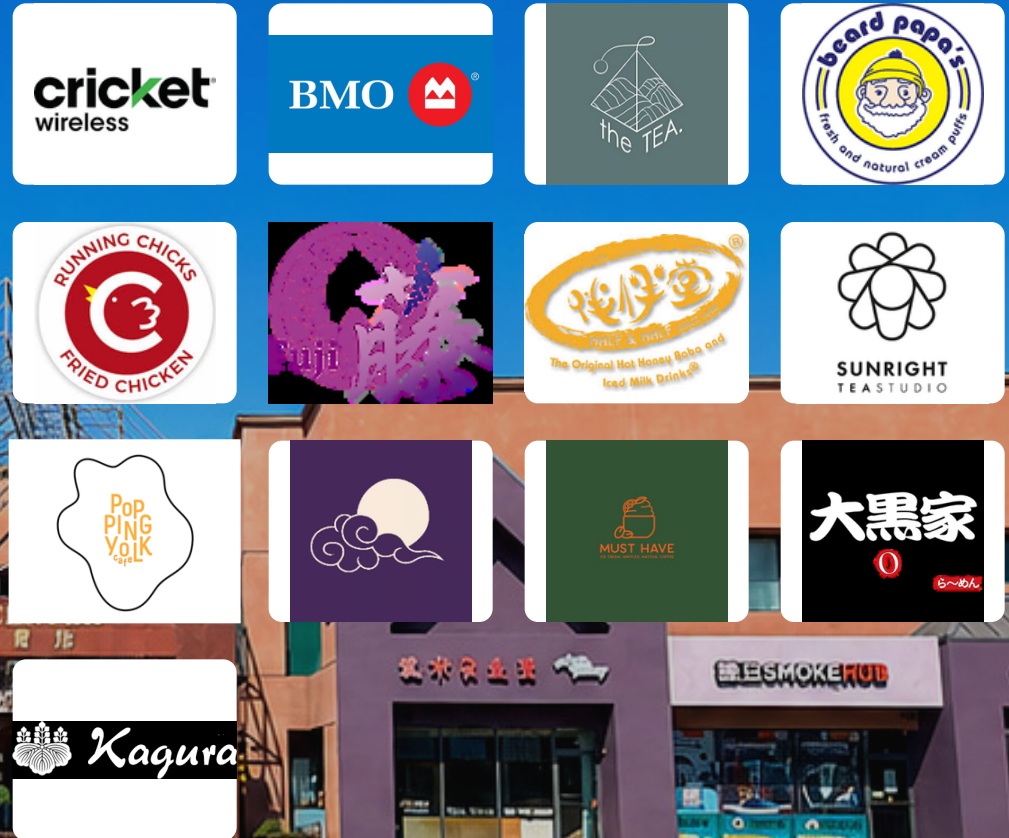


MAR CENTER

NEW REDEVELOPMENT - AVAILABLE NOW!

141-221-331 North Atlantic Blvd.
Monterey Park, CA 91754

JOIN THE LISTS OF GREAT TENANTS



MAR INVESTMENTS

Real Estate Development and Investment

MARK LU | Property Manager

Tel: (626) 281-1128 | mlu@marinvestments.com

UPPER-LEVEL SUITES AVAILABLE

141 N. Atlantic Blvd., Monterey Park, CA 91754



AVAILABLE SUITE

141-201

9,600 SF

\$2.25/SF/MO/NNN

NNN's = \$1.35/SF

AVAILABLE SUITE

141-203

9,070 SF

\$2.25/SF/MO/NNN

NNN's = \$1.35/SF

CONTIGUOUS SUITES

18,670 SF

Suites 141-201 and 141-203 are contiguous and may be combined to create a larger suite up to

18,670 SF.

NEW REDEVELOPMENT - AVAILABLE SUITES

221 North Atlantic Blvd., Monterey Park, CA 91754



AVAILABLE SUITE

221-109

1,680.0 SF

\$3.25/SF/MO NNN

NNN's = \$1.35/SF

FLEXIBLE CONFIGURATION

Suitable for a wide range of uses, including restaurant, retail and office.

RESTAURANT

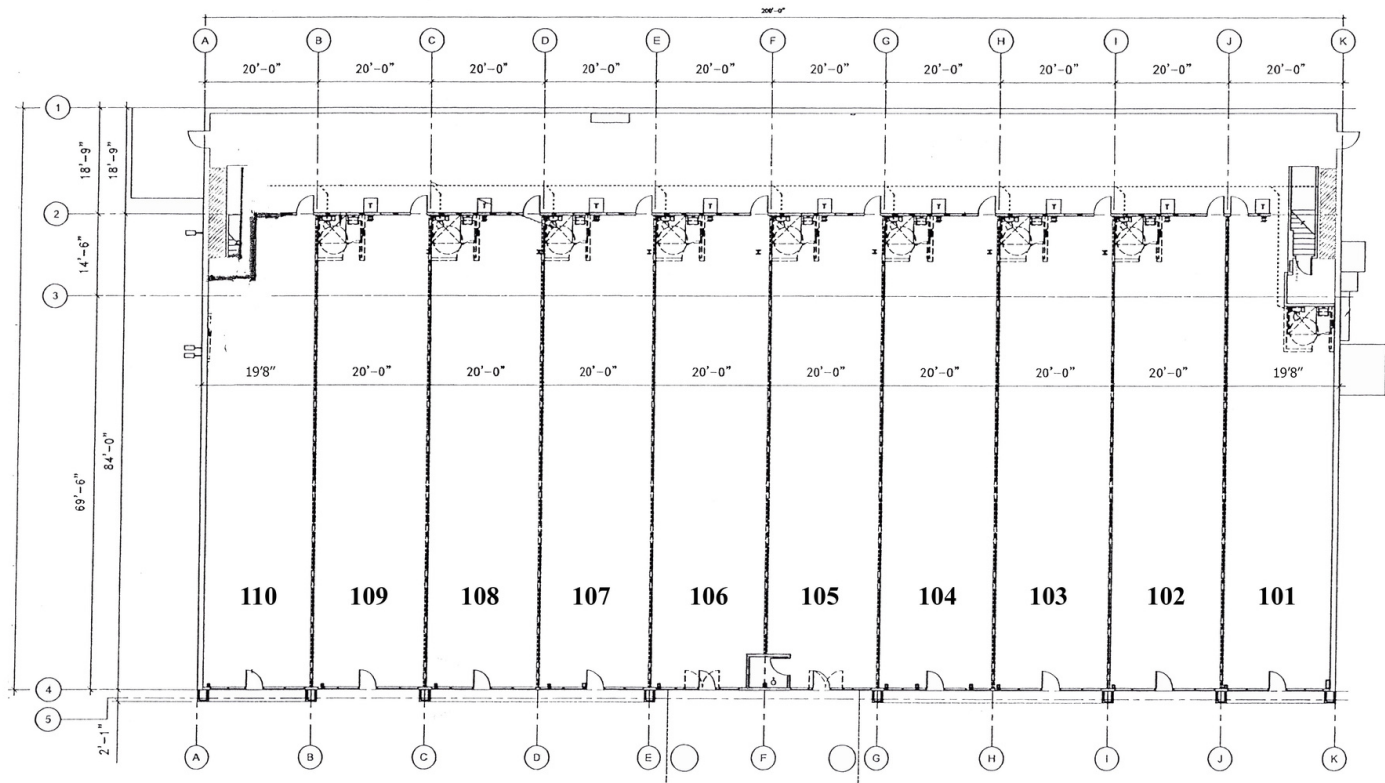
RETAIL

OFFICE

BUILDING II - FLOOR PLAN

221 N. Atlantic Blvd., Monterey Park, CA 91754 | Not to scale

BUILDING II
221 N. ATLANTIC BLVD., MONTEREY PARK, CA



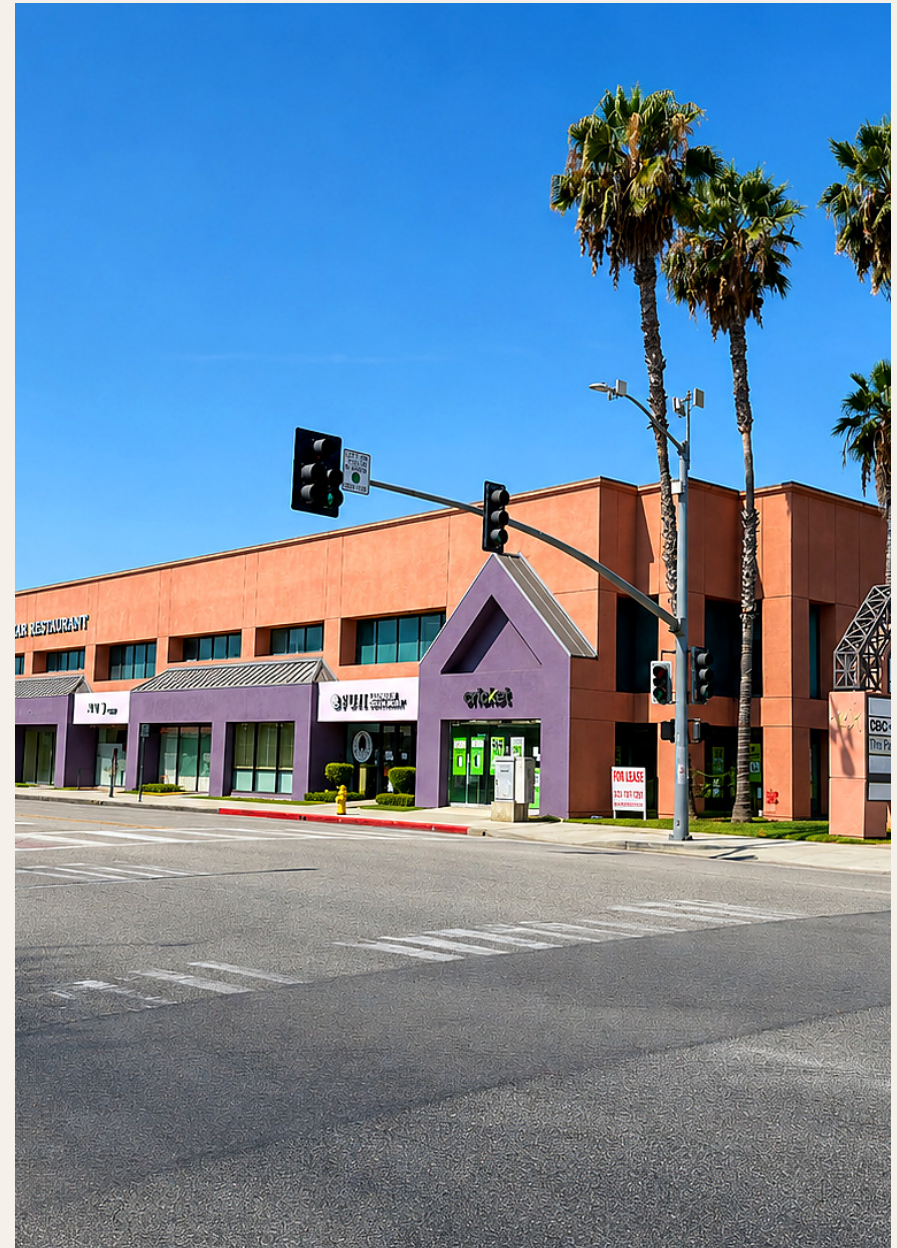
FLOOR PLAN
NOT TO SCALE



EXHIBIT B

PROPERTY HIGHLIGHTS

- **EXCELLENT VISIBILITY ON VERY BUSY NORTH ATLANTIC BLVD.**
- **NEAR HIGHWAY 10, HIGHWAY 710 AND HIGHWAY 60**
- **SPECIALTY SHOPS AND RESTAURANTS INCLUDING POPPING YOLK CAFE, BMO BANK, DAIKOKUYA, NUO MOCHI, THAI PARADISE, MUST HAVE ICE CREAM CAFE, FUJI RESTAURANT, HALF AND HALF TEA HOUSE, BEARD PAPA, RUNNING CHICKS, SUNRIGHT TEA STUDIO, KAGURA RESTAURANT, SMOKING TIGER CAFE AND CRICKET WIRELESS**
- **EXCELLENT FREEWAY VISIBILITY, EXCELLENT VISIBILITY TO CONSUMERS, EXCELLENT ACCESSIBILITY, AMPLE FREE PARKING**
- **TRAFFIC COUNT: NORTH ATLANTIC BLVD. - 39,800 CARS PER DAY**

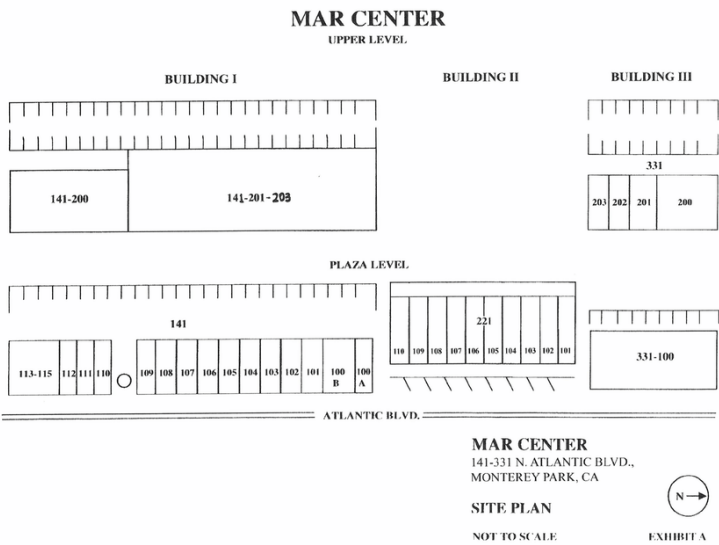


AVAILABLE SPACE

Current offering information from the supplied leasing package

SUITE	SF	RATE
141-101	1,054.2 SF	\$3.50 PSF/MO NNN
141-103	1,054.2 SF	\$3.50 PSF/MO NNN
141-104	1,054.2 SF	\$3.50 PSF/MO NNN
141-111	922.4 SF	\$3.50 PSF/MO NNN
NNN's = \$1.35/SF		

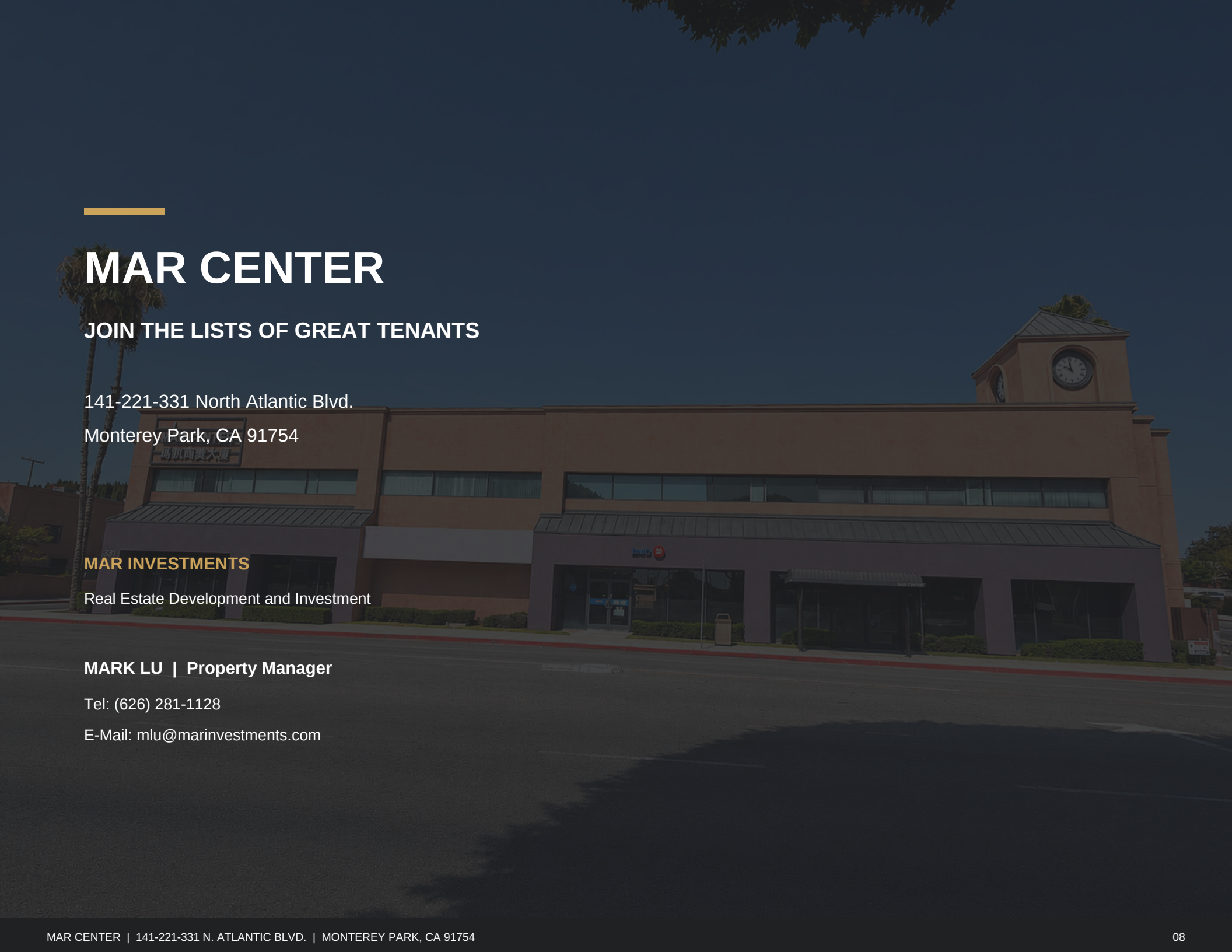
MAR CENTER SITE PLAN



DEMOGRAPHICS

Radius-based figures reproduced from the supplied marketing package

METRIC	1 MILE	3 MILE	5 MILE
PEOPLE			
Population	35,585	301,713	767,616
Households	11,628	92,710	224,832
Families	8,796	70,906	173,330
Avg. HH Size	3.04	3.23	3.38
INCOME			
Avg. HH Income	\$85,736	\$84,010	\$85,660
DEMOGRAPHICS			
Caucasian	16.4%	29.7%	38.5%
African American	0.6%	0.9%	1.1%
American Indian	0.4%	0.7%	0.8%
Asian	72.0%	46.3%	30.1%
Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	8.1%	19.2%	26.0%
Two or More Races	2.6%	3.2%	3.6%
Hispanic Origin	22.3%	47.2%	61.3%



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