

FOR LEASE



RETAIL



**883 S ATLANTIC BLVD
MONTEREY PARK, CA 91754**



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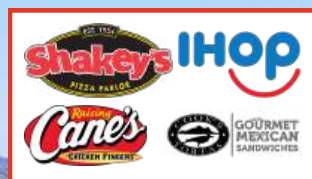
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Monterey Park
Medical Plaza

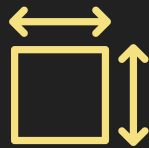
S ATLANTIC BLVD





PROPERTY OVERVIEW

883 S ATLANTIC BLVD,
MONTEREY PARK, CA 91754



SIZE

Suite A = 990 SF
Suite G = 858 SF



YEAR BUILT
1967



RATE

\$2.95/SF NNN



ZONING
MPC4



TERM

Negotiable

PROPERTY SHOWCASE

883 S Atlantic Blvd, Monterey Park, CA 91754



- **Shell condition spaces ready for tenant customization** to suit a wide range of retail or medical buildouts.
- **Medical usage approved**, suitable for medical or wellness practices in a healthcare oriented corridor.
- **Prime Monterey Park location** on Atlantic Blvd, a high traffic corridor surrounded by medical offices, restaurants, and national retailers, directly across from Monterey Park Hospital.
- **Prominent pylon signage available** and ample parking providing excellent visibility, access, and convenience for tenants and visitors.

PROPERTY PHOTOS

883 S Atlantic Blvd, Monterey Park, CA 91754

Suite A



PROPERTY PHOTOS

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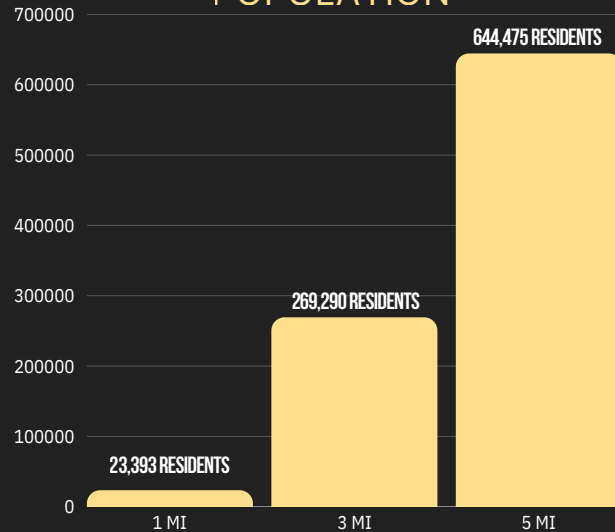
Suite G



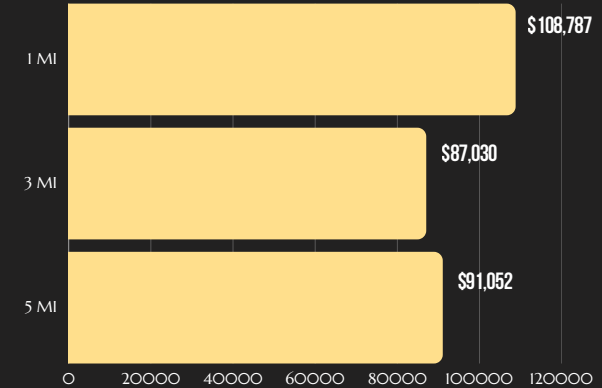
COMMUNITY PROFILE

883 S Atlantic Blvd, Monterey Park, CA 91754

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Atlantic Blvd	Sevilla St	27,770 vehicles/day	.05 miles
S Atlantic Blvd	Sevilla St	28,225 vehicles/day	.05 miles
Divina Vista St	Mira Valle St	481 vehicles/day	.23 miles
Divina Vista St	Mira Valle St	486 vehicles/day	.23 miles
Cadiz St	Hermosa Vista St	1,760 vehicles/day	.31 miles
Cadiz St	Hermosa Vista St	1,781 vehicles/day	.31 miles
Crest Vista Dr	Brier Cliff Way	1,171 vehicles/day	.33 miles
W el Repetto Dr	Piedra Way	1,745 vehicles/day	.44 miles
W el Repetto Dr	Piedra Way	1,720 vehicles/day	.44 miles
S Grandridge Ave	W Elmgate St	2,102 vehicles/day	.48 miles



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