

FOR SALE - OWNER USER OPPORTUNITY

ATLANTIC PROFESSIONAL BUILDING

809 S. Atlantic Blvd, Monterey Park, CA 91754



Occupy All or Part, with Income from Remaining Space



Mandarin-Speaking Representation Available
提供普通话服务

**Ashwill
Associates**
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY

Address:	809 S. Atlantic Blvd, Monterey Park, CA 91754
Building Size:	±11,766 SF
Lot Size:	±15,000 SF
# of Units:	9
#of Stories:	3
Parking:	43 Spaces (3.65:1 Parking Ratio) Each Story has it's own Parking Level
Fire Sprinklered:	Yes
Electrical Meters:	Individual Meters
Elevator:	Yes
Zoning:	Commercial / Professional (C-P)
Year Built:	1999
Occupancy:	100% Leased with Short Term Lease Agreements to provide Near-Term Occupancy
Tenancy:	Stable Medical and Professional Tenancy



**For
Sale**

**11,766 SF
15,013 Lot**

COURTYARD
BY MARRIOTT

99 RANCH MARKET

CHASE

**Comfort
INN**

CTBC BANK

DOLLAR TREE

PRIME MONTEREY PARK LOCATION

Surrounded by National Retail, Banking, and Hospitality

Dense infill trade area with limited new supply



OWNER-USER OFFICE OPPORTUNITY

Prime Infill Location • Owner-User Flexibility

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PROPERTY PHOTOS



1st Level Parking



2nd Level Parking



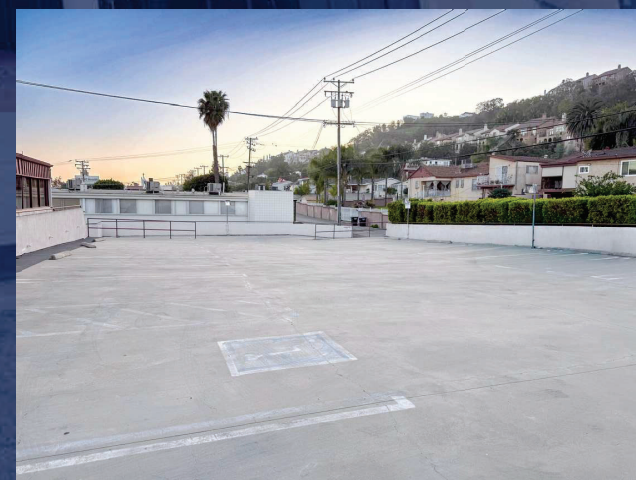
3rd Level Parking



Front of Building



Common Hall Way



Sufficient Parking

Three Conceptual Design Ideas for a Future Owner

The renderings shown illustrate three alternative design concepts a future owner may consider to enhance the identity and curb appeal of 809 S Atlantic Blvd. Each concept demonstrates a different approach to exterior presentation, signage uniformity, and owner-user presence, while preserving leasing flexibility.

Top Concept: Branded Business Center

Centralized building identity with uniform tenant signage, creating a polished, professional presence.



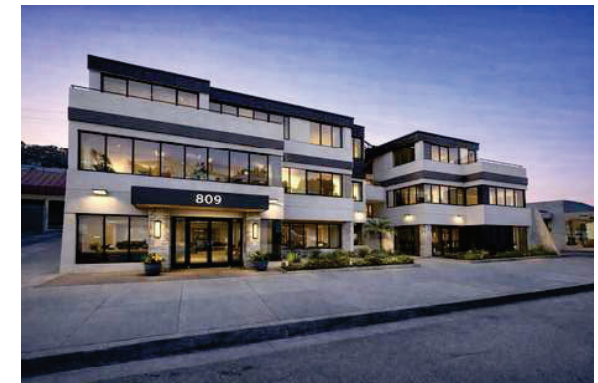
Middle Concept: Subtle Modernization

A restrained exterior refresh focused on architectural accents, lighting, and signage alignment.



Bottom Concept: Minimalist Owner-User Identity

A simplified, contemporary aesthetic emphasizing primary building identity and flexibility for rental income.



Flexibility by Design

These concepts are illustrative only. A future owner may occupy all or part of the property and lease remaining space based on operational needs, budget, and ownership plans.

Buyer Opportunity

The property offers a rare opportunity for an owner-user to establish a long-term presence, with flexibility to occupy space and generate income from remaining areas.

Conceptual Rendering Disclaimer: The renderings shown are digitally altered conceptual images, provided for illustrative purposes only, and do not represent existing conditions or guaranteed improvements. Any depicted modifications may include AI-generated or digitally altered elements and are subject to buyer's design preferences, budget, and applicable approvals. Seller makes no representations regarding feasibility, cost, or implementation.

Comparable Sales Analysis - Western San Gabriel Valley Office Market

SUBJECT PROPERTY

Address	City	Building Size (SF)	Asking Price	Price Per SF	Year Built
809 S Atlantic Blvd	Monterey Park	11,766	\$3,975,000	\$337.84	1999

COMPARABLE SALES

Address	City	Building Size (SF)	Sale Price	Price Per SF	Year Built	Sale Date
1600 Huntington Dr	Pasadena	18,517	\$7,250,000	\$391.53	1981	11/24/2025
2402–2404 San Gabriel	Rosemead	2,146	\$1,200,000	\$559.18	1984	8/13/2025
3951 Medford St	Los Angeles	9,762	\$3,279,000	\$335.89	1947	6/30/2025
365 W Garvey Ave	Monterey Park	5,294	\$1,960,000	\$370.23	1980	5/23/2025
625 E Main St	Alhambra	7,324	\$2,900,000	\$395.96	1955	3/20/2025
698 Moulton Ave	Los Angeles	9,284	\$4,350,000	\$468.55	1922	5/31/2024
30 W Valley Blvd	Alhambra	6,386	\$2,950,000	\$461.95	1985	5/8/2024
8941 Valley Blvd	Rosemead	14,748	\$10,981,793	\$744.63	1984	4/23/2024

Comparable sales support a broad pricing range, with smaller-format buildings, portfolio transactions, and tenant-driven purchases achieving premium pricing relative to mid-size owner-user office properties.

DEMOGRAPHICS



\$138,083 median household income



\$764,889 median household net worth



45.1% bachelor's degree or higher



80.7% owner-occupied households



\$808,353 median home value



43.0 median resident age

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