

# 1975 Potrero Grande Dr.

# MONTEREY PARK, CA



**FOR LEASE / 800 SF  
Salon or Retail Space**

HARD TO FIND SMALL SIZE RETAIL SPACE

ALL RETAIL USES WILL BE CONSIDERED

COMPASS  
COMMERCIAL

Get in touch

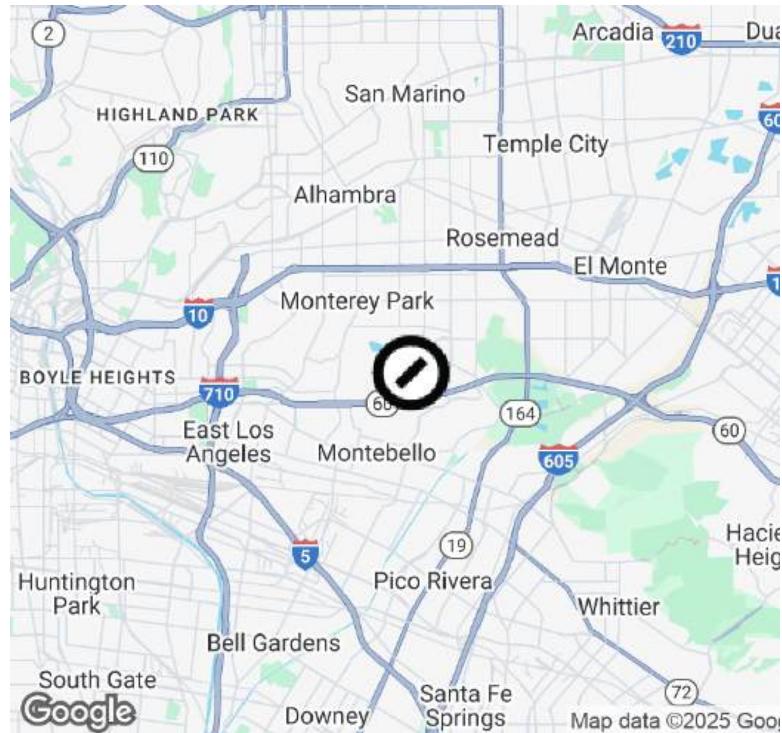
Christian Saglie  
Vice President

310.362.6784

christian.saglie@compass.com

CALDRE #01952665

# Executive Summary



## Offering Summary

Unit Size:	800 SF
Base Rent:	\$2.50 SF/Mo
NNN Charges:	\$0.63 SF/ Mo
Gross Monthly Rent:	\$2,500
Parking:	Ample On-site
Signage:	Eyebrow & Monument
Zoning:	MPCM-C4

## Property Overview

Step into a ready-to-go salon space in the heart of Monterey Park, one of Southern California's most vibrant cultural and culinary destinations at 1975 Potrero Grand Drive. This 800 SF unit is fully built out for salon use, complete with existing plumbing infrastructure and an efficient layout - perfect for beauty professionals looking to move in and operate with minimal upfront cost.

Situated in a versatile retail center with excellent visibility and ample parking, the space benefits from both local shoppers and food lovers who flock to Monterey Park for its nationally recognized dining scene.

## Highlights

- Existing **salon space** with built-in plumbing
- Other **retail, office or personal services** uses welcome.
- Rare, **small size**, 800 SF retail unit in a busy shopping center
- Monthly Rent: \$2,500
- **Excellent signage**
- Strong co-tenancy and **high visibility** from the street
- Easy access to the 60 Freeway and major surface streets
- **Ample parking**

**Christian Saglie**  
Vice President

310.362.6784  
christian.saglie@compass.com  
CALDRE #01952665

# Prime Location Advantage - Foodie Destination & More

## Why Monterey Park?

Often dubbed the “**first suburban Chinatown**”, Monterey Park is a top foodie destination in the U.S., renowned for its authentic Asian cuisine, bustling eateries, and steady influx of diners from all over the region. *The strong retail and restaurant synergy creates a rich environment for **service-oriented businesses** like salons, nail spas, or boutique retailers to thrive. Fitness uses, showrooms and offices are also ideal uses.*

Potrero Grande Drive offers additional advantages as a major access point to the local community and for visitors of the Resurrection Cemetery. This space offers everything you need to hit the ground running in a recognizable trade area.

### KEY NEIGHBORS WITHIN 1 MILE

- \* Costco
- \* Chick-Fil-A
- \* In-N-Out
- \* The Shops at Montebello
- \* Home Depot
- \* Chase Bank



**Christian Saglie**  
Vice President

310.362.6784  
christian.saglie@compass.com  
CALDRE #01952665

## Exterior / Parking

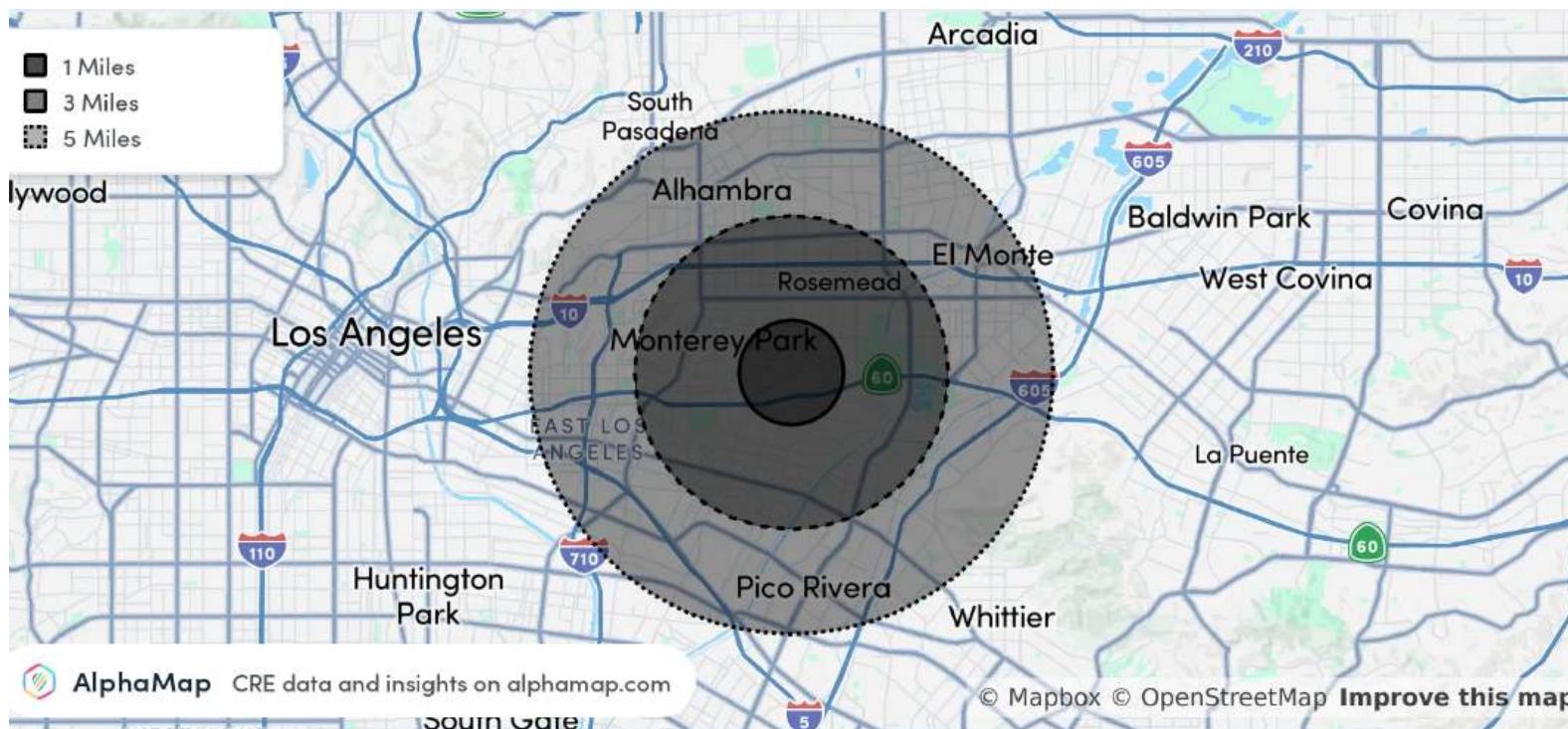


**Christian Saglie**  
Vice President

310.362.6784  
christian.saglie@compass.com  
Caldre #01952665

4

# Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	16,285	225,983	606,639
Average Age	46	42	41
Average Age (Male)	45	41	40
Average Age (Female)	47	44	42

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	5,285	70,151	186,408
Persons per HH	3.1	3.2	3.3
Average HH Income	\$112,483	\$97,793	\$100,116
Average House Value	\$796,199	\$814,250	\$821,449
Per Capita Income	\$36,284	\$30,560	\$30,338

Map and demographics data derived from AlphaMap

Christian Saglie  
Vice President

310.362.6784  
christian.saglie@compass.com  
CALDRE #01952665