

FOR SALE

2099 S Atlantic Blvd Suite K

Monterey Park, CA 91754 · Los Angeles County



980 SF

Building



1984

Year Built



MPC2**

Zoning

Charlton Wang

Coldwell Banker New Century · CA DRE #01957892

626.353.4278



Property Snapshot

A 980 SF retail condominium unit within an established, multi-tenant shopping center fronting South Atlantic Blvd in Monterey Park. The center is anchored by a mix of service and food-and-beverage tenants, positioned on a signalized commercial corridor in the San Gabriel Valley.



980 SF

Building Size



4.22 AC (183,766 SF shared lot)

Lot Size (Shared Parcel)



1984

Year Built



MPC2**

Zoning



Retail Condominium Unit

Property Type



5253-011-046

APN

GALLERY

Property Photos



Center Frontage – S. Atlantic Blvd



Suite K – Interior



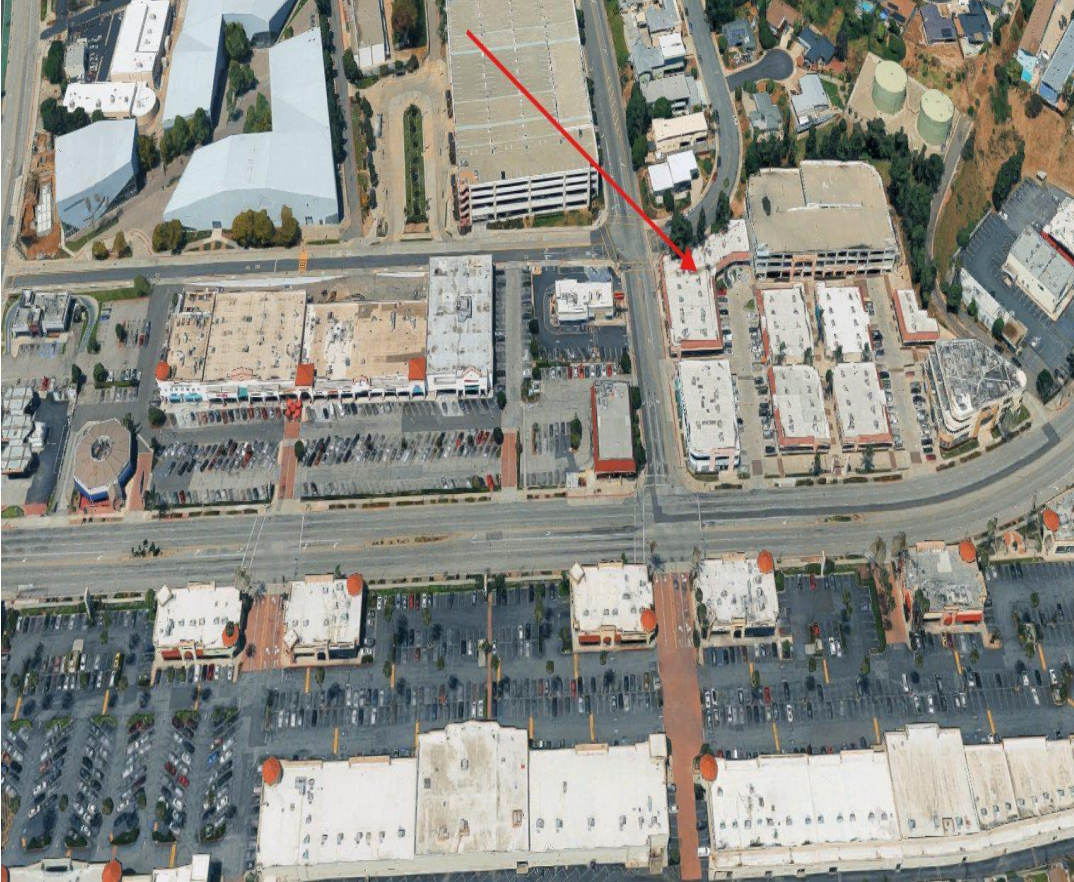
Neighboring Retail Frontage



Neighboring Location

WHERE IT SITS

Location Highlights



Atlantic Blvd Frontage

Positioned along a signalized, multi-lane commercial corridor in the San Gabriel Valley.



Established Retail Center

Multi-tenant center with catering, personal care, and specialty retail co-tenants driving daily foot traffic.



Alhambra City School District

Located within the Alhambra Unified / Alhambra City school boundaries.



San Gabriel Valley Access

Minutes from the I-10 / I-710 interchange and central Monterey Park / Alhambra retail nodes.

WHY THIS PROPERTY

Offering Highlights



Owner-User or Investment Candidate

Compact 980 SF condominium footprint suits an owner-operator or a small-tenant investment hold.



Established Shopping Center

Positioned within a long-standing multi-tenant retail center with a diversified service/F&B tenant mix.



High-Visibility Corridor

Direct frontage on South Atlantic Blvd, a primary retail spine through Monterey Park.



Condominium Ownership Structure

Fee-simple commercial condominium unit — lower basis of entry than a standalone retail building.



Asking Price

495,000

LET'S CONNECT

Contact the Listing Broker



Charlton Wang

Coldwell Banker New Century · CA DRE #01957892



626.353.4278

Direct Line



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Brokerage Office

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective purchasers should conduct their own independent investigation and verification of all information, including without limitation square footage, zoning, and pricing, prior to purchase.