



Colliers

Atlantic Square

2000 – 2276 S Atlantic Blvd | Monterey Park, CA 91754

Owned and Managed by TRC Retail

**Rare Restaurant/
Retail Leasing
Opportunity**

Atlantic Square

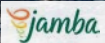


Downtown Los Angeles

East LA College



EVERYTABLE



Atlantic Square at Monterey Park is a rare restaurant/retail opportunity in a prime destination. With 208,000 square feet encompassing a variety of tenants, Atlantic Square acts as a community shopping center with eateries, retail, and more.



±208,000 SF Community Shopping Center



Adjacent to the East LA Community College (Approximately 36,000 students enrolled)



Monterey Park's highest restaurant sales volume retail destination



Tenants include: Ralphs, Chipotle, Jamba Juice, Panda Express, IHOP, Big 5 Sporting Goods, El Pollo Loco, Silverlake Ramen, Pieology, and more.



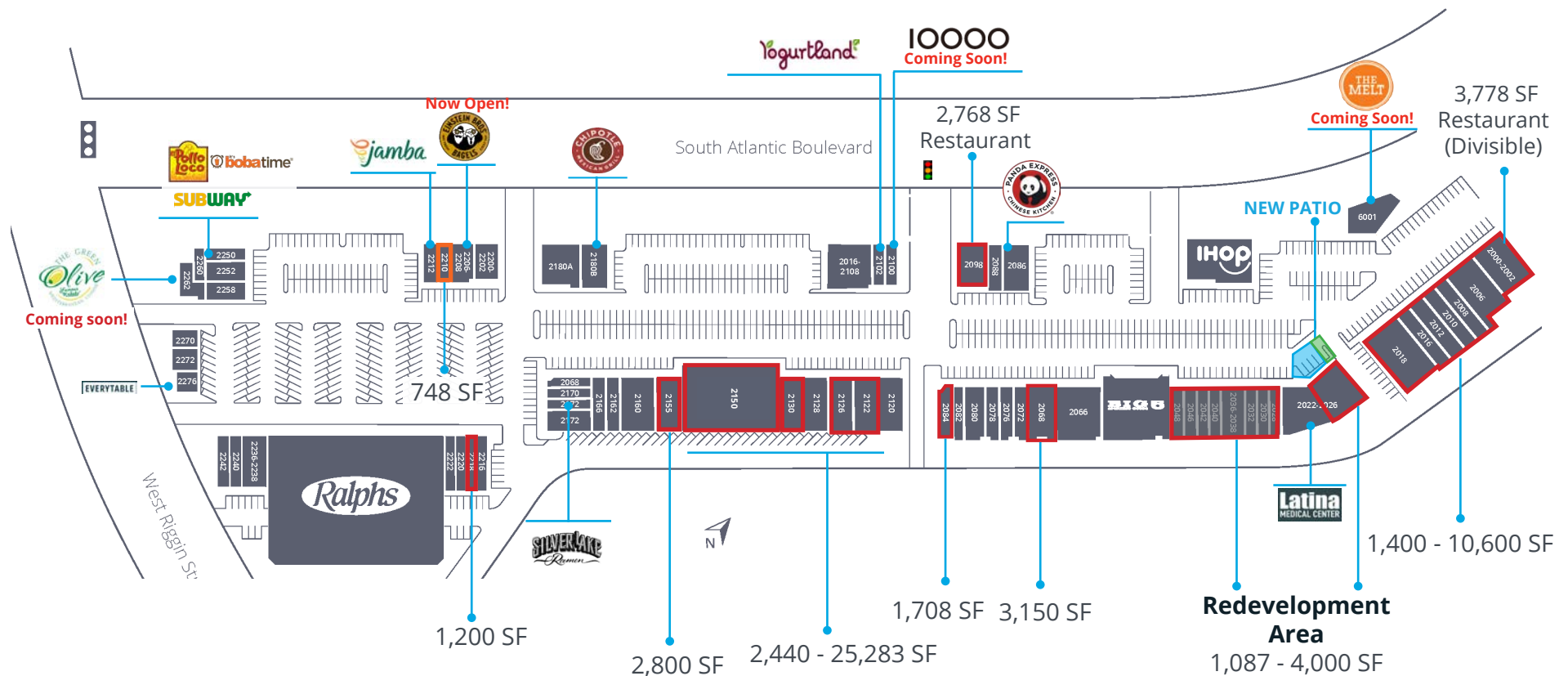
Traffic Counts

±244,600 Cars/Day (60 Fwy @ Atlantic Blvd)

±55,600 Cars/Day (Atlantic Blvd & W Riggan St)

The Restaurant Opportunity

Atlantic Square is the quintessential necessity-based retail center in San Gabriel Valley.



The current tenants at Atlantic Square show extremely strong sales figures:

- **El Pollo Loco:** #1 store in the state of CA (per SF basis)
- **Silverlake Ramen:** #3 store in the entire chain
- **Ralphs:** #11 store in the state of CA (top 6%)
- **IHop:** #3 store in the state of CA (top 1%)
- **Subway:** #10 store in the state of CA (top 1%)
- **Everytable:** #2 store in the entire chain

(based on annual visits, per Placer.ai)

Neighboring East LA College

Situated adjacent to the campus of East Los Angeles College, Atlantic Square is a rare opportunity to provide restaurant and eatery options for 36,000+ students, faculty and staff.



36,000+
Students



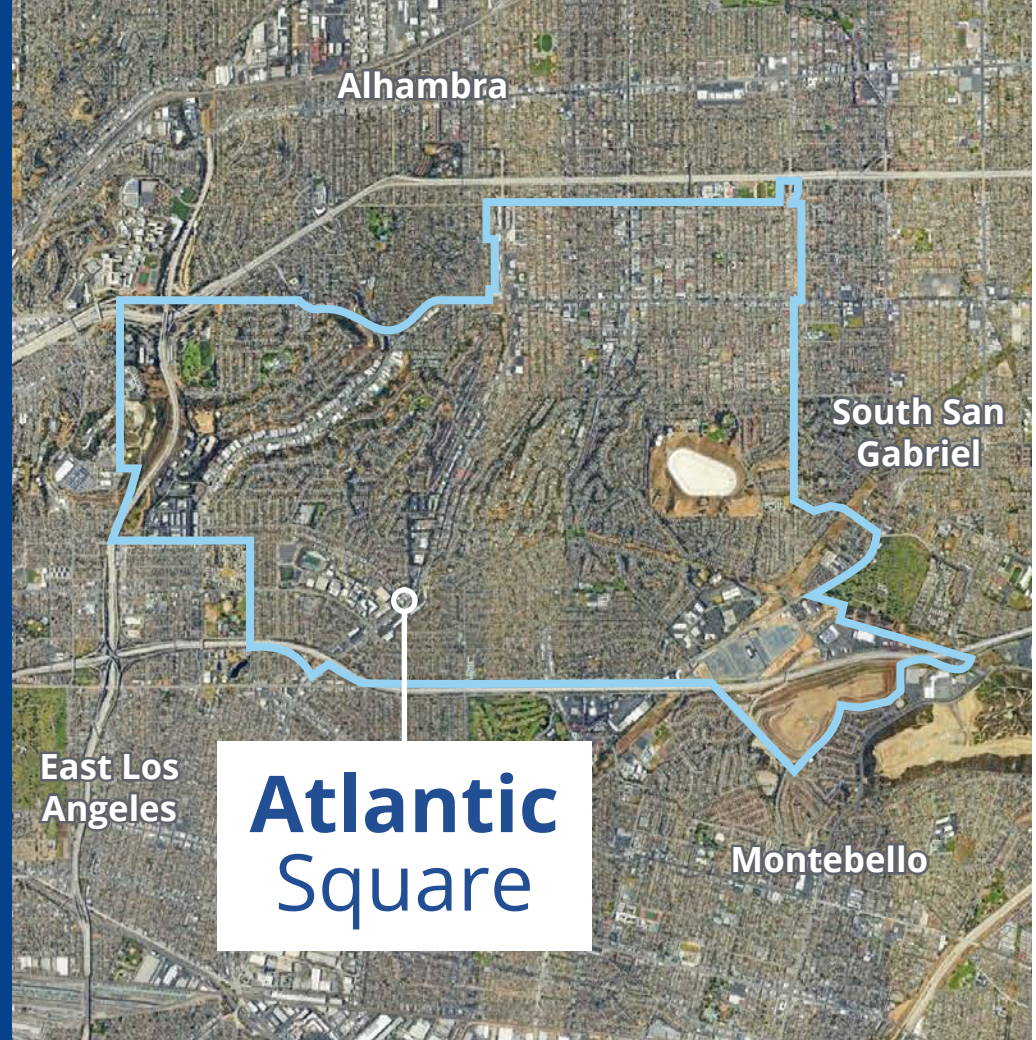
1,000+
College Faculty and Staff



36%
Population with Bachelors
Degree or Higher

The Monterey Park community

Monterey Park is a picturesque neighborhood in the San Gabriel Valley region of Los Angeles County, California. Approximately seven miles east of Downtown Los Angeles, Monterey Park offers a wide range of amenities and community services, and a small commute to the hustle and bustle of the city. The community offers walkable streets, a reliable transportation line, and a range of housing options near retail and eateries.



Demographics

1 Mile

27,442

Total Population

9,091

Total Housing Units

\$108,034

Average Household Income

10,221

Daytime Population

\$82,768

Median Household Income

39.0

Median Age

3 Mile

262,730

Total Population

81,883

Total Housing Units

\$102,398

Average Household Income

123,271

Daytime Population

\$77,172

Median Household Income

38.1

Median Age

5 Mile

669,031

Total Population

210,066

Total Housing Units

\$104,145

Average Household Income

321,106

Daytime Population

\$77,275

Median Household Income

37.8

Median Age



The San Gabriel Valley is one of the principal valleys of Southern California, and has been steadily growing with an increase of retail and restaurant businesses.



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