

MAR CENTER

141-221-331 North Atlantic Blvd.
Monterey Park, CA 91754

**NEW REDEVELOPMENT
AVAILABLE NOW!!**



JOIN THE
LISTS OF
GREAT TENANTS

MAR INVESTMENTS
Real Estate
Development and
Investment

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221 North Atlantic Blvd., Monterey Park, CA 91754



NEW REDEVELOPMENT AVAILABLE SUITES

221-101

1,460.0 SF

\$3.75/SF/MO NNN

221-103

1,680.0 SF

\$3.75/SF/MO NNN

221-102

1,680.0 SF

\$3.75/SF/MO NNN

221-104

1,680.0 SF

\$3.75/SF/MO NNN

**Suites are contiguous and may
be combined to make larger
suites up to 6,500.0 SF.**

NNN's = \$1.05/SF

Suites are suitable for all use,
including but not limited to
restaurant, retail and office.

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BUILDING II

221 N. ATLANTIC BLVD., MONTEREY PARK, CA



- #101-#104: 6,500 sqft. Available (divisible).
- #105-#106: 3,360 sqft. Leased. Magical Nails & Spa
- #107-#108: 3,360 sqft. Leased. All you can eat Korean BBQ / Dim Sum
- #109: 1,680 sqft. Leased. Japanese & Asian Restaurant.
- #110: 1,460 sqft. Leased. The Tea, Inc.

North Atlantic Blvd.

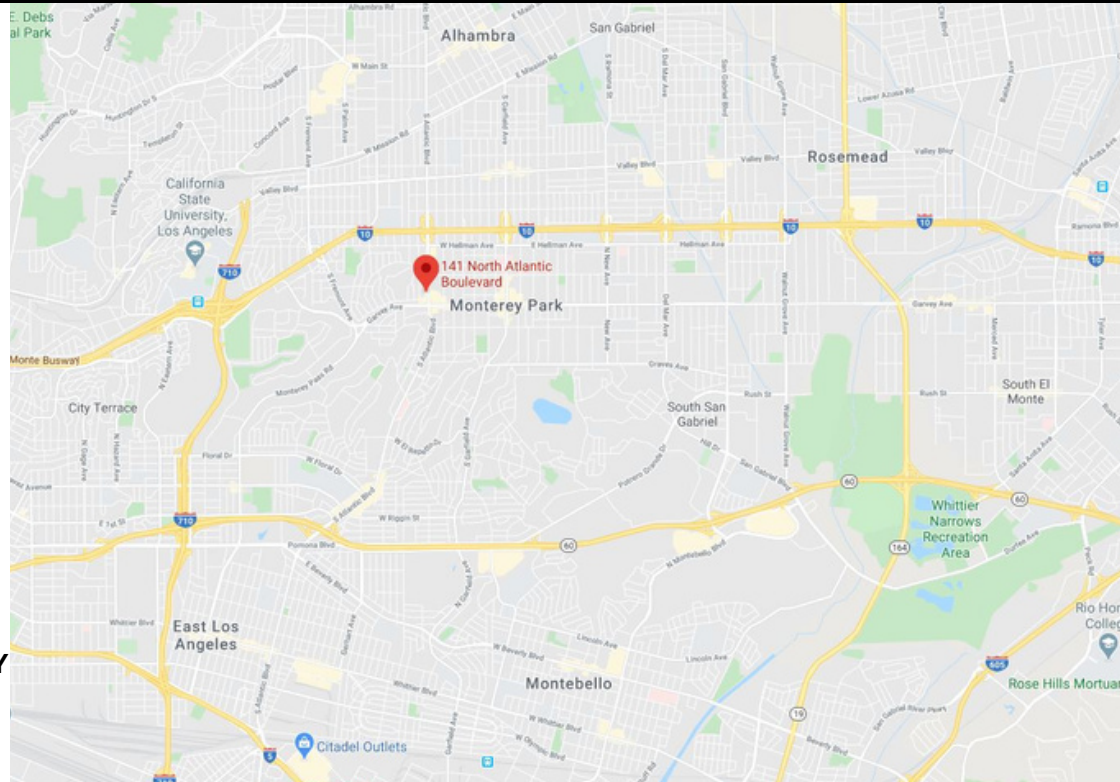
FLOOR PLAN
NOT TO SCALE

EXHIBIT B



PROPERTY HIGHLIGHTS

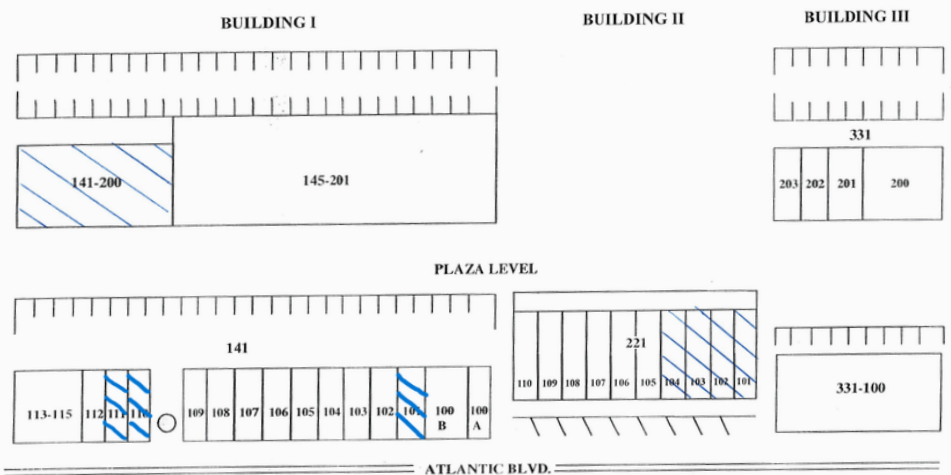
- >>EXCELLENT VISIBILITY ON VERY BUSY NORTH ATLANTIC BLVD.
- >>NEAR HIGHWAY 10, HIGHWAY 710 AND HIGHWAY 60
- >>SPECIALTY SHOPS AND RESTAURANTS INCLUDING YU CAKE, BANK OF THE WEST, THAI PARADISE, MACCHIATO, KEISUKE RAMEN, HALF AND HALF TEA HOUSE, BEARD PAPA, RUNNING CHICKS, SUNRIGHT TEA STUDIO, DOT & DOUGH AND CRICKET WIRELESS
- >>EXCELLENT FREEWAY VISIBILITY, EXCELLENT VISIBILITY TO CONSUMERS, EXCELLENT ACCESSIBILITY, AMPLE FREE PARKING
- >>TRAFFIC COUNT: NORTH ATLANTIC BLVD. - 39,800 CARS PER DAY





AVAILABLE SPACE	SF	RATE
141-101	1,054.2 SF	\$4.25 PSF/MO NNN
141-110	1,149.0 SF	\$4.25 PSF/MO NNN
141-111	922.4 SF	\$4.25 PSF/MO NNN
(141-110 & 141-111 Suites are contiguous)		
141-200	5,000.0 SF	\$2.25 PSF/MO NNN
NNN's = \$1.05/SF		

MAR CENTER
UPPER LEVEL



MAR CENTER
141-331 N. ATLANTIC BLVD.,
MONTEREY PARK, CA

SITE PLAN
NOT TO SCALE





PEOPLE

	1 MILE	3 MILE	5 MILE
Population	35,585	301,713	767,616
Households	11,628	92,710	224,832
Families	8,796	70,906	173,330
Avg. HH Size	3.04	3.23	3.38

INCOME

	1 MILE	3 MILE	5 MILE
Median HH Income	\$63,389	\$60,673	\$58,598
Avg. HH Income	\$85,736	\$84,010	\$85,660

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Caucasian	16.4%	29.7%	38.5%
African American	0.6%	0.9%	1.1%
American Indian	0.4%	0.7%	0.8%
Asian	72.0%	46.3%	30.1%
Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	8.1%	19.2%	26.0%
Two or More Races	2.6%	3.2%	3.6%
Hispanic Origin	22.3%	47.2%	61.3%

