

MONTEREY PARK PLAZA

883 South Atlantic Boulevard
Monterey Park, CA, 91754

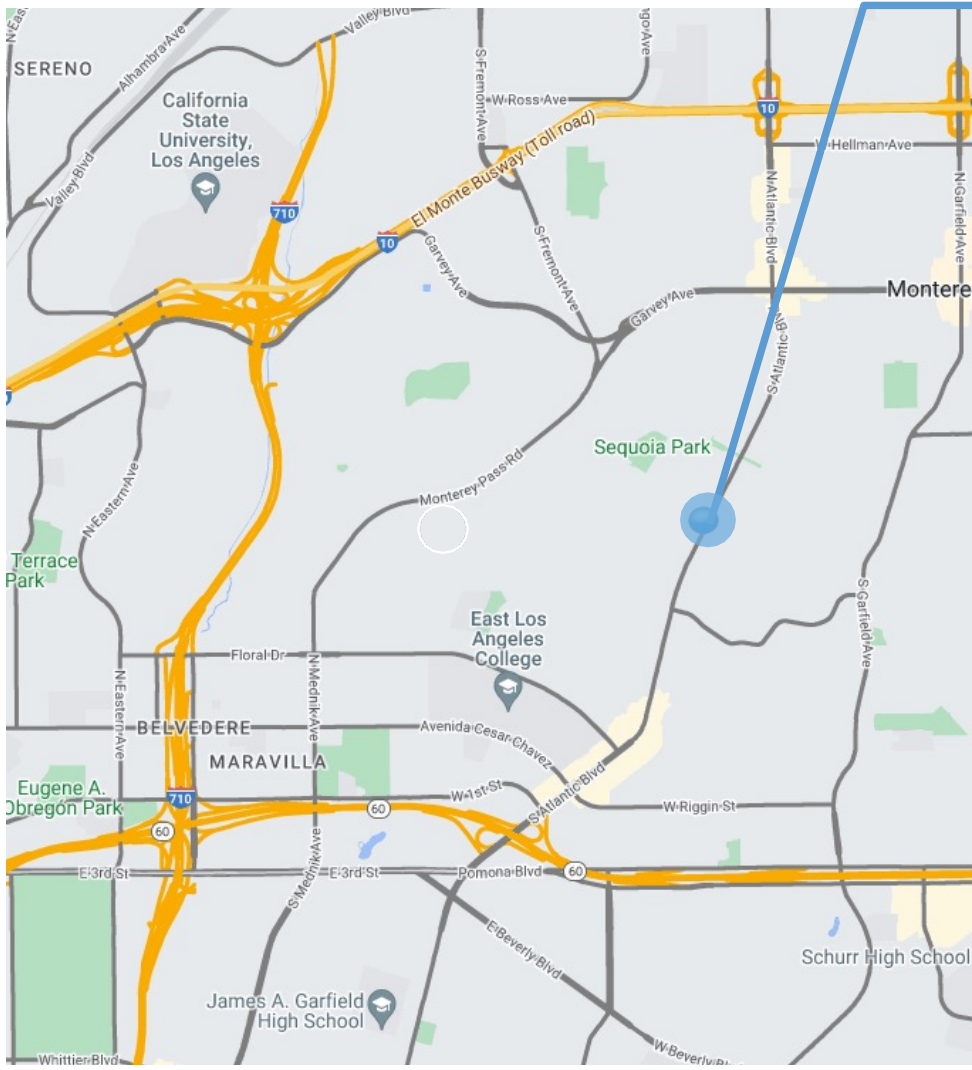


SOUTH ATLANTIC BOULEVARD
35,000 CPD

OPTUM

FOR LEASE

Monterey Park Plaza
883 South Atlantic Boulevard | Monterey Park, CA 91754



PROPERTY HIGHLIGHTS:

- Newly constructed retail shop and medical offices
- Prime retail and medical space in Monterey Park
- Rooftop parking in addition to ample storefront parking
- Great visibility and access on S. Atlantic Blvd., Monterey Park's primary retail and medical corridor
- Multiple sizes and configurations
- Prominent storefront and pylon signage
- Very affluent community with dense, in-fill demographics
- Easy access from the 10 Freeway and the 60 Freeway

DEMOGRAPHICS:

2022 Estimates	1 Mile	3 Miles	3 Miles
Population	24,426	287,535	688,517
AHH Income	\$121,843	\$98,963	\$105,771



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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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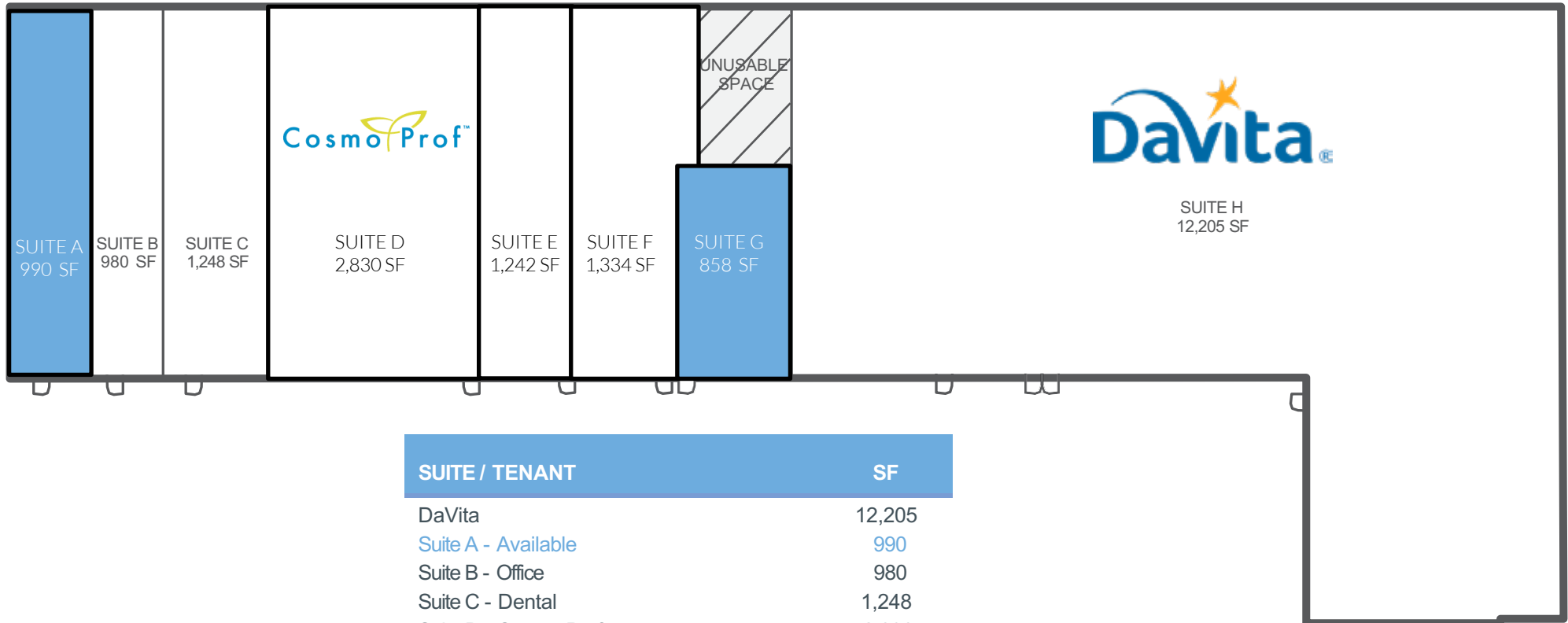


Subject Property



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SUITE / TENANT	SF
DaVita	12,205
Suite A - Available	990
Suite B - Office	980
Suite C - Dental	1,248
Suite D - Cosmo Prof	2,830
Suite E - Office	1,242
Suite F - Office	1,334
Suite G - Available	858
TOTAL / AVERAGE	21,687



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