

OFFICE FOR SALE OR LEASE : \$699,000/\$3.00PSF

1111 CORPORATE CENTER DRIVE UNIT:304

1111 CORPORATE CENTER DRIVE UNIT:304, MONTEREY PARK, CA 91754



FOR SALE OR LEASE

KW COMMERCIAL

111 N First St
Burbank, CA 91502



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID MOSKOWITZ

Regional Ambassador/CA Central Southern

C: (323) 493-3659

dmoskowitzkw@gmail.com

DRE: 01372552, CA

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$699,000
UNIT SF:	1,791
PRICE / SF:	\$390.28
OCCUPANCY:	Owner/User
RENTABLE SF:	1,791
AVAILABLE SF:	1,791
LEASE RATE:	\$3.00/psf MG
LOT SIZE:	3.70 Acres
BUILDING CLASS:	B
PARKING:	Common
YEAR BUILT:	1992
HOA DUES:	\$1,767.50/Quarterly
ZONING:	MPC2

PROPERTY OVERVIEW

Located in Monterey Park, right adjacent to the 710 and 10 freeways, this prestigious office location offers excellent access to the cities of the San Gabriel Valley and Downtown Los Angeles. There is ample parking and an outstanding corporate image.

The unit is on the top floor and boasts high ceilings and great natural light. The suite has two entrances, providing a very flexible layout. There is a wonderful mixture of private offices, conference room 2 large open areas and a reception area.

Property Offered for Lease or Sale.

Call the Listing agent for more details or to arrange a tour.



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PROPERTY PHOTOS

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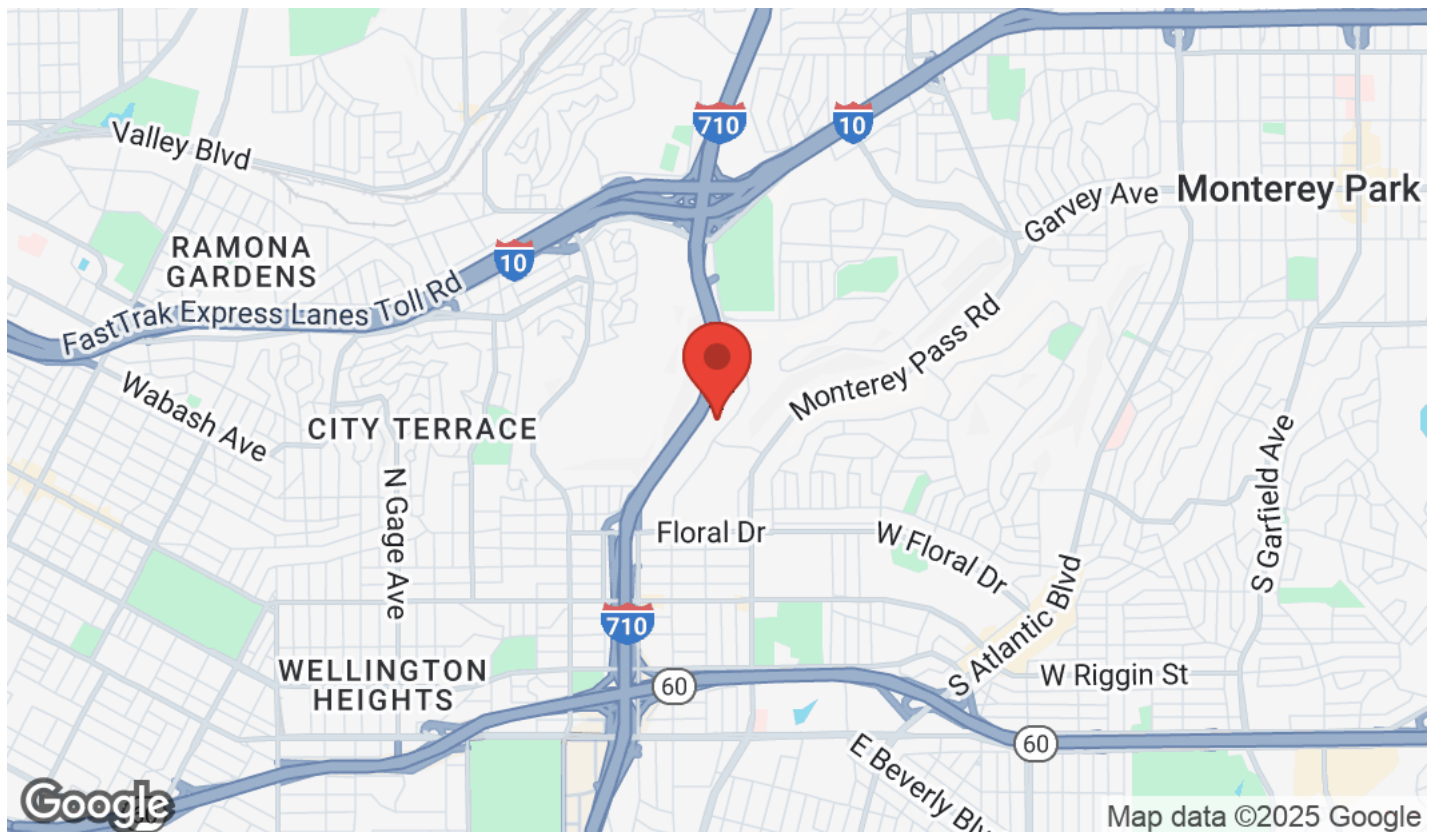
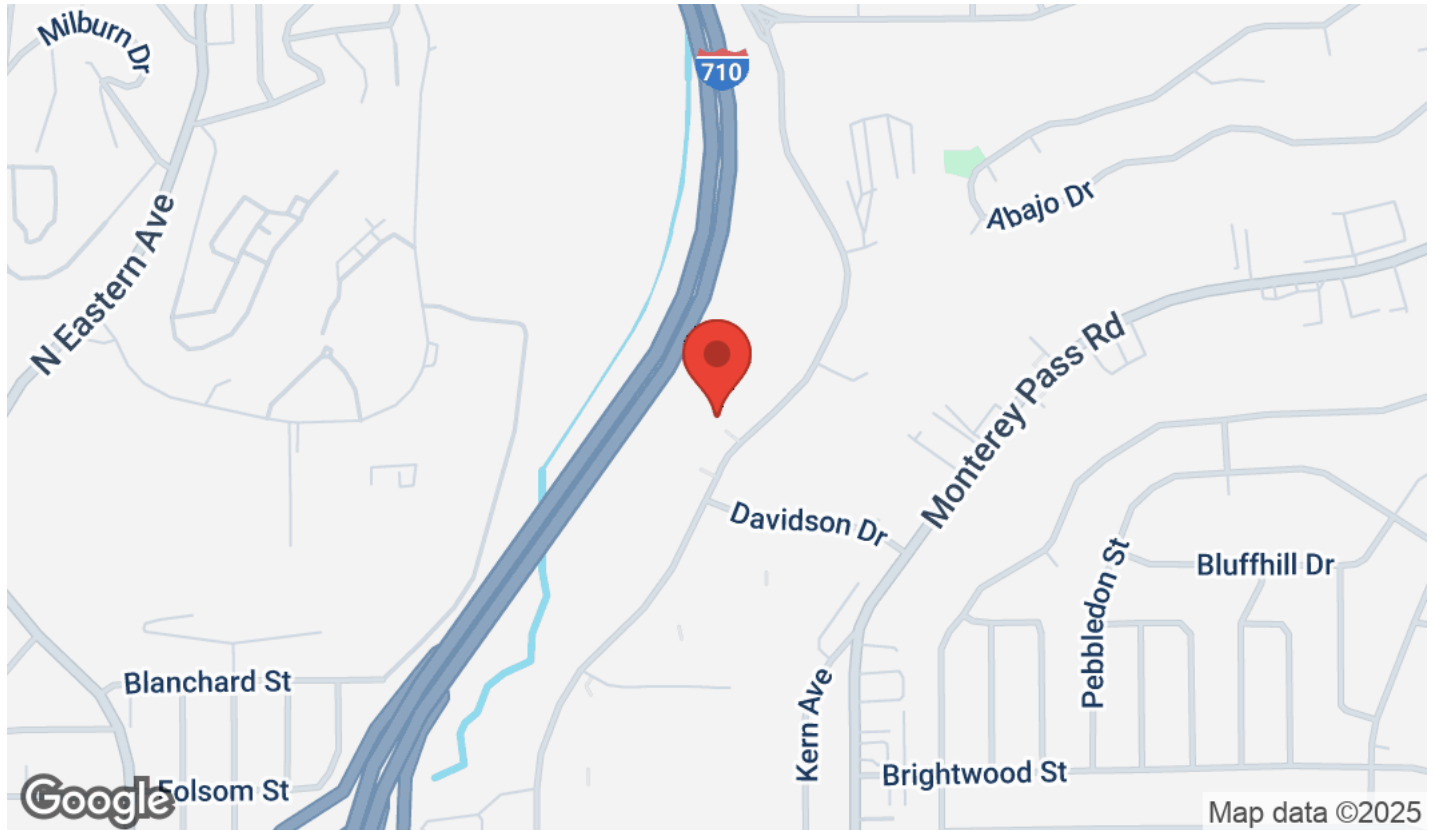


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LOCATION MAPS

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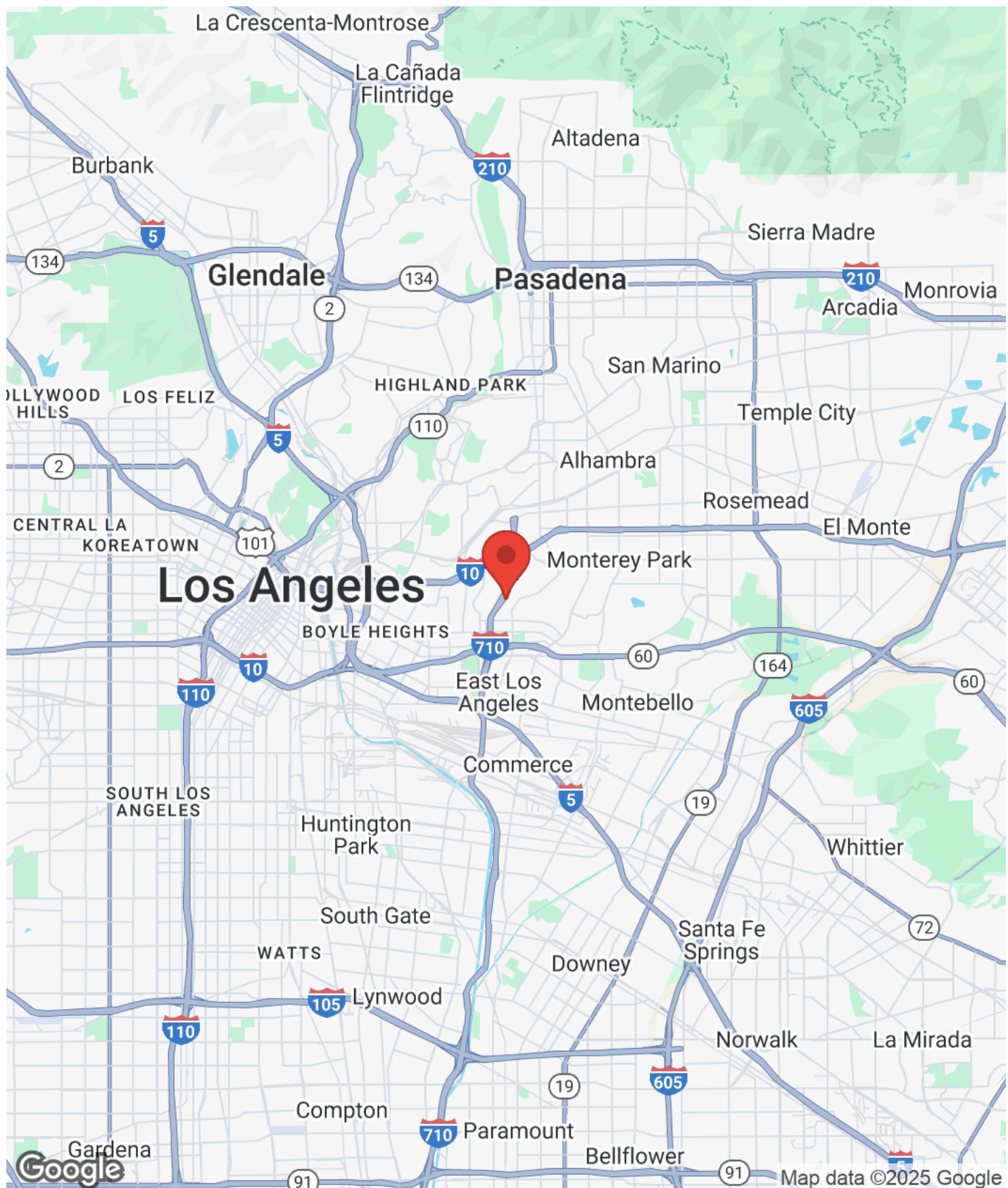
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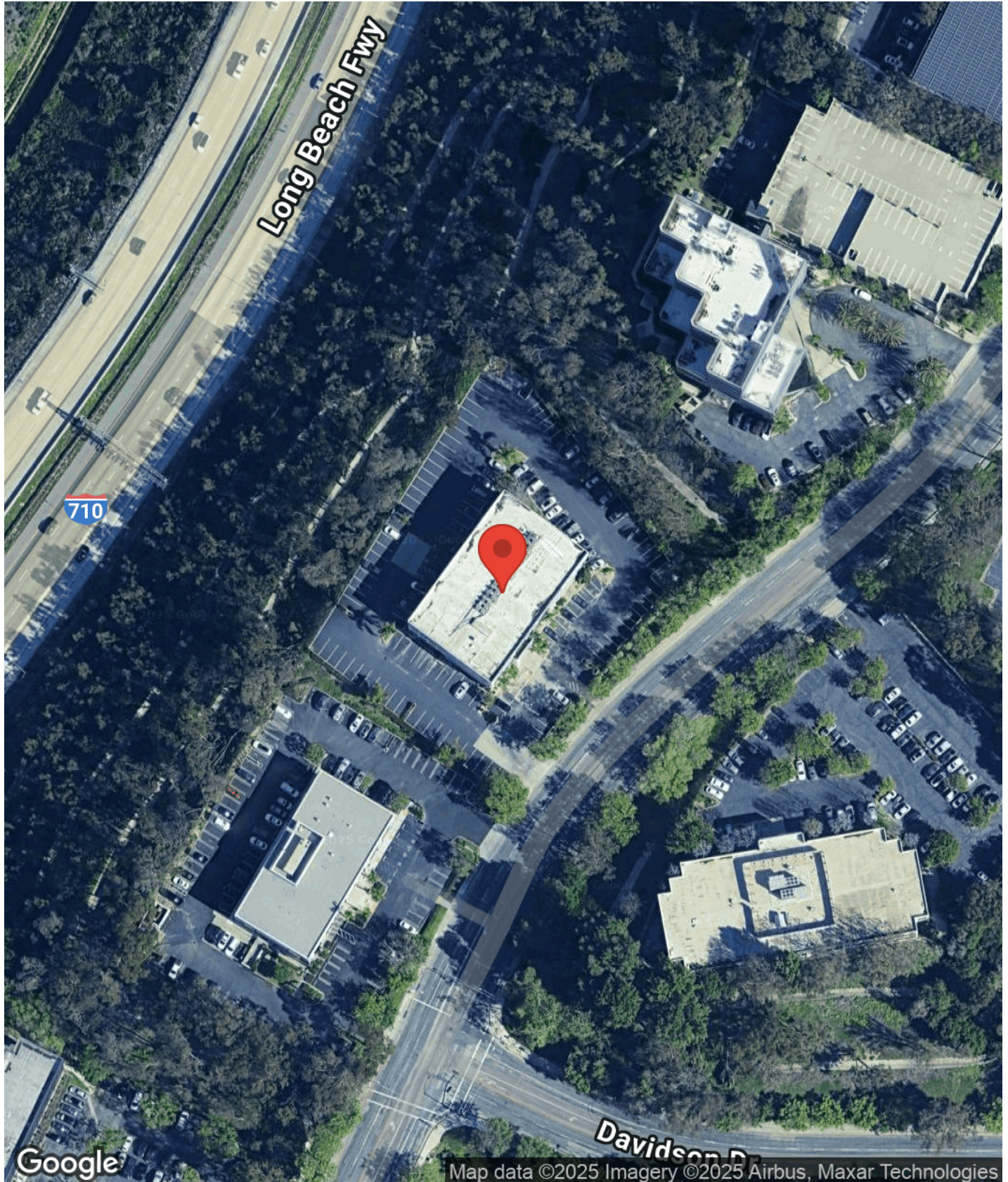
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AERIAL MAP

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MONTEREY PARK

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Monterey Park is a city in the western San Gabriel Valley region of Los Angeles County, California, United States, approximately seven miles (11 km) east of the Downtown Los Angeles civic center. It is bordered by Alhambra, East Los Angeles, Montebello and Rosemead. The city's motto is "Pride in the past, Faith in the future".

Monterey Park is part of a cluster of cities (Alhambra, Arcadia, Temple City, Rosemead, San Marino, and San Gabriel in the west San Gabriel Valley) with a growing population. According to the 2010 Census, the city had a total population of 60,269. Monterey Park has consistently ranked as one of the country's best places to live due to its schools, growing economy, and central location.

In recent years Redevelopment produced several projects included the massive Atlantic Times Square development that opened in 2010 with ground-floor shops and restaurants. The Atlantic Times Square, which has 215,000 square feet and is anchored by a multi-plex theater and a fitness center, in addition to eating establishments and other stores. The development includes 210 condos on the third through sixth floors. Monterey Park Village is a 40,000 sq. ft. shopping center on South Atlantic Boulevard commercial corridor. Tenants include: Staples, Walgreens and Togo's eatery. The CVS Center on South Garfield Avenue is a redevelopment of infill site into a 17,000 square feet (1,600 m²) neighborhood convenience center. Anchor tenant CVS Pharmacy brings a full-service drug store back to the downtown project, and the center includes a Subway sandwich shop. The 507,000-square-foot Monterey Park Marketplace is the largest shopping center in the city. Located along the Pomona (60) Freeway west of Paramount Boulevard, this center is a 45-acre regional shopping center for the San Gabriel Valley.

In 2017, Monterey Park was recognized as "America's Best Places to Live 2017" ranked at #3 by Money magazine and three local news TV stations. It also ranked at #2 in Money Magazine's "The 10 Best Places in America to Raise a Family".

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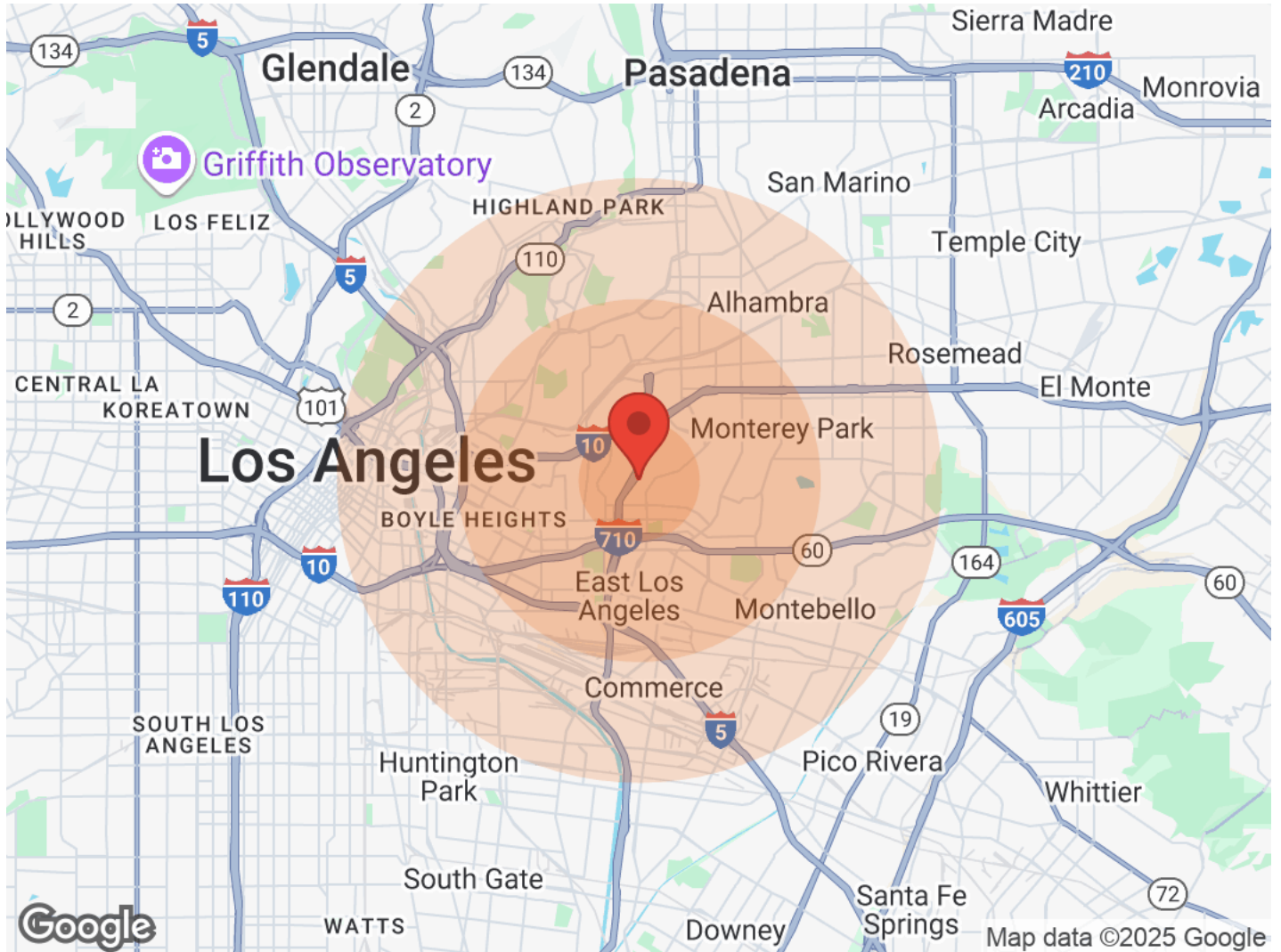
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	10,870	177,318	387,157
Female	11,009	173,689	380,918
Total Population	21,879	351,007	768,075

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,714	75,538	151,813
Ages 15-24	3,127	49,125	100,194
Ages 25-54	9,029	150,970	331,853
Ages 55-64	2,021	33,978	82,904
Ages 65+	2,988	41,396	101,311

Race	1 Mile	3 Miles	5 Miles
White	8,726	139,799	299,294
Black	25	1,584	13,805
Am In/AK Nat	48	910	1,777
Hawaiian	N/A	12	36
Hispanic	17,224	280,780	526,252
Multi-Racial	17,936	295,714	549,612

Income	1 Mile	3 Miles	5 Miles
Median	\$59,701	\$42,280	\$43,893
< \$15,000	982	14,407	36,046
\$15,000-\$24,999	680	13,802	30,528
\$25,000-\$34,999	703	12,497	26,622
\$35,000-\$49,999	828	15,644	33,346
\$50,000-\$74,999	864	17,102	39,191
\$75,000-\$99,999	659	9,113	23,110
\$100,000-\$149,999	878	8,698	22,090
\$150,000-\$199,999	311	2,998	7,787
> \$200,000	113	1,411	6,005

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,446	101,406	240,883
Occupied	6,204	96,687	228,129
Owner Occupied	3,290	40,387	89,236
Renter Occupied	2,914	56,300	138,893
Vacant	242	4,719	12,754

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PROFESSIONAL BIO

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DAVID MOSKOWITZ

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Regional Ambassador for KW Commercial (California Central/Southern) and affiliated with KW Commercial-Burbank. Former Member of the KW Commercial National Leadership Council and National Co-Chair of the Education Committee.

Former Head of the Commercial Division for KW Commercial Hollywood Hills, Los Angeles and KW Commercial Brentwood.

With almost 35 years of business experience behind him, David has found the Keller Williams spirit of entrepreneurship and innovation a driving force in his business. Having started the Commercial Division at Keller Williams Hollywood Hills, he has seen the growth of KW Commercial from its inception.

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