



Colliers

Atlantic Square

2000 – 2276 S Atlantic Blvd | Monterey Park, CA 91754

Owned and Managed by TRC Retail

Rare Restaurant/
Retail Leasing
Opportunity

Atlantic Square

Downtown Los Angeles

East LA College



EVERYTABLE



Atlantic Square at Monterey Park is a rare restaurant/retail opportunity in a prime destination. With 208,000 square feet encompassing a variety of tenants, Atlantic Square acts as a community shopping center with eateries, retail, and more.



±208,000 SF Community Shopping Center



Adjacent to the East LA Community College (Approximately 36,000 students enrolled)



Monterey Park's highest restaurant sales volume retail destination



Tenants include: Ralphs, Starbucks, Chipotle, Jamba Juice, Panda Express, IHOP, Big 5 Sporting Goods, El Pollo Loco, Silverlake Ramen, Pieology, and more.

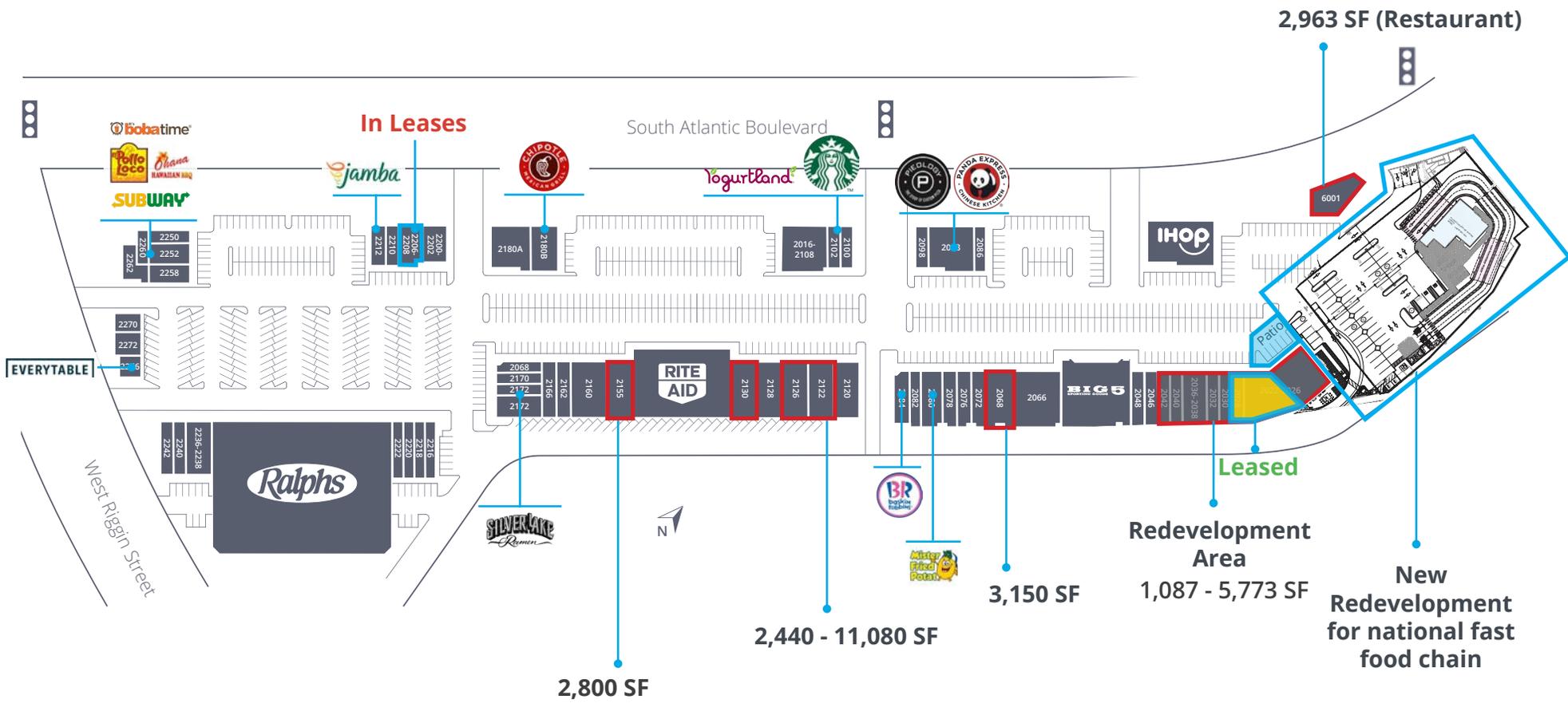


Traffic Counts | ±244,600 Cars/Day (60 Fwy @ Atlantic Blvd)
±55,600 Cars/Day (Atlantic Blvd & W Riggan St)

The Restaurant Opportunity

Atlantic Square is the quintessential necessity-based retail center in San Gabriel Valley.

With a national fast food drive-thru redevelopment and a plan to create a cluster of restaurants with outdoor patio, the East LA College restaurant hub is ready to be established. The current restaurants at Atlantic Square show extremely strong sales figures.



Neighboring East LA College

Situated adjacent to the campus of East Los Angeles College, Atlantic Square is a rare opportunity to provide restaurant and eatery options for 36,000+ students, faculty and staff.



36,000+
Students



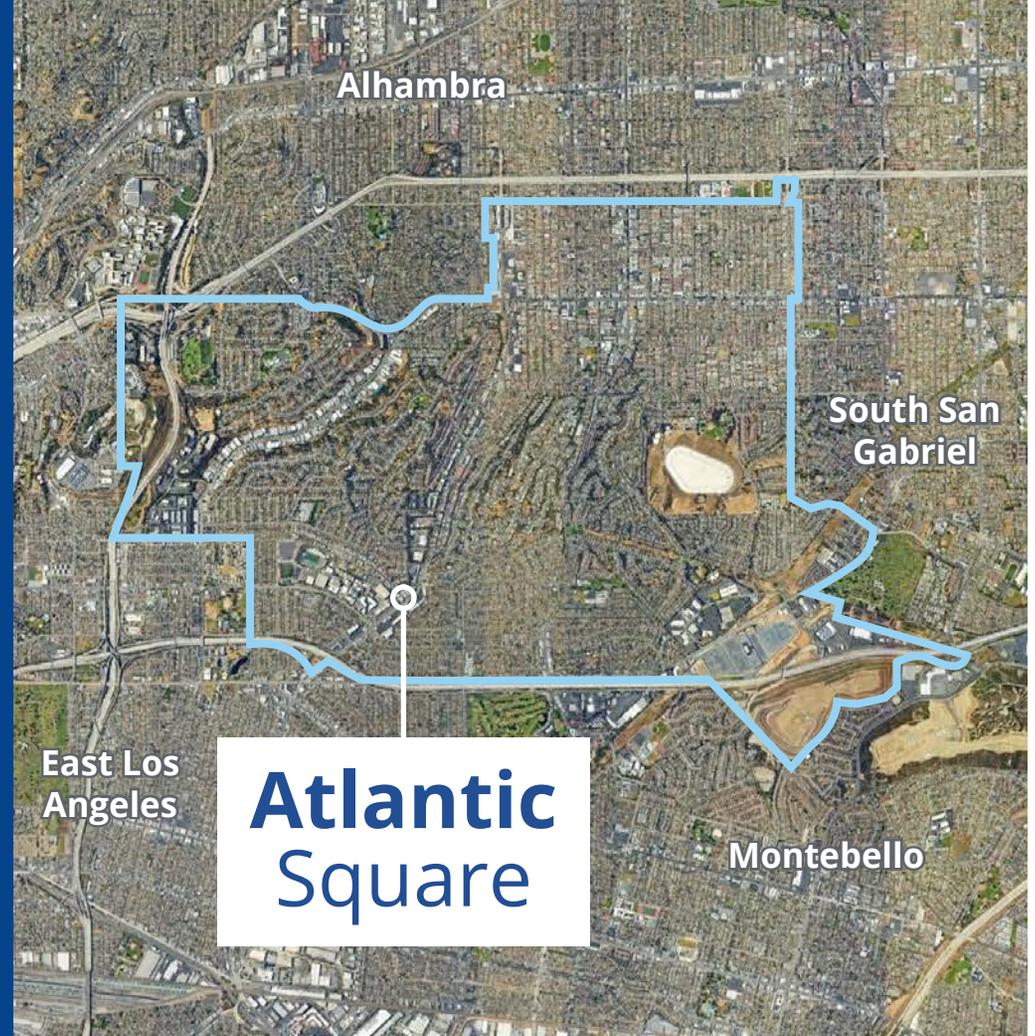
1,000+
College Faculty and Staff



36%
Population with Bachelors Degree or Higher

The Monterey Park community

Monterey Park is a picturesque neighborhood in the San Gabriel Valley region of Los Angeles County, California. Approximately seven miles east of Downtown Los Angeles, Monterey Park offers a wide range of amenities and community services, and a small commute to the hustle and bustle of the city. The community offers walkable streets, a reliable transportation line, and a range of housing options near retail and eateries.



Housing Data

60,100+

Residents

3,486

Total Housing Units

268 Bldgs

Multifamily Projects

Demographics

28,038

Total Population

\$101,115

Average Household Income

38.5

Median Age

67%

Total Population of Hispanic Origin



1 MILE

MONTEREY PARK

MONTEBELLO

The San Gabriel Valley is one of the principal valleys of Southern California, and has been steadily growing with an increase of retail and restaurant businesses.

Domino's
SUBWAY
Denny's

CVS pharmacy
DAISO
WELLS FARGO
McDonald's
Carls Jr.
F-Mobile
YOSHINOYA
Ono Hawaiian BBQ
Jockey Mike's Subs

BIG 5 SPORTING GOODS
PIEOLOGY PIZZERIA
Cane's
IHOP RESTAURANT

Chevron
TACO BELL
STAPLES
Walgreens

VANS
Ralphs
RITE AID
at&t
FedEx Office
Starbucks
EVERYTABLE
Yogurtland
GameStop
SUBWAY
Jamba Juice

DOLLAR TREE
Starbucks
Shell

McDonald's
SUBWAY

metro by F-Mobile
Chevron
Advance Auto Parts
Pepp Boys

Shell
Mobil

TOPGOLF coming soon

KOHL'S
Smart & Final extra!
99c ONLY
fIVE BEL'W
UNITED STATES POSTAL SERVICE
BEST BUY
ROSS DRESS FOR LESS
Office DEPOT
CVS pharmacy
FLAME & BROILER
International Buffet
SUBWAY
DEL TACO
Jamba Juice
Chevron
Jack
Denny's
EAST WEST BANK
BANK OF AMERICA
UnionBank

SUPER A FOODS
7-ELEVEN
Z's



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