

MONTEREY PARK VILLAGE

RETAIL SPACE FOR LEASE
5,004 SF END CAP

60 FREEWAY AND ATLANTIC BLVD., MONTEREY PARK, CA



Monterey Park Village Shopping Center is centrally located adjacent to the 60 Freeway on Atlantic Blvd, a major north/south retail throughfare in the densely populated Monterey Park Trade Area. 732,000 people live within a 5-mile radius of the Shopping Center and 3.2 million people live within a 10-mile radius of the Shopping Center. The Center also has a significant regional presence, as it is situated with easy on and off access to the Atlantic Blvd 60-Freeway Interchange. The 60 freeway is a major highway that brings an expansive customer base to the Shopping Center, ranging west to East Los Angeles and Downtown Los Angeles (only 6 miles away) and East to the cities of Montebello and El Monte. The average daily traffic count on the 60 Freeway is 248,000 vehicles, and on Atlantic Blvd is 42,000 vehicles. Included with this opportunity is the option to be on the Monterey Park Village Shopping Center's freeway visible Pylon Sign, adding significant tenant exposure.



For Leasing Information, Contact:

13191 Crossroads Pkwy. North, Sixth Floor
City of Industry, CA 91746
www.majesticrealty.com

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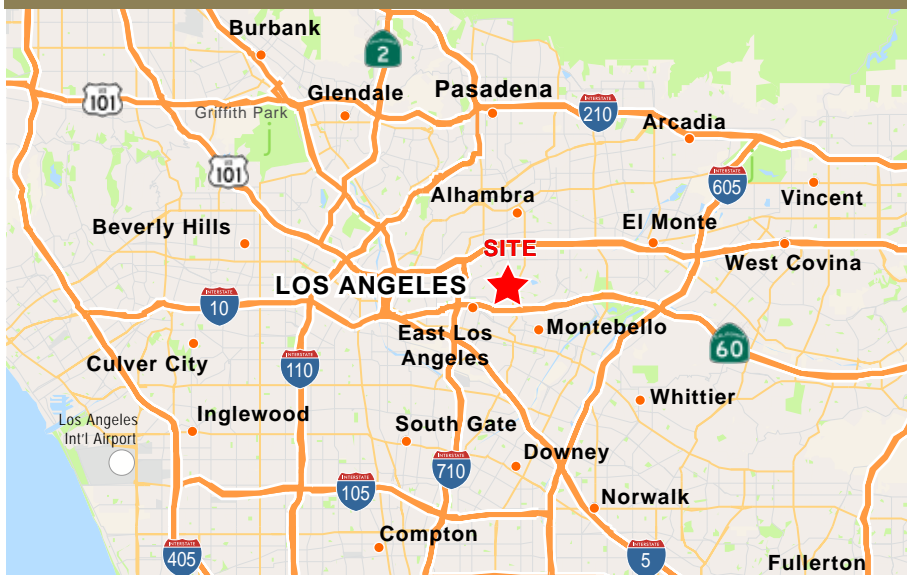
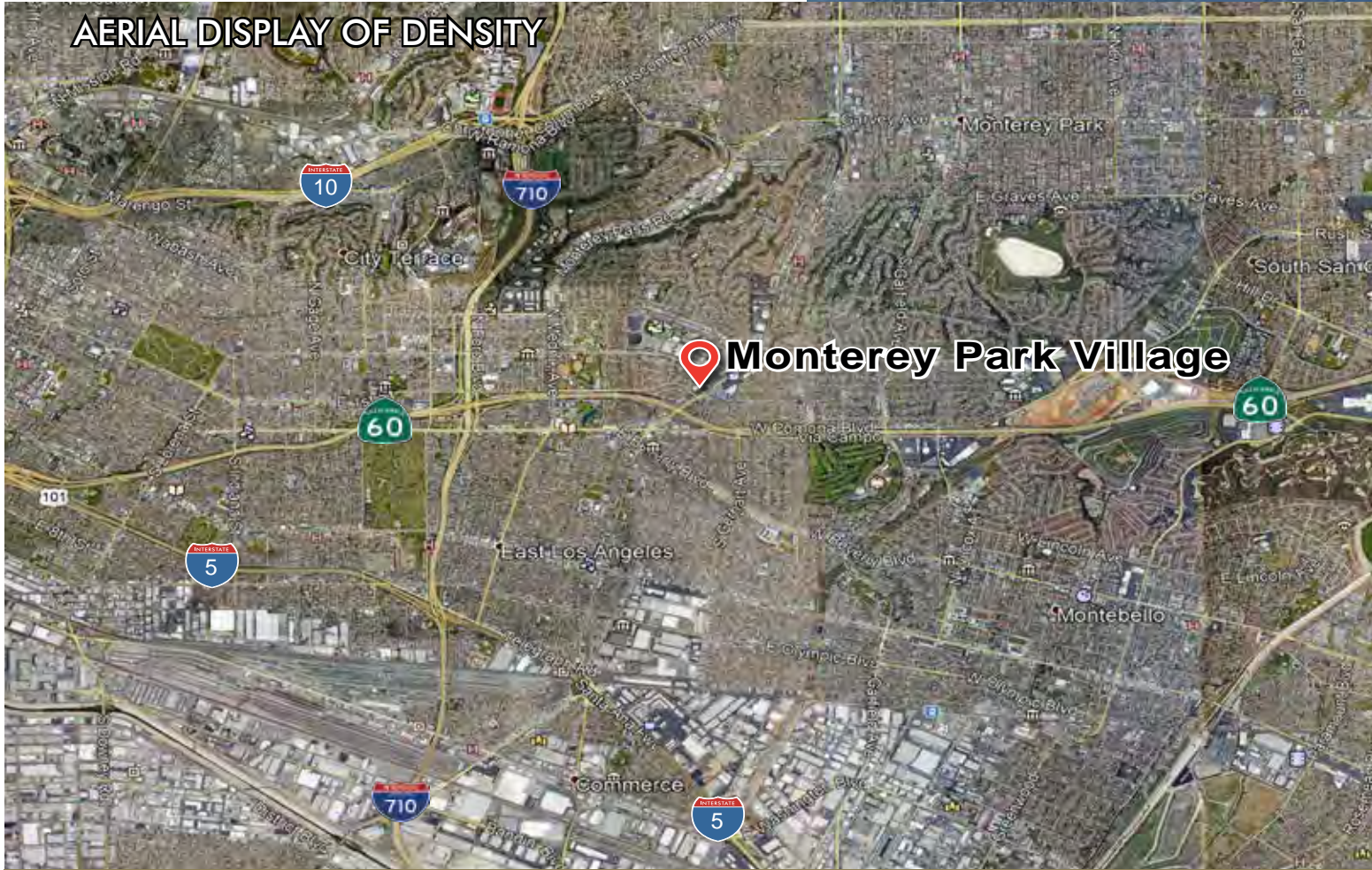
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AERIAL DISPLAY OF DENSITY



TRAFFIC COUNTS CARS PER DAY:

CA-60 at Atlantic Blvd. - 248,000
 Atlantic Blvd. at Cesar Chavez - 42,000

DEMOGRAPICS:

RADIUS	1 MILE	3 MILE	5 MILE
Estimated Population	32,000	273,900	734,900
Average HH Income	\$80,800	\$72,200	\$72,800

Source: Placer.ai - 2023



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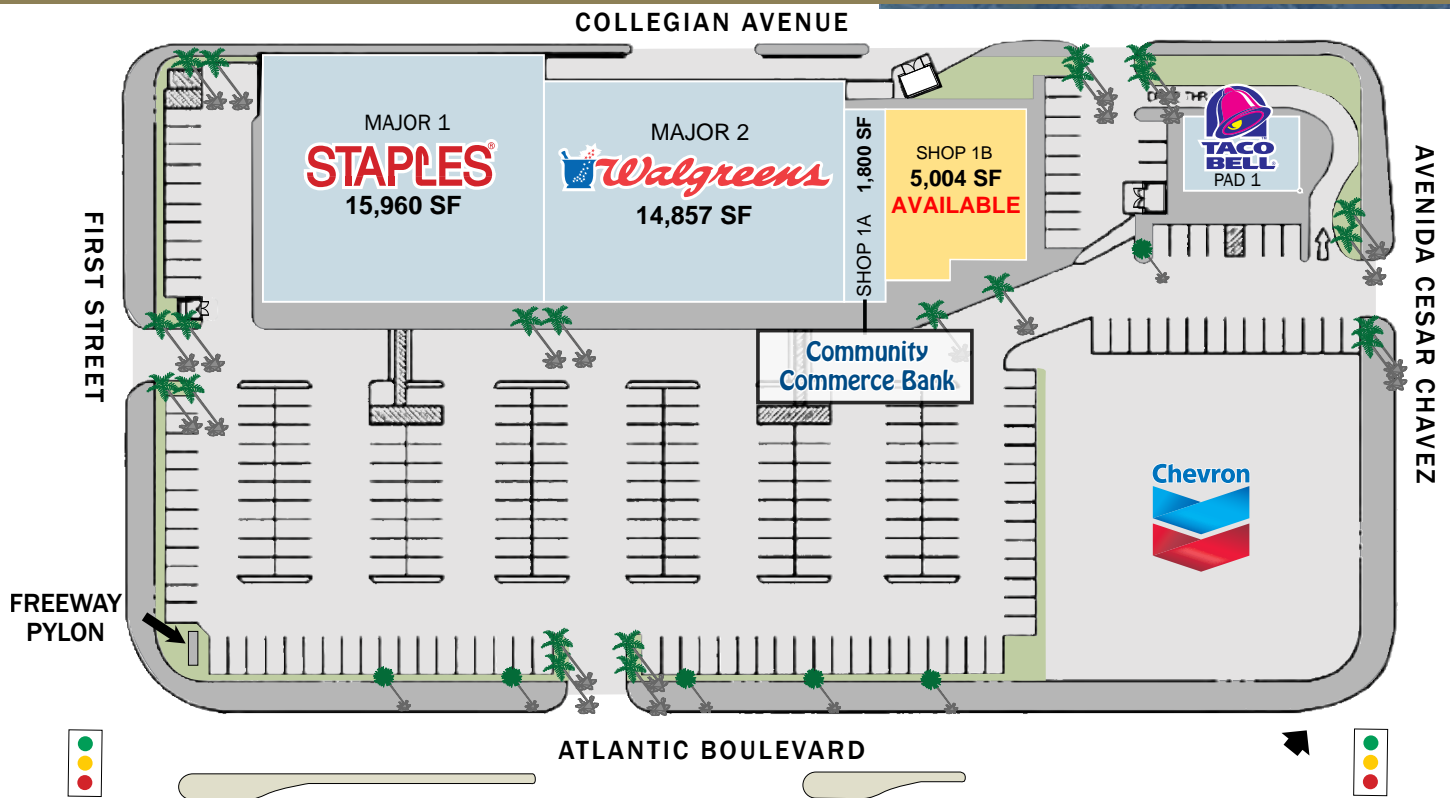
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- Located at the entrance of the 300,000 S.F. Atlantic Boulevard retail district.
- Consistently one of the top 10 most visited Staples stores in California.
- 42,000 vehicles pass by the shopping center daily.



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