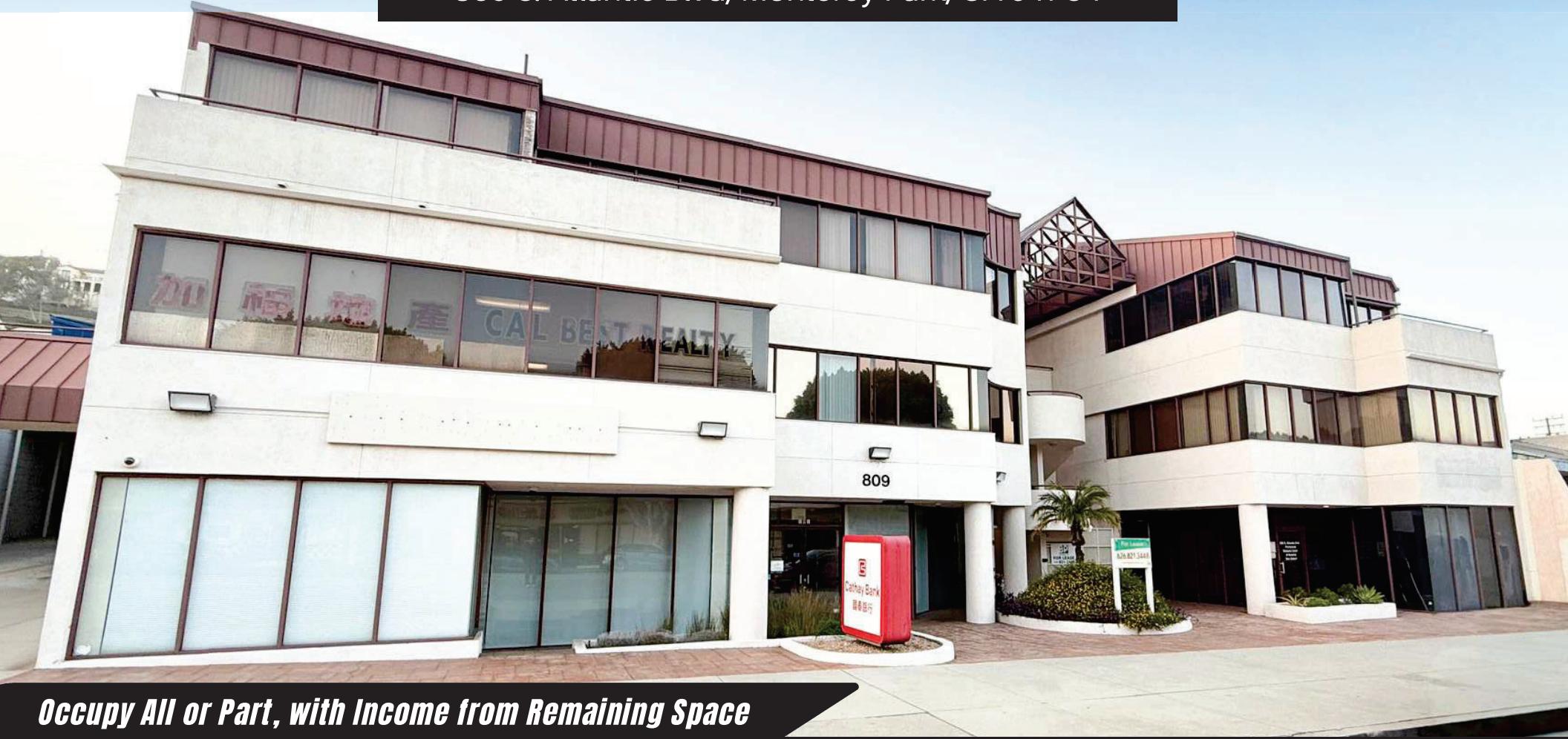


# FOR SALE - OWNER USER OPPORTUNITY

# — 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:  $\pm 11,766$  SF

Lot Size:  $\pm 15,000$  SF

# of Units: 9

# of Stories: 3

Parking: 43 Spaces (3.65:1 Parking Ratio)

Each Story has its 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

COURTYARD  
BY MARRIOTT

99 RANCH MARKET

CHASE

Comfort  
INN

CTBC BANK

DOLLAR TREE

For  
Sale

11,766 SF  
15,013 Lot

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**

*Occupy All or Part, with Income from Remaining Space*

# 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

# LISTING TEAM



## HENRY LIU, CCIM

PRINCIPAL | BROKER

SPERRY COMMERCIAL GATEWAY GROUP

**(626) 705-3509 / MANDARIN SPEAKING | 普通话**

[HENRY.LIU@SPERRYCGA.COM](mailto:HENRY.LIU@SPERRYCGA.COM)

LICENSE #: 01104611



## MICHAEL LIU

VICE PRESIDENT

SPERRY COMMERCIAL GATEWAY GROUP

**(626) 679-2876**

[MICHAEL@GATEWAYGROUPCRE.COM](mailto:MICHAEL@GATEWAYGROUPCRE.COM)

LICENSE #: 02177815



## ALEX LIU

VICE PRESIDENT

SPERRY COMMERCIAL GATEWAY GROUP

**(626) 757-2684**

[ALEX@GATEWAYGROUPCRE.COM](mailto:ALEX@GATEWAYGROUPCRE.COM)

LICENSE #: 02204886



## GARY MARTINEZ, CCIM, SIOR

SENIOR VICE PRESIDENT

ASHWILL ASSOCIATES

**(714) 905-9393**

[GARY@ASHWILLASSOCIATES.COM](mailto:GARY@ASHWILLASSOCIATES.COM)

LICENSE #: 01318932

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