



# Atlantic Square

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

Owned and Managed by TRC Retail

**Rare Restaurant/  
Retail Leasing  
Opportunity**

# Atlantic Square



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.



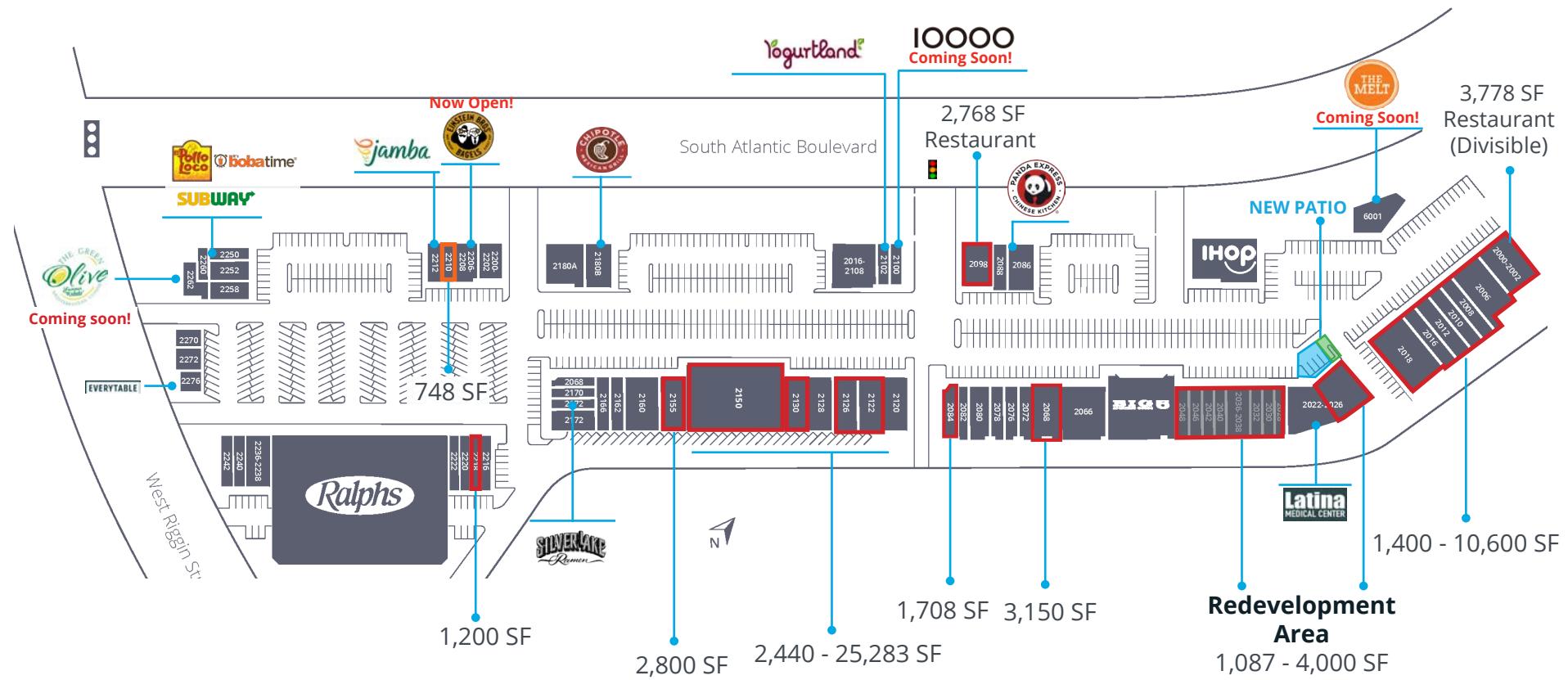
**Traffic Counts**

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

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

# The Restaurant Opportunity

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



## 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

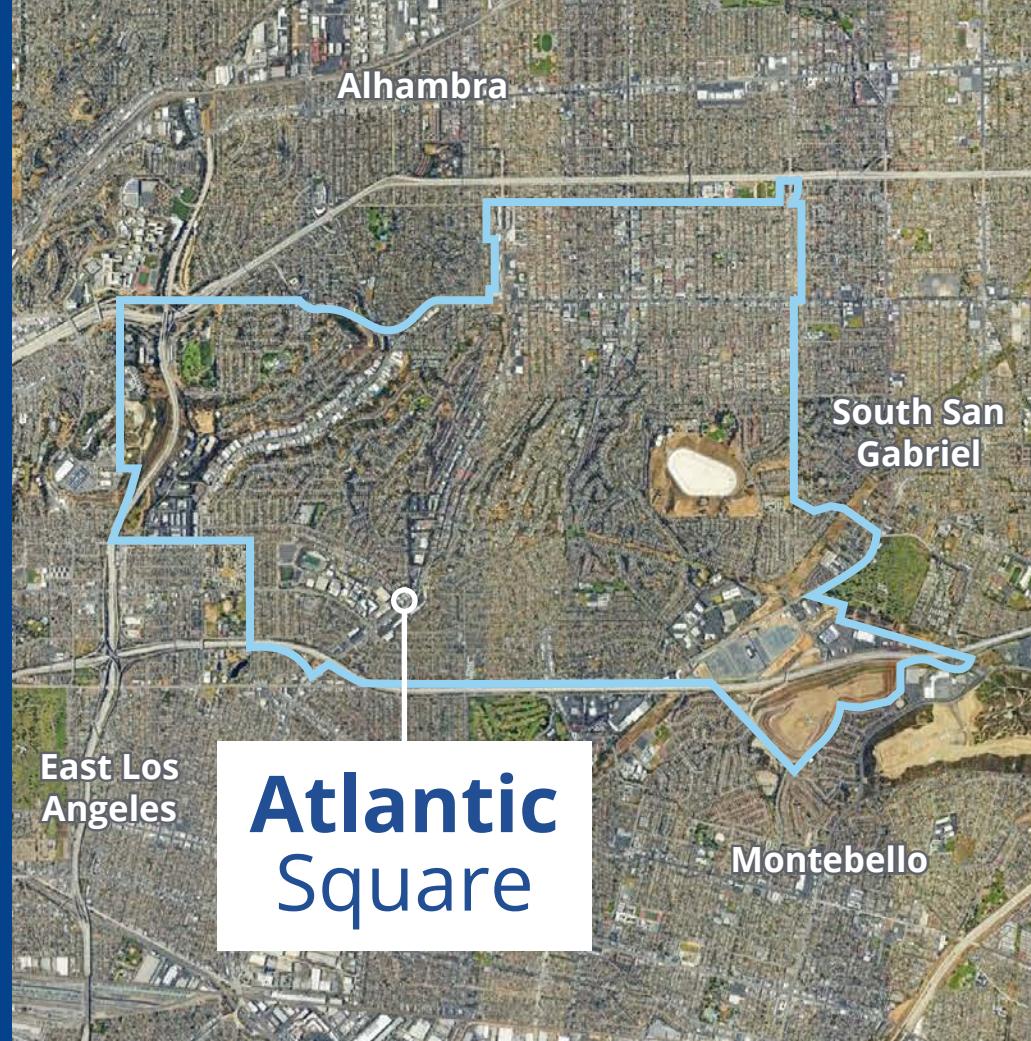


**36%**  
Population with Bachelors  
Degree or Higher



# 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

<b>27,442</b>	<b>9,091</b>
Total Population	Total Housing Units
<b>\$108,034</b>	<b>10,221</b>
Average Household Income	Daytime Population

### 3 Mile

<b>262,730</b>	<b>81,883</b>
Total Population	Total Housing Units
<b>\$102,398</b>	<b>123,271</b>
Average Household Income	Daytime Population

### 5 Mile

<b>669,031</b>	<b>210,066</b>
Total Population	Total Housing Units
<b>\$104,145</b>	<b>321,106</b>
Average Household Income	Daytime Population



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