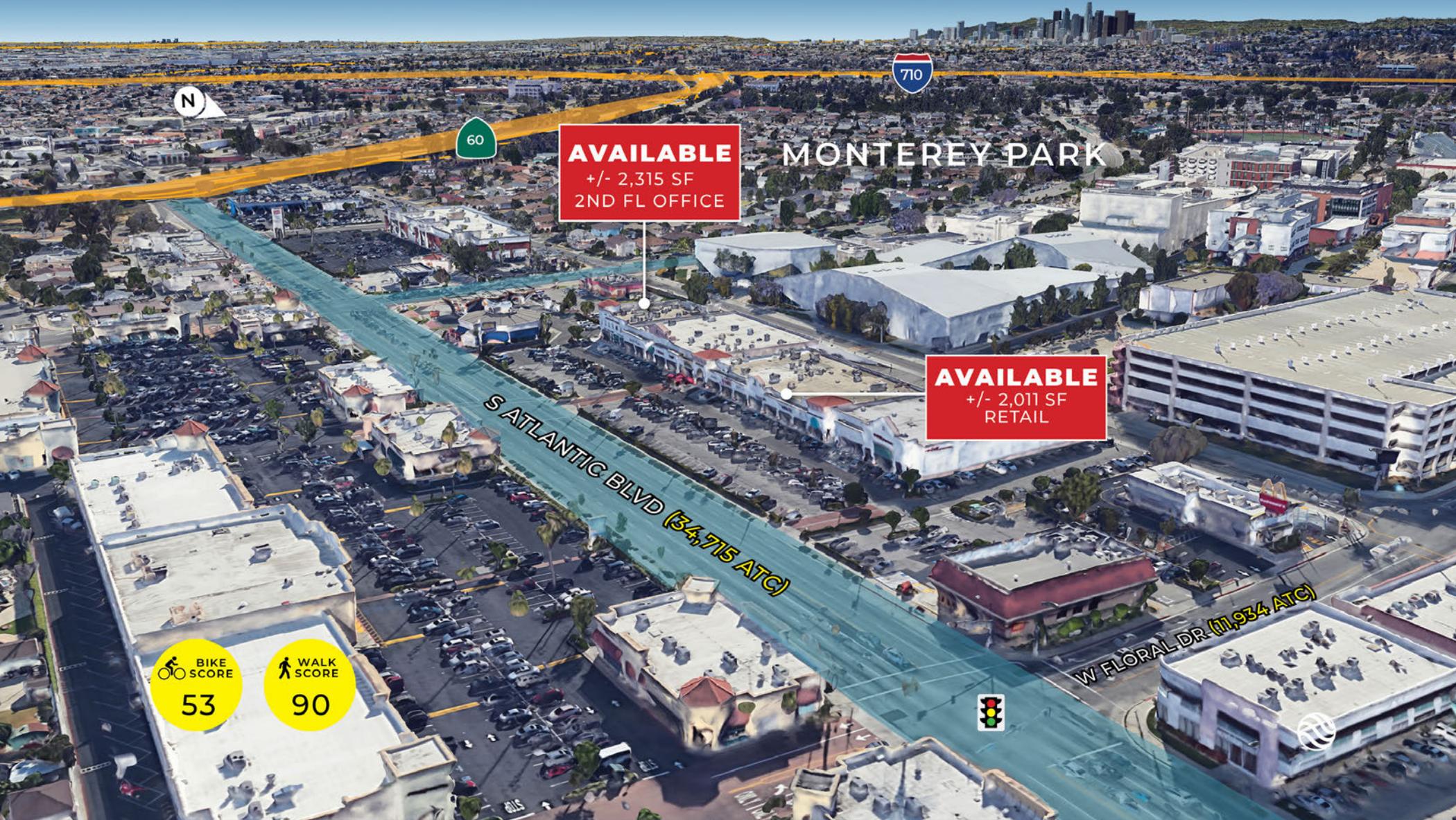


# PRADO PLAZA RETAIL/MEDICAL OFFICE FOR LEASE

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



**AVAILABLE**  
+/- 2,315 SF  
2ND FL OFFICE

MONTEREY PARK

**AVAILABLE**  
+/- 2,011 SF  
RETAIL

S ATLANTIC BLVD (34,715 ATC)

W FLORAL DR (11,934 ATC)

BIKE SCORE  
53

WALK SCORE  
90

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

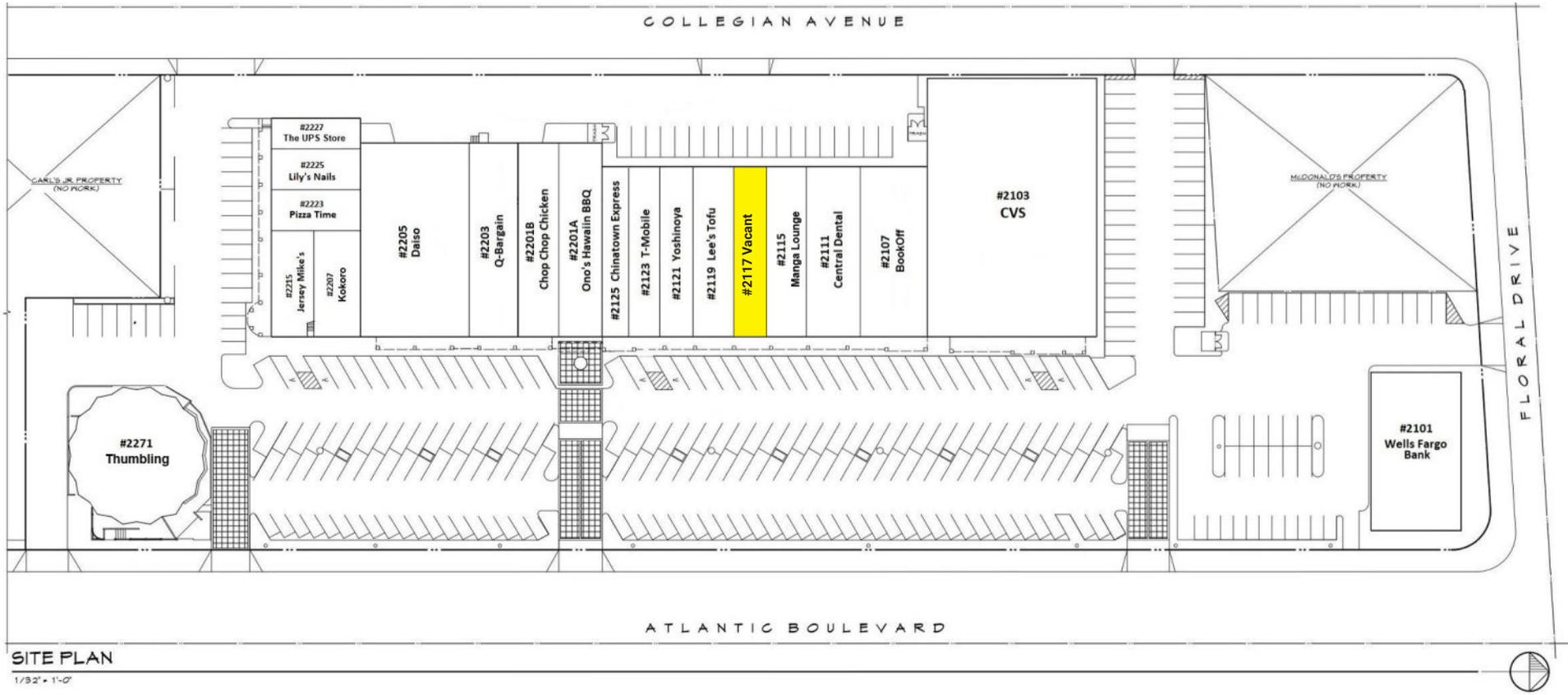
**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



- 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

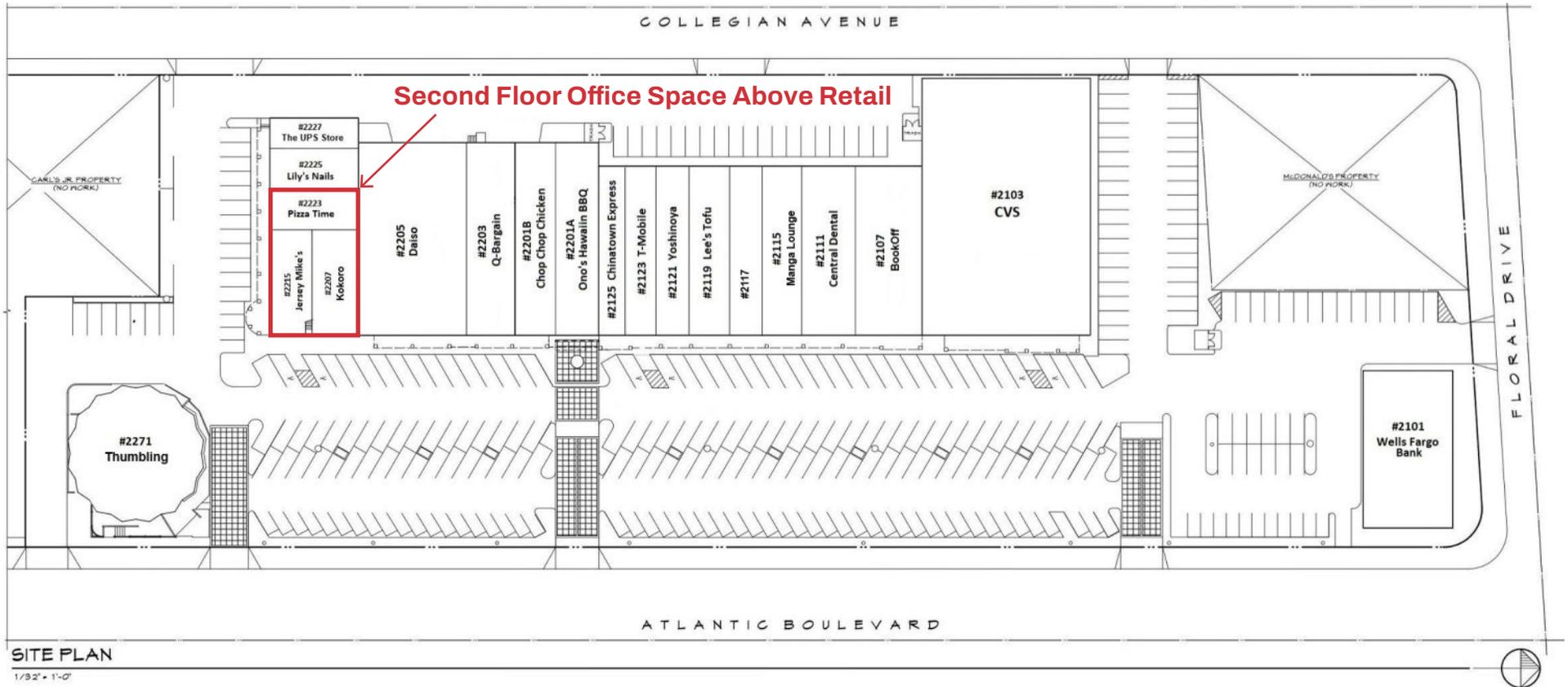
# SITE PLAN - RETAIL SPACE

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

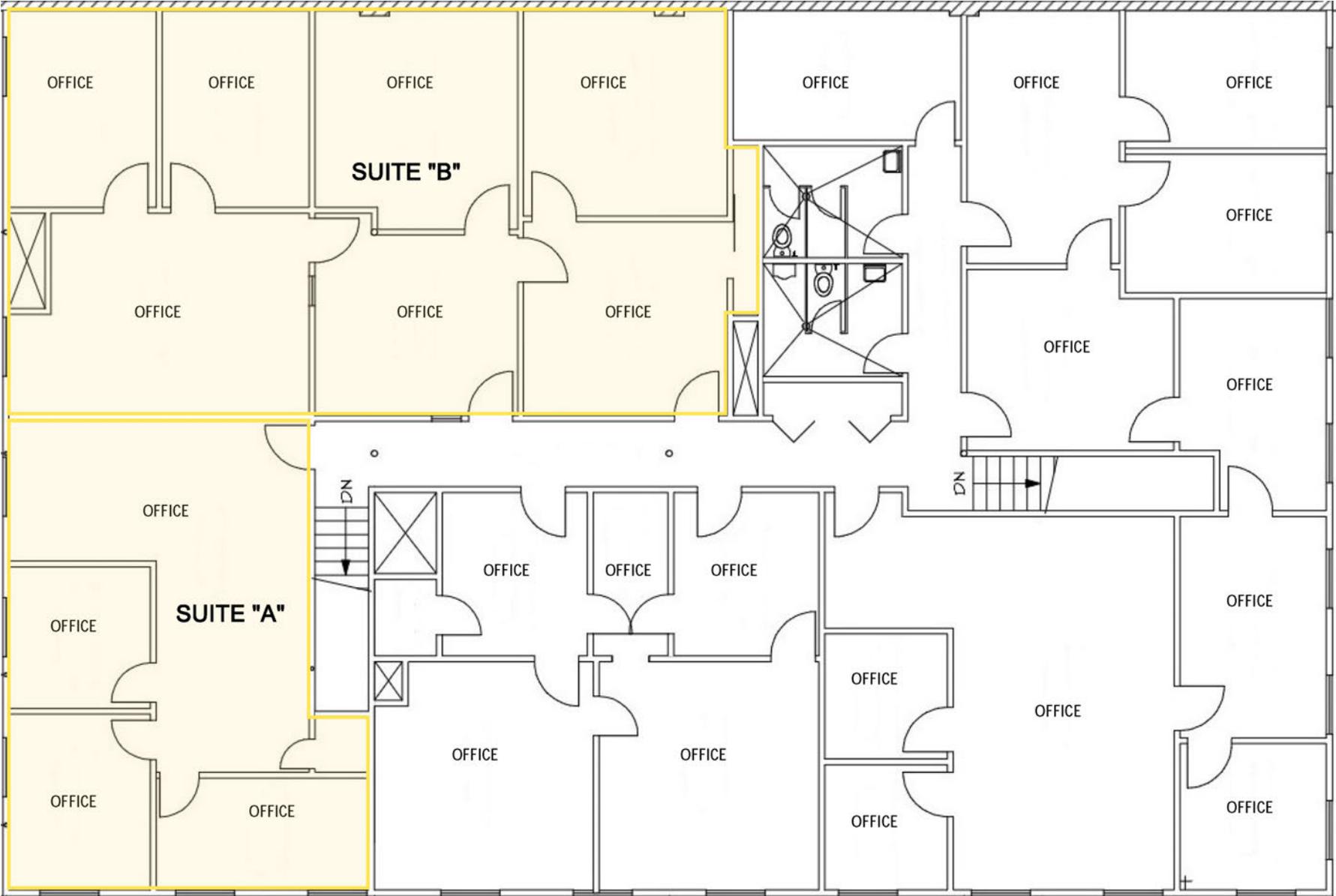


# SITE PLAN - MEDICAL OFFICE

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



# 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

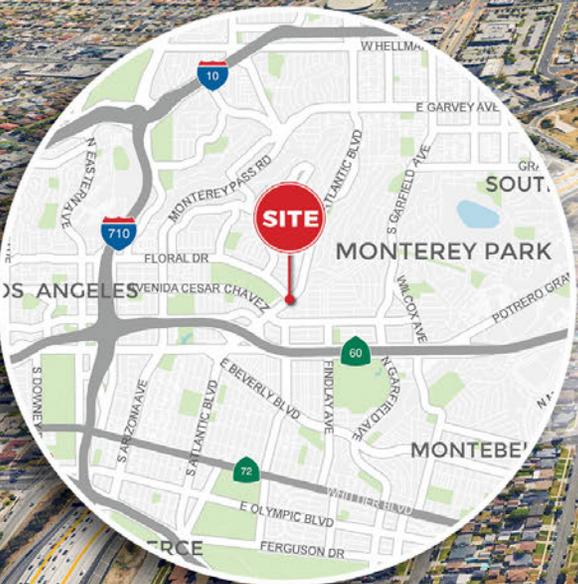
DTLA

BOYLE HEIGHTS

EAST LOS ANGELES

MONTEREY PARK

7.3 MILES  
DRIVING DISTANCE  
TO DTLA



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## EXCLUSIVELY LISTED BY:

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