



Rare Commercial Building in Atlantic Boulevard

751 S Atlantic Blvd.
Monterey Park CA 91754



**COLDWELL BANKER
COMMERCIAL**
REALTY

RARE COMMERCIAL BUILDING IN ATLANTIC BOULEVARD

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OFFERING SUMMARY

ADDRESS	751 S Atlantic Blvd. Monterey Park CA 91754
BUILDING SF	2,500 SF
LAND SF	6,014 SF
YEAR BUILT	1964
APN	5253-002-024

FINANCIAL SUMMARY

PRICE	\$1,100,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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2023 Population	25,342	286,474	690,439
2023 Median HH Income	\$80,633	\$67,939	\$69,722
2023 Average HH Income	\$116,138	\$94,296	\$99,734

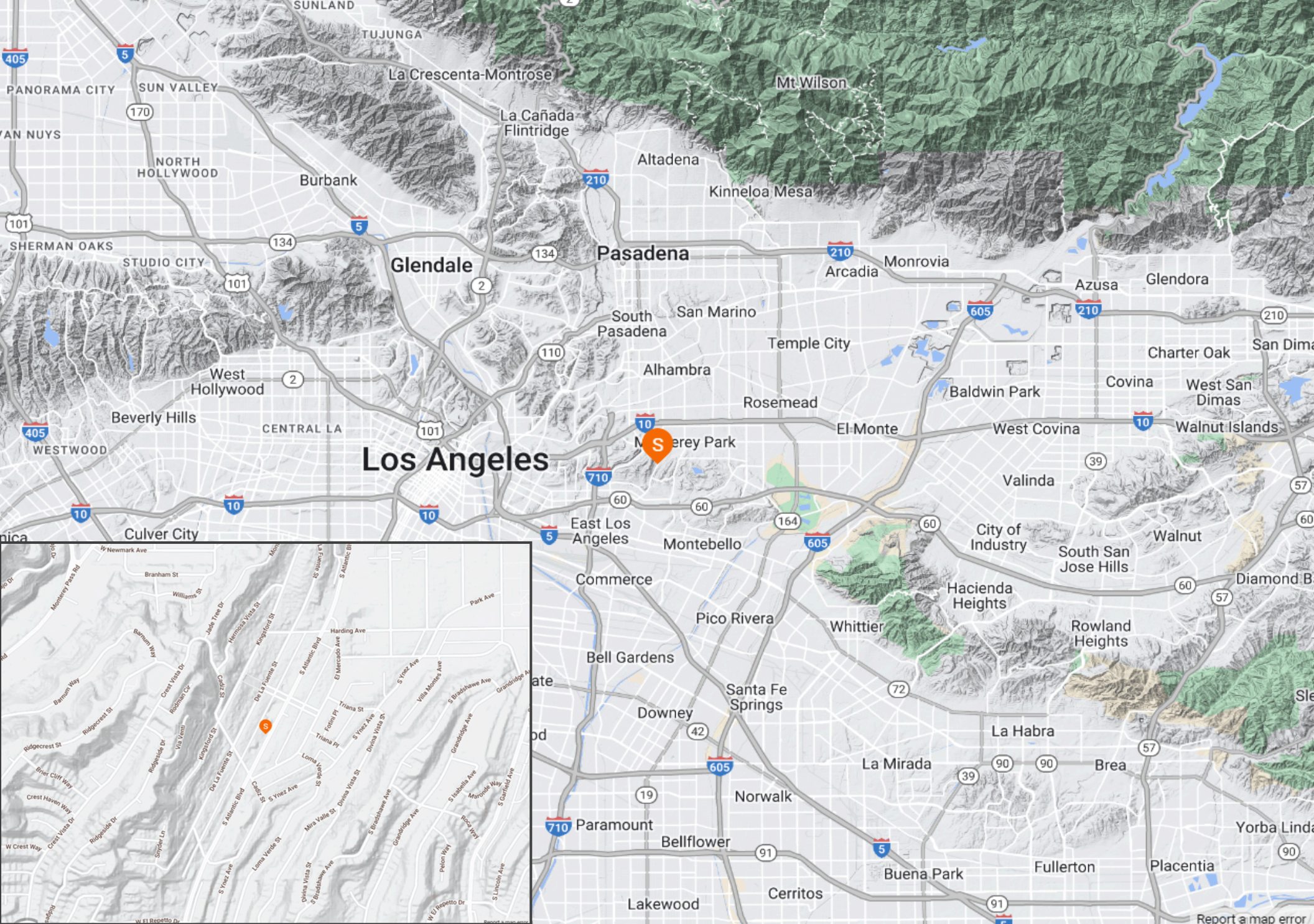
PROPERTY DESCRIPTION

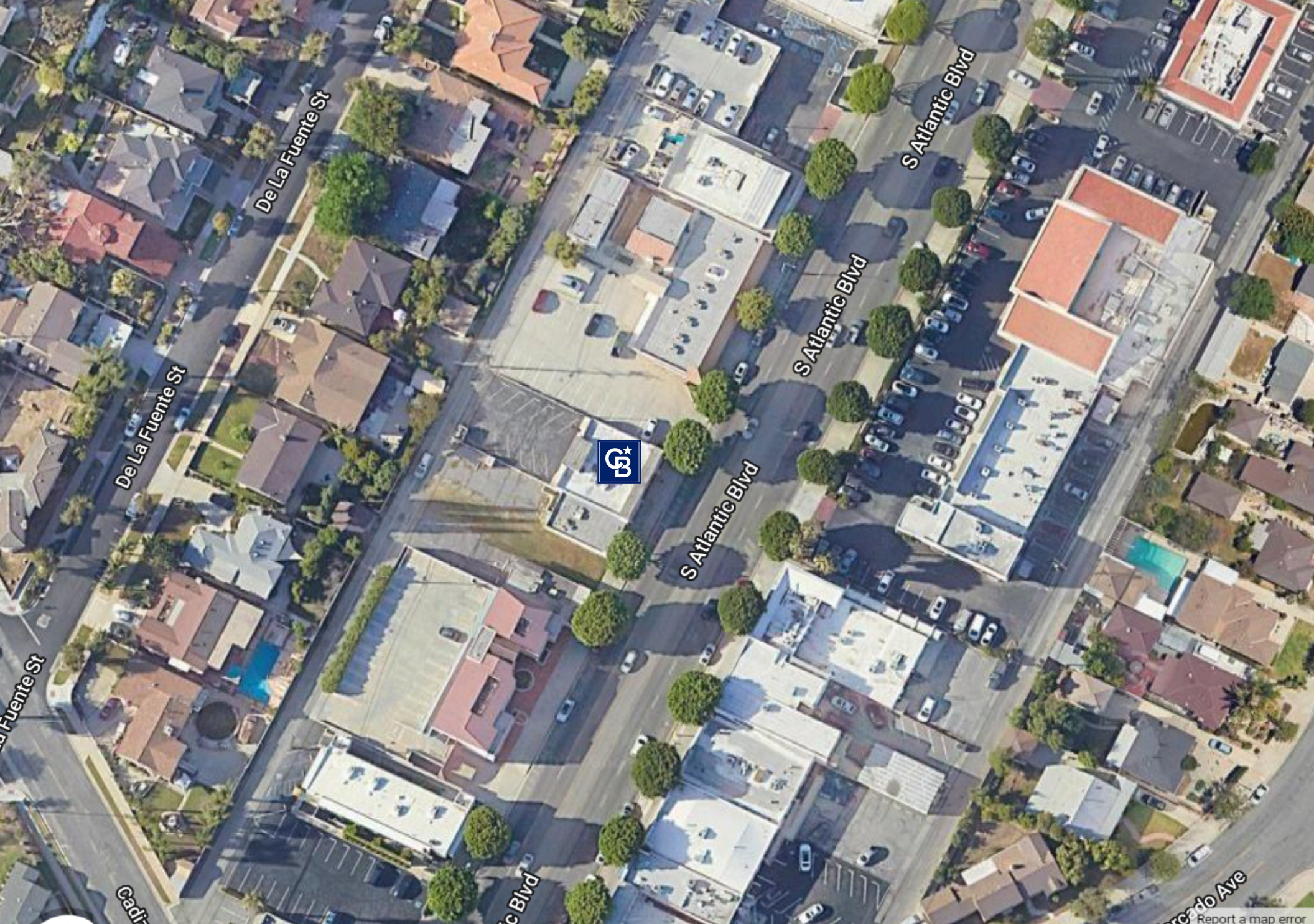
For sale is a commercial building located on Atlantic Blvd just south of Garvey Ave. This is a rare opportunity to own a 2,500 square-foot building on a parcel of 6,014 square feet per the county assessor in Monterey Park. Currently, the building is split into three units. The property is ideally located on a main artery close to both the 10 and 60 freeways with many surrounding retail amenities.

This is a great owner-user opportunity. An owner can occupy the current vacant space or even the entire building as all tenants are on month-to-month leases. The property is in the C-P (commercial – professional) zoning which allows for a variety of uses. This is perfect for a professional service firm such as insurance, law office, real estate or CPA firm. It is also good for medical or dental use depending upon how much space is occupied for that use.

This is also a great investment opportunity. An investor could add value to their property by raising rents with the current tenants and/or re-tenanting the property and raising rents. The roof was recently re-done and one of the HVAC units was replaced.











Tenant Name	Square Feet	Lease Term		Rental Rates		Lease Type	Options/Notes
		Lease Start	Lease End	Monthly	Annual		
All Phone World			M-T-M	\$1,000	\$12,000	Modified Gross	Month to Month
Lao Association		11/01/2019	M-T-M	\$1,050	\$12,600	Modified Gross	Month to Month
VACANT							
Totals							

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,333	300,727	720,187
2010 Population	25,322	299,182	717,237
2023 Population	25,342	286,474	690,439
2028 Population	24,785	282,124	682,748
2023 African American	201	2,951	9,137
2023 American Indian	283	5,360	14,032
2023 Asian	16,257	107,878	196,713
2023 Hispanic	7,370	161,376	432,572
2023 Other Race	3,390	89,602	248,809
2023 White	2,322	37,328	109,314
2023 Multiracial	2,861	43,087	111,813
2023-2028: Population: Growth Rate	-2.20 %	-1.55 %	-1.10 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	842	9,119	22,290
\$15,000-\$24,999	558	7,513	16,785
\$25,000-\$34,999	665	6,949	16,392
\$35,000-\$49,999	754	9,926	22,789
\$50,000-\$74,999	1,381	14,714	34,617
\$75,000-\$99,999	1,007	11,758	28,179
\$100,000-\$149,999	1,569	15,868	36,423
\$150,000-\$199,999	935	7,386	17,866
\$200,000 or greater	1,242	6,828	19,391
Median HH Income	\$80,633	\$67,939	\$69,722
Average HH Income	\$116,138	\$94,296	\$99,734

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,966	90,606	214,072
2010 Total Households	8,838	88,680	208,996
2023 Total Households	8,953	90,062	214,733
2028 Total Households	8,815	89,545	214,326
2023 Average Household Size	2.83	3.14	3.18
2000 Owner Occupied Housing	5,216	39,430	89,050
2000 Renter Occupied Housing	3,413	48,101	117,107
2023 Owner Occupied Housing	5,052	40,072	92,332
2023 Renter Occupied Housing	3,901	49,990	122,401
2023 Vacant Housing	433	3,818	9,326
2023 Total Housing	9,386	93,880	224,059
2028 Owner Occupied Housing	5,104	40,910	94,489
2028 Renter Occupied Housing	3,711	48,636	119,837
2028 Vacant Housing	578	4,913	11,557
2028 Total Housing	9,393	94,458	225,883
2023-2028: Households: Growth Rate	-1.55 %	-0.60 %	-0.20 %

Source: esri

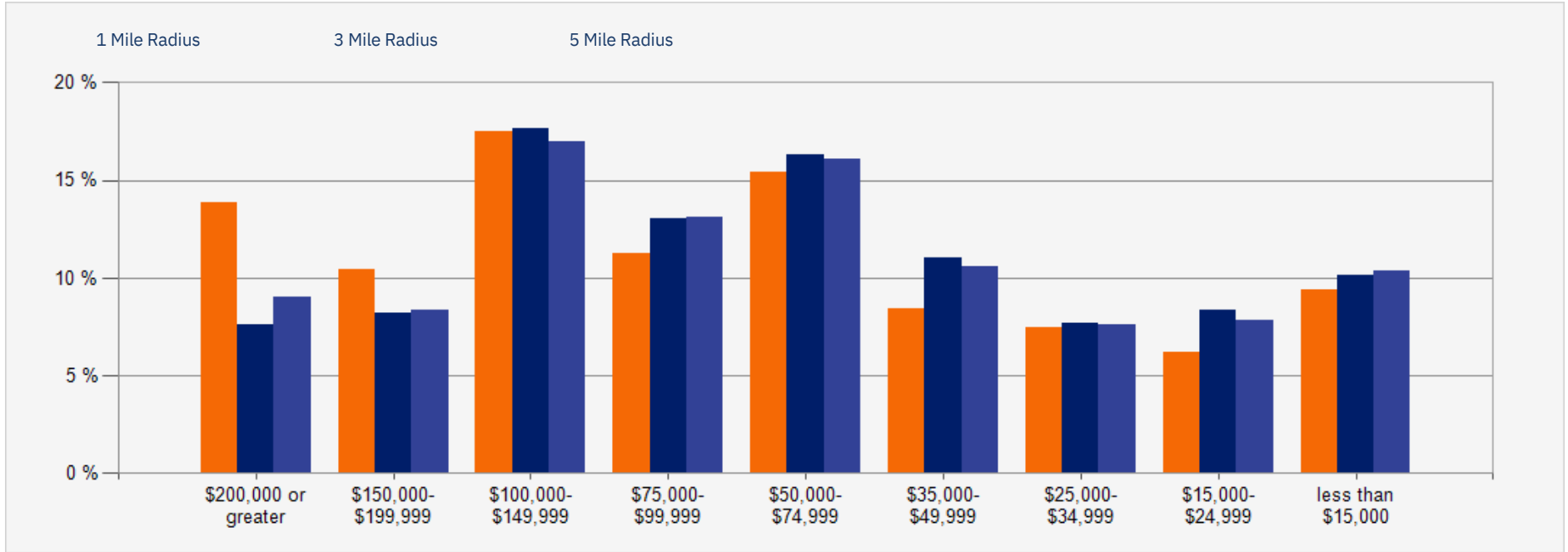
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,735	22,475	53,559
2023 Population Age 35-39	1,699	20,149	49,409
2023 Population Age 40-44	1,622	18,765	45,740
2023 Population Age 45-49	1,663	17,575	41,996
2023 Population Age 50-54	1,679	17,715	41,343
2023 Population Age 55-59	1,623	16,452	37,801
2023 Population Age 60-64	1,721	16,165	36,828
2023 Population Age 65-69	1,609	14,534	32,398
2023 Population Age 70-74	1,461	12,095	26,659
2023 Population Age 75-79	1,156	8,846	19,246
2023 Population Age 80-84	923	6,212	12,846
2023 Population Age 85+	1,020	6,468	13,249
2023 Population Age 18+	21,138	225,866	531,470
2023 Median Age	46	38	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,372	\$69,041	\$72,424
Average Household Income 25-34	\$105,496	\$90,265	\$93,974
Median Household Income 35-44	\$102,053	\$79,926	\$80,239
Average Household Income 35-44	\$135,606	\$108,165	\$111,755
Median Household Income 45-54	\$113,152	\$85,016	\$85,104
Average Household Income 45-54	\$145,460	\$110,187	\$116,383
Median Household Income 55-64	\$99,560	\$75,537	\$76,271
Average Household Income 55-64	\$130,241	\$99,145	\$107,619
Median Household Income 65-74	\$71,590	\$57,400	\$57,932
Average Household Income 65-74	\$104,550	\$84,569	\$89,544
Average Household Income 75+	\$82,664	\$66,254	\$67,979

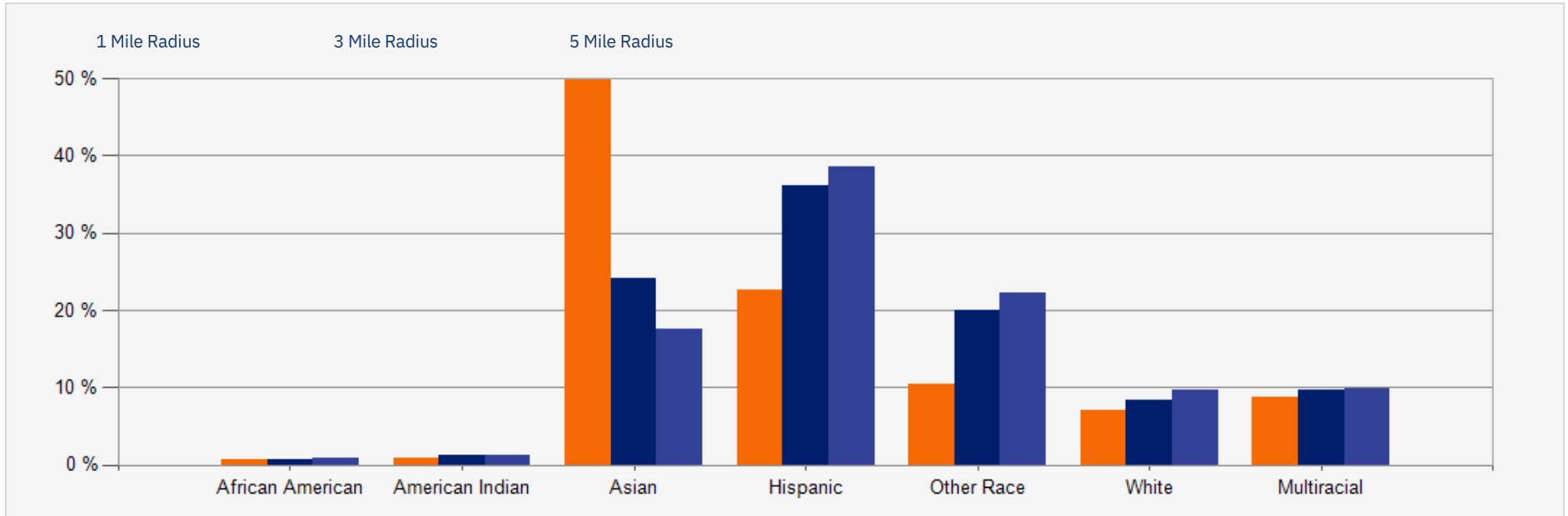
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,432	20,238	49,514
2028 Population Age 35-39	1,749	21,698	51,732
2028 Population Age 40-44	1,731	19,621	48,003
2028 Population Age 45-49	1,635	18,244	44,257
2028 Population Age 50-54	1,675	17,096	40,495
2028 Population Age 55-59	1,622	16,915	39,251
2028 Population Age 60-64	1,544	15,427	35,026
2028 Population Age 65-69	1,581	14,413	32,884
2028 Population Age 70-74	1,485	12,984	28,591
2028 Population Age 75-79	1,249	10,153	22,402
2028 Population Age 80-84	953	7,201	15,574
2028 Population Age 85+	1,127	7,407	15,231
2028 Population Age 18+	20,809	225,386	533,495
2028 Median Age	47	40	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,546	\$79,296	\$82,726
Average Household Income 25-34	\$121,541	\$104,421	\$110,305
Median Household Income 35-44	\$120,561	\$92,911	\$92,673
Average Household Income 35-44	\$159,977	\$126,595	\$130,726
Median Household Income 45-54	\$130,896	\$100,380	\$98,961
Average Household Income 45-54	\$170,937	\$129,724	\$134,808
Median Household Income 55-64	\$114,732	\$88,359	\$88,967
Average Household Income 55-64	\$155,436	\$117,369	\$125,413
Median Household Income 65-74	\$84,914	\$69,651	\$70,941
Average Household Income 65-74	\$124,552	\$100,802	\$106,911
Average Household Income 75+	\$104,559	\$81,290	\$84,017

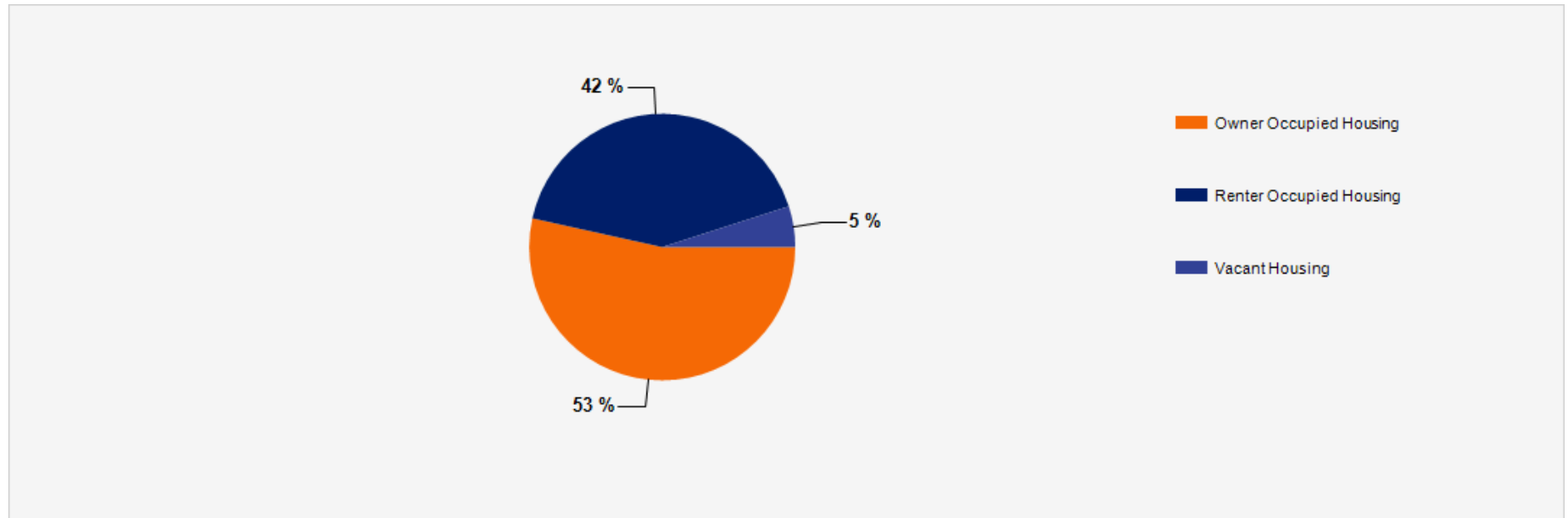
2023 Household Income



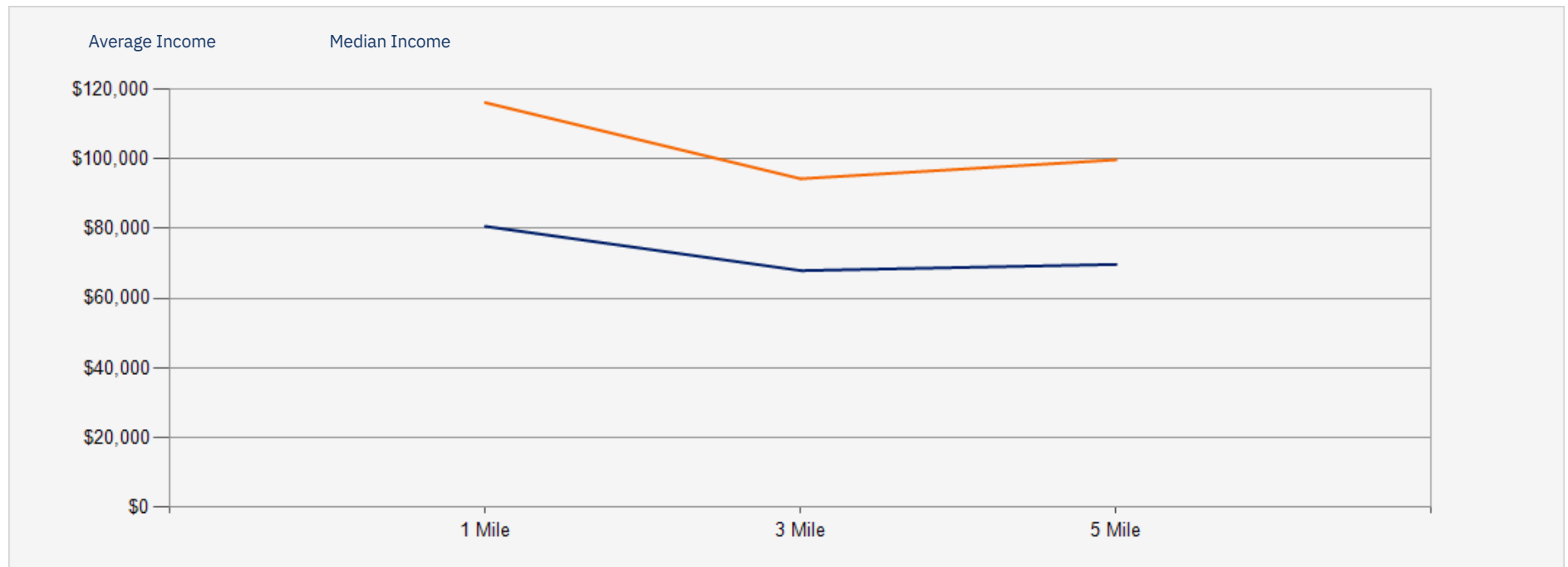
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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