

STANDALONE BUILDING FOR SALE

SINGLE TENANT



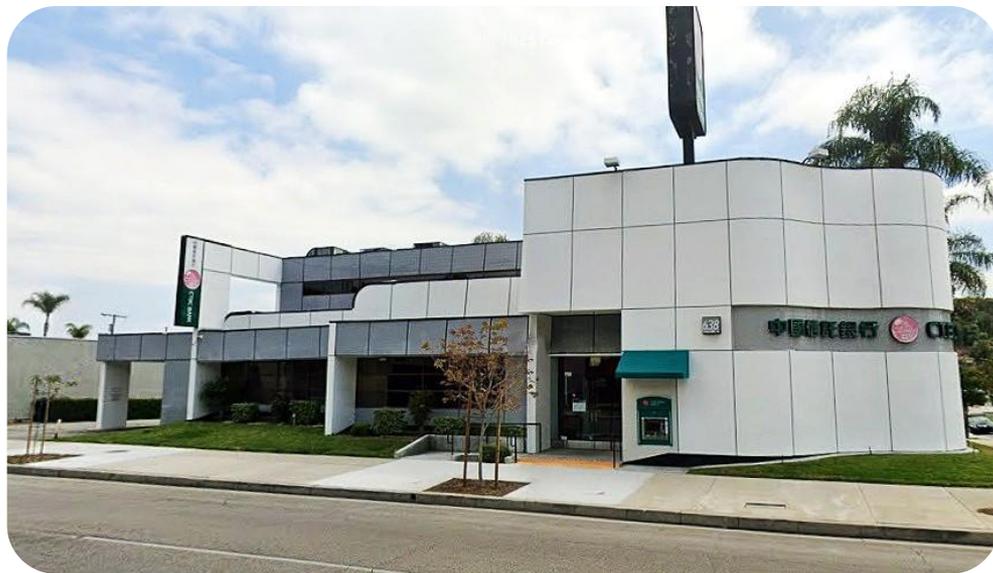
CTBC Bank Monterey Park

**638 S Atlantic Blvd,
Monterey Park, CA 91754**

GE PROPERTY
佳富地產

OFFERING

638 S Atlantic Blvd, Monterey Park CA 91754



Price: \$5,280,000

Building Size: 8,324 SF

Lot Size: 21,741 SF

\$/SQFT: \$634/SQFT

Cap Rate: 5.12%

- Standalone Building
- High Traffic Count
- Strong bank tenant, a part of bank network in DTLA, Arcadia, San Marino, San Gabriel, Temple City.
 - Lease expires in 2027 with a 5-years option
 - Monthly Base Rent: \$2.70/SF
NNN-Bank pays Taxes and Insurance
- Zoning: C-P MP*

GE PROPERTY
佳富地產

AERIAL



GE PROPERTY
佳富地產

PICTURES



GE PROPERTY
佳富地產

SALES COMPS

Address	Building Size	Land Size	Price	\$/SF	Cap Rate	Use
747 W Duarte Rd Arcadia SOLD	6,294 SF	0.72 AC	\$6,860,000	\$1,090	5.20%	Bank
220 S Vincent Ave West Covina SOLD	4,064 SF	0.81 AC	\$4,064,000	\$1,132	n/a	Bank
555 W Valley Blvd Alhambra SOLD	15,635 SF	0.59 AC	\$8,750,000	\$560	6.45%	Retail Office
1235 S Garfield Ave Alhambra Available	7,525 SF	0.27 AC	\$4,999,999	\$665	n/a	Bank Retail Office
638 S Atlantic Blvd Monterey Park Subject Property	8,324 SF	0.50 AC	\$5,280,000	\$634	5.12%	Bank

GE PROPERTY
佳富地產

CITY OF MONTEREY PARK



CITY OF
MONTEREY PARK
CALIFORNIA

The City of Monterey parks a highly desirable and centrally located city in the San Gabriel Valley, known for its strong demographics, vibrant commercial corridors, and exceptional connectivity. The city offers a mix of established retail centers, professional offices, medical users, and local service businesses, supported by a dense residential population and consistent consumer demand.

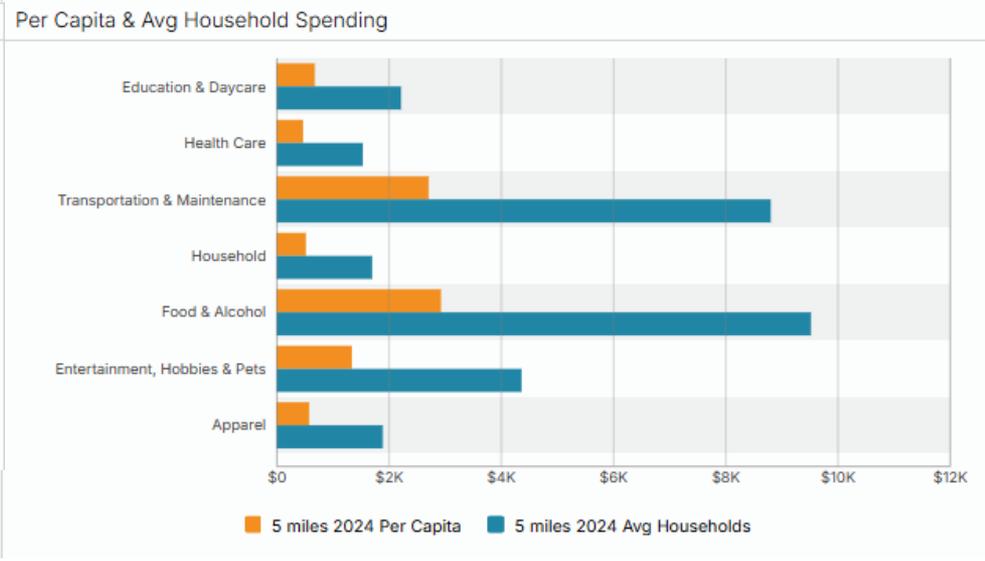
Strategically positioned near the I-10, SR-60, and I-710 freeways, Monterey Park provides convenient access to Downtown Los Angeles, Pasadena, and the broader Los Angeles region. Commercial activity is anchored along Atlantic Boulevard, Garfield Avenue, and Garvey Avenue—three of the area's most heavily trafficked corridors—offering excellent visibility and steady foot and vehicle flow.



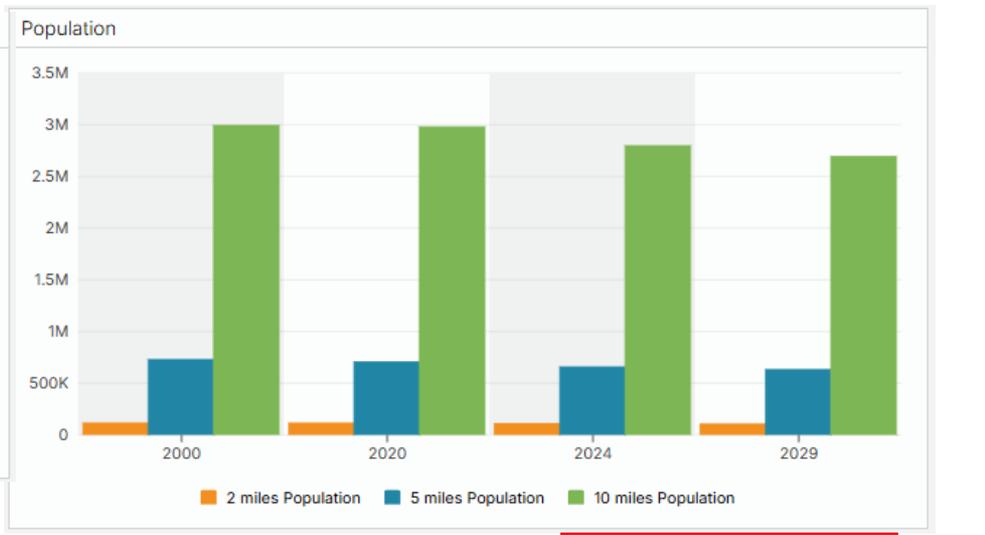
GE PROPERTY
佳富地產

DEMOGRAPHICS

Households	2 miles	5 miles	10 miles
2020 Households	36,555	217,226	959,768
2024 Households	34,127	200,793	902,604
2029 Household Projection	32,801	192,584	869,005
Annual Growth 2020-2024	-0.2%	-0.3%	0.1%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.7%
Owner Occupied Households	15,951	81,422	313,713
Renter Occupied Households	16,850	111,162	555,292
Avg Household Size	3	3.1	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.2B	\$6.7B	\$29.2B



Income	2 miles	5 miles	10 miles
Avg Household Income	\$94,741	\$92,390	\$92,027
Median Household Income	\$71,669	\$69,799	\$67,360
< \$25,000	6,512	37,261	184,018
\$25,000 - 50,000	5,534	37,174	165,184
\$50,000 - 75,000	5,709	32,635	143,998
\$75,000 - 100,000	4,330	26,329	112,104
\$100,000 - 125,000	3,513	20,278	84,536
\$125,000 - 150,000	2,599	13,684	55,948
\$150,000 - 200,000	2,880	16,345	74,420
\$200,000+	3,051	17,088	82,396



Our Company

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

GE Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.



Stephen Chan
President and Founder
DRE# 00676562
Stephen@geproperty.com



Raymond Ho
Vice President
DRE# 01868322
Raymond@geproperty.com



CORPORATE HEADQUARTERS

407 West Valley Boulevard, Suite 4, Alhambra, California 91803

Telephone: 626-458-9000
Fax: 626-282-9777
Website: www.geproperty.com
DRE# 01841262

DISCLAIMER NOTICE

GE Property Development, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said of GE Property Development, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of GE Property Development, Inc., and is solely included for the purpose of providing information about this project to our customer. The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as the completeness or accuracy thereof. The presentation of this property is used for example and submitted subject to errors, omissions, and change of price.