom-clean with restrooms. Bonus features are the large paved private parking lot, fully enclosed patio, marquee signage and alley access. Located near the signalized intersection at Atlantic Blvd. and Brightwood St, which has a CPD count of 28,588. Easy 60 and 710 freeway access and centrally located among the city's large retail power centers, this property is a rare opportunity perfect for your business.

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## KEY FEATURES

**IDEAL LOCATION SURROUNDED BY NATIONAL RETAILERS**

**ONE BLOCK FROM EAST LA COLLEGE**

**PROMINENT SIGNAGE**

**ENCLOSED PATIO**

**ABUNDANT PARKING**

**HIGH TRAFFIC VISIBILITY**

**ALLEY ACCESS**



**OFFERING SUMMARY**

List Price:	\$2,800,000
Rental Rate:	Negotiable
Building Size:	±5,583 SF
Lot Size:	±13,939 SF
Year Built:	1977
No. of Stories:	One (1)
Parking:	22 stalls
Zoning:	S-C (Shopping Center)
APN:	5266-002-035

**PARTIAL LIST OF APPROVED USES IN S-C (SHOPPING CENTER) ZONE**

Auto Sales, Drugstore and Pharmacy, Hardware Store, Pet Supplies and Grooming, Sporting Goods, Beauty and Hair Salon, Dry Cleaning and Tailor, Restaurant and Eating Establishment, Book Store and Copy Center, Laundromat

Animal Hospital - CUP  
Bank and Financial Institution - CUP  
Fitness Center - Limited

*Subject to change without notice. Buyer or Lessee must verify use with city and conduct own due diligence.*



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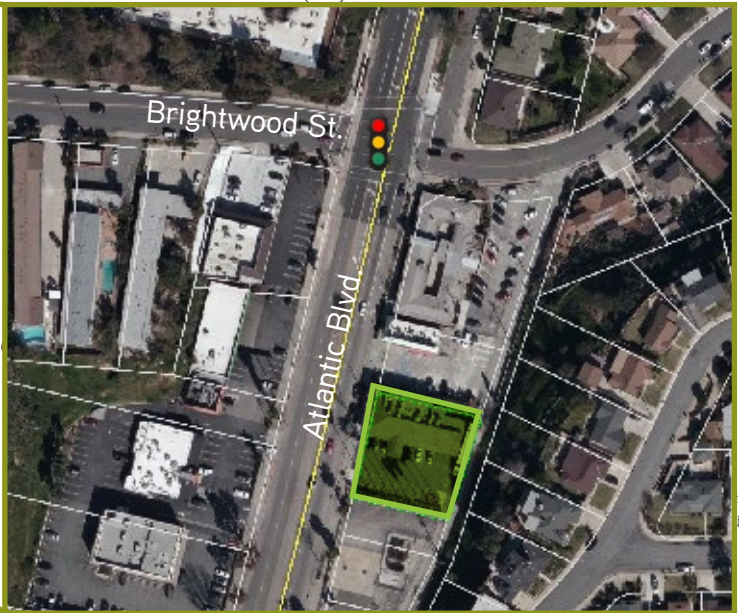
PROPERTY PHOTOS



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

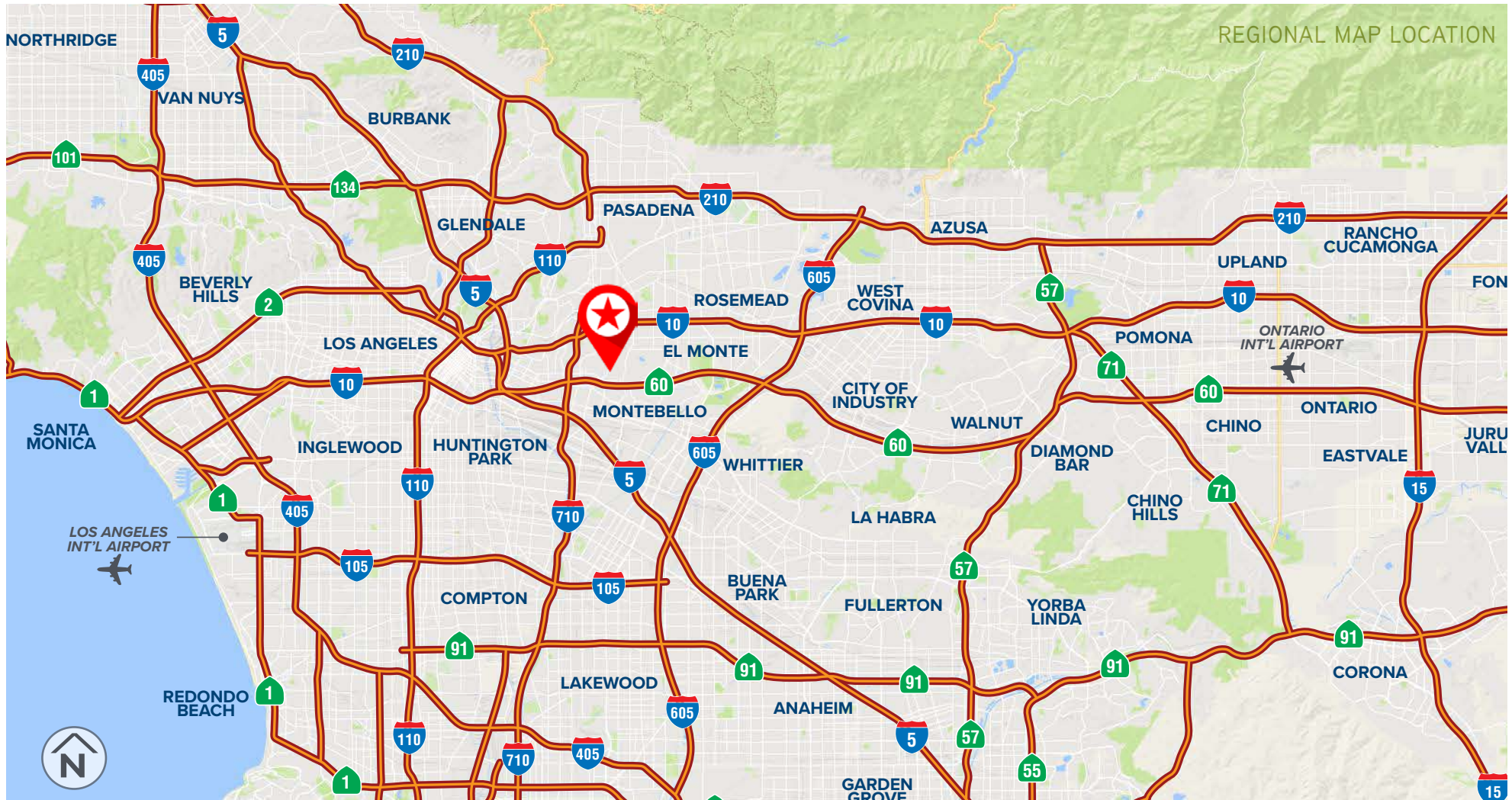
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**PARCEL MAP &  
AERIAL LOCATION**



6364  
6356

FOR PPT. 125847-135  
5266-1 & 2



**EASY REGIONAL ACCESS**

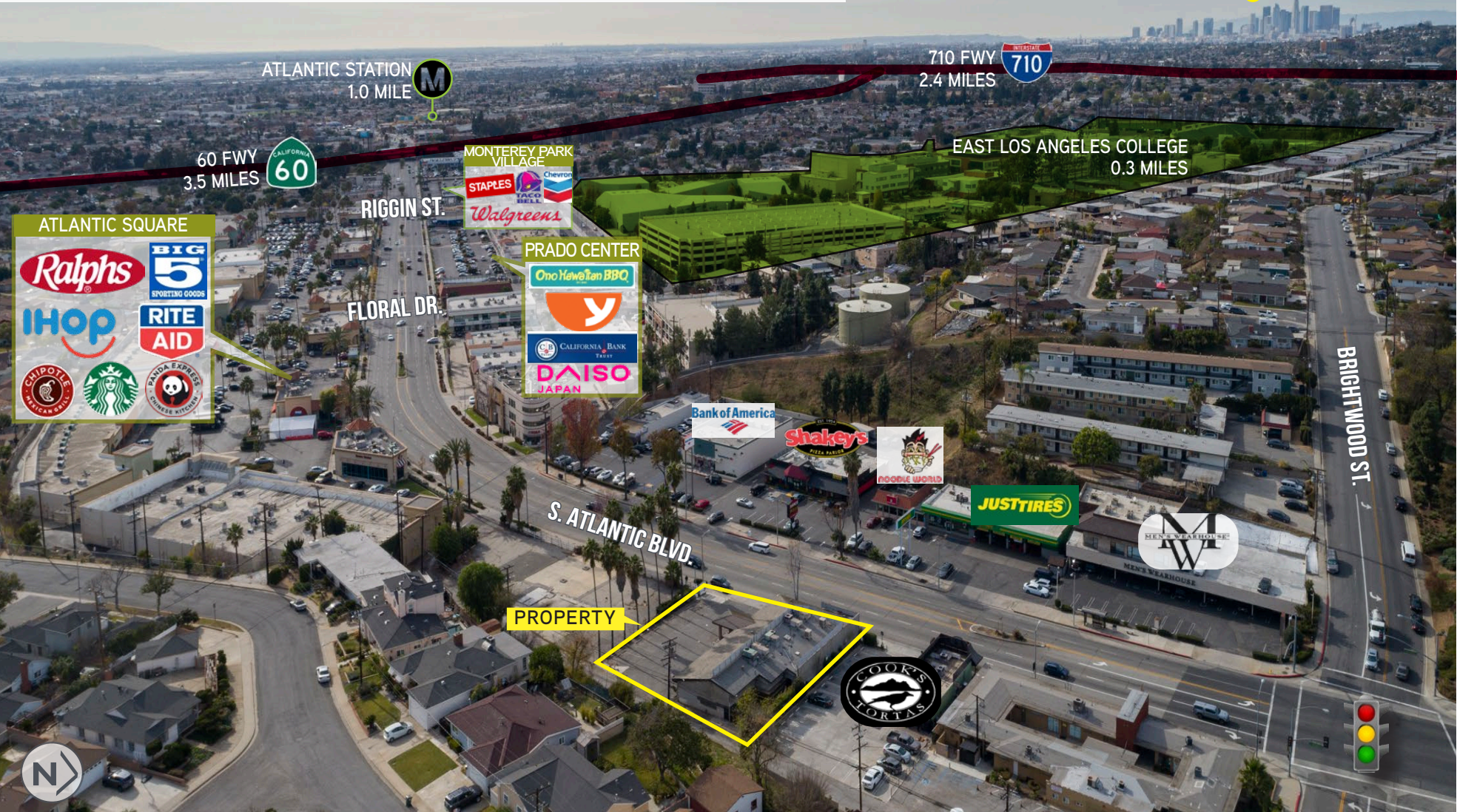
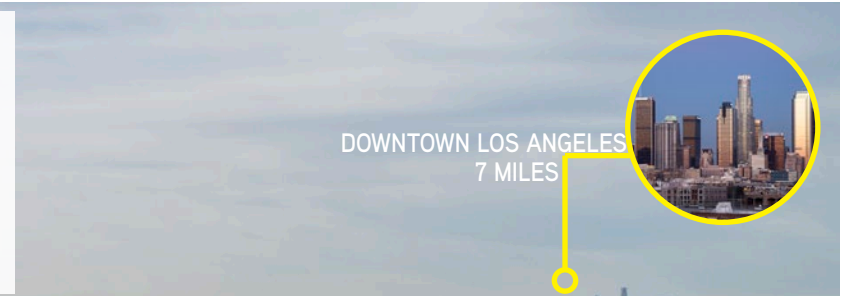
This property enjoys easy access to Downtown Los Angeles, Mid-Cities and the San Gabriel Valley via its central location to the Pomona (60) freeway, Long Beach (710) freeway, and San Bernardino (10) freeway. In addition, this property receives heavy traffic visibility on Atlantic Blvd. and Brightwood Street at ±28,588 cars per day.

**DEMOGRAPHICS**

	2020	1-Mile	3-Miles	5-Miles
Population:		23,878	281,789	707,013
Average HH Income:		\$90,005	\$73,905	\$73,379
Daytime Employment:		8,641	117,916	285,132

**EXCELLENT RETAIL LOCATION**

Immediate customer based built-in via the central location to many of Monterey Park's Shopping Centers, this property sits among dozens of national retailers as well as local favorites such as The Hat and Cook's Tortas. It is very rare to be located within walking distance to a college and East Los Angeles College, established in 1945 and boasts 35,403 students enrolled annually, is only a six minute walk from this property.



AREA LOCATION



**MONTEREY PARK, CA**

Monterey Park is a city located in the western San Gabriel Valley region of Los Angeles County, CA. It is 7.73 square miles with a population of 60,269. Monterey Park has consistently ranked as one of the country’s best places to live due to its good schools, growing economy, and central location. Some of the extraordinary resources that propelled Monterey Park towards the top include: its prime location near major freeways and rail transportation; 13 parks and recreational opportunities; a farmers’ market; Barnes Park Amphitheater’s free concerts and events; East LA College and nearby Cal State LA; diverse dining choices; year-round cultural events; and upcoming economic development.

East Los Angeles College is a community college that is located in Monterey Park in an area that was once part of East Los Angeles (unincorporated). In addition California State University, Los Angeles is in proximity.



**ECONOMY**

Monterey Park offers a number of opportunities to experience unique dining fare, great shopping, and patronage to numerous special events. Three major freeways (10, 710, and 60) give Monterey Park excellent access to the rest of LA County. Its central location provides the foundation for tourism and commerce within the City, most of which comes from the large Chinese population and travelers from China.

Top Employers:

- East Los Angeles College 1,969
- Garfield Medical Center 970
- Los Angeles County Sheriff’s Dept. 791
- Superior Court of LA County - Edmund D. Edelman Children’s Court 736
- City of Monterey Park 440
- Monterey Park Hospital 362
- Care1st Health Plan 315
- Southern California Gas Company 279



**MAJOR RETAIL CENTERS**

Atlantic Square is a 208,000 square foot community shopping center that serves local residents and the over 31,000 students and faculty who attend and work at East LA College just across the street. It is anchored by AMC Theatres and 24 Hour Fitness, in addition to eating establishments and other stores. The development includes 210 condos on the third through sixth floors.

Monterey Park Village is 40,000 sq. ft. neighborhood shopping center located in South Atlantic Boulevard commercial corridor anchored by Staples and Walgreens. The center has great visibility.

Prado Center is a community shopping center that serves local residents and the over 31,000 students and faculty who attend and work at East LA College just across the street.

The newly built Atlantic Times Square is a mixed use complex that combines 230,000 square feet of retail space with 210 upscale condominiums.

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