

MAR PLAZA CENTER

421 North Atlantic Blvd.
Monterey Park, CA 91754



MAR INVESTMENTS
"Real Estate
Development and
Investment"

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JOIN ANCHOR SUPERMARKET



AVAILABLE SUITES

421-103

500 SF

\$4.75/SF/MO NNN

421-216

700 SF

\$2.50/SF/MO NNN

NNN's = \$0.55/SF



PROPERTY HIGHLIGHTS

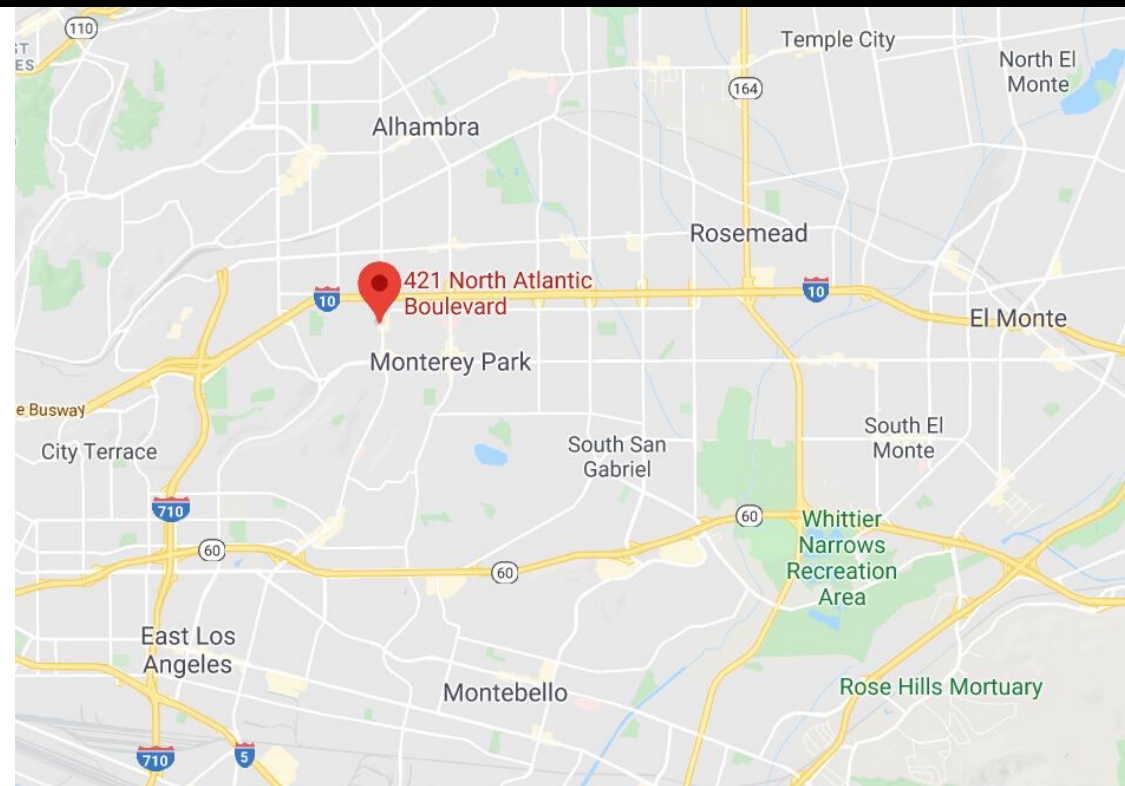
>>EXCELLENT VISIBILITY ON VERY BUSY NORTH ATLANTIC BLVD.

>>NEAR HIGHWAY 10, HIGHWAY 710 AND HIGHWAY 60

>>ANCHOR SUPERMARKET, SPECIALTY SHOPS AND RESTAURANTS INCLUDING GW SUPERMARKET, YUM CHA CAFE, ALLSTATE INSURANCE, THANH THAI RESTAURANT, HUGE TREE PASTRY, PHOENIX BEAUTY SALON AND E-WAVE GAMING.

>>EXCELLENT FREEWAY VISIBILITY, EXCELLENT VISIBILITY TO CONSUMERS, EXCELLENT ACCESSIBILITY, AMPLE FREE PARKING

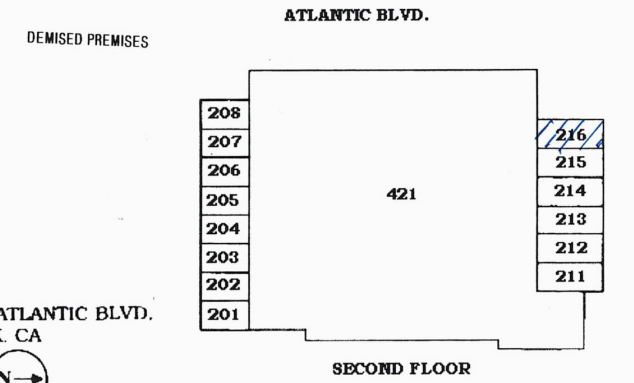
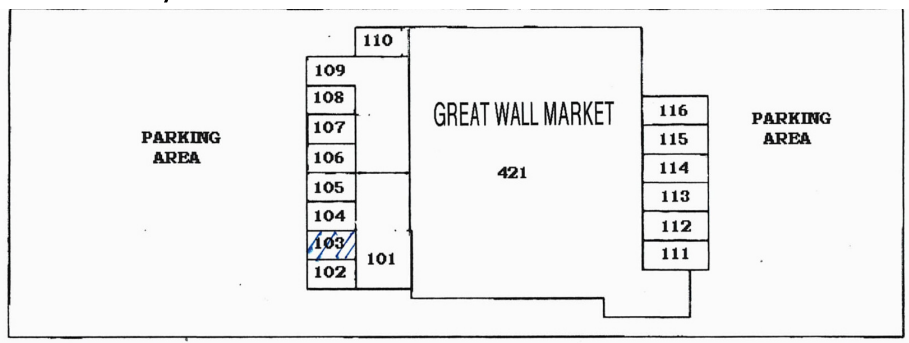
>>AVERAGE DAILY TRAFFIC COUNT ON NORTH ATLANTIC BLVD. IS UP TO 39,800 VEHICLES PER DAY





AVAILABLE SPACE	SF	RATE
421-103	500 SF	\$4.75 PSF/MO NNN
421-216	700 SF	\$2.50 PSF/MO NNN

NNN's = \$0.55/SF



MAR PLAZA
 419/421/423 N. ATLANTIC BLVD.
 MONTEREY PARK, CA

SITE PLAN

EXHIBIT A
 NOT TO SCALE





PEOPLE

	1 MILE	3 MILE	5 MILE
Population	35,234	298,903	761,010
Households	11,550	92,112	223,600
Families	8,719	70,329	172,094
Avg. HH Size	3.03	3.22	3.37

INCOME

	1 MILE	3 MILE	5 MILE
Median HH Income	\$60,360	\$57,784	\$55,808
Avg. HH Income	\$80,950	\$79,255	\$80,812

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Caucasian	16.9%	29.9%	38.6%
African American	0.6%	1.0%	1.1%
American Indian	0.4%	0.7%	0.8%
Asian	71.2%	45.6%	29.4%
Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	8.3%	19.5%	26.3%
Two or More Races	2.7%	3.2%	3.6%
Hispanic Origin	22.5%	47.2%	61.2%

