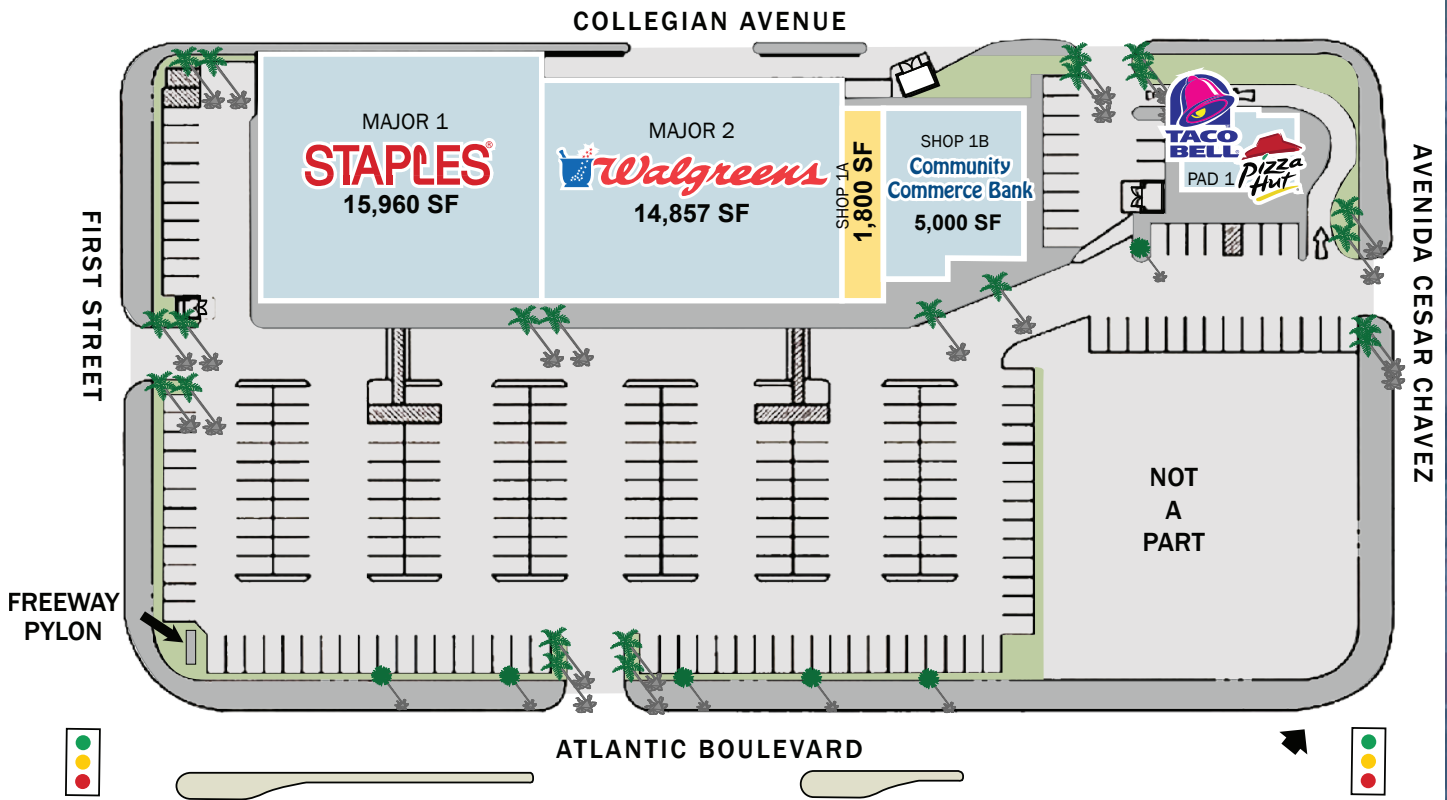


60 FREEWAY AND ATLANTIC BLVD., MONTEREY PARK, CA



FEATURES

- Only 6 miles east of Downtown LA, Monterey Park Village is strategically located directly adjacent to the Atlantic Boulevard interchange at the 60 (Pomona) Freeway.
- With a freeway-visible pylon sign, this high-traffic and high-visibility location benefits from traffic counts on Atlantic Blvd. of 37,000 cars ADT per day and on the 60 Freeway of 248,000 cars per day ADT*
- 289,000 people with an annual average household income of approximately \$72,630 in the immediate trade area (3 Mile Radius)*
- Located adjacent to East Los Angeles College, which enjoys an enrollment of approximately 36,000 students, offering day and night classes, and is in session year round.
- Co-tenants include Walgreens, Staples, Taco Bell / Pizza Hut, and Community Commerce Bank.

*Source: REgis Online (2018)

GENERAL INFORMATION

LOCATION:

NWC of Atlantic Blvd. & Avenida Cesar Chavez

AVAILABLE:

95% Leased

TOTAL SHOPPING CENTER GLA:

±40,000 Square Feet

PARKING RATIO:

5.6/1000

TRAFFIC COUNTS CARS PER DAY:

CA-60 at Atlantic Blvd. - 248,000

Atlantic Blvd. at Cesar Chavez - 37,000

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Estimated Population	31,605	289,806	751,441
Average HH Income	\$79,648	\$72,633	\$70,954
Median HH Income	\$60,241	\$54,914	\$53,676

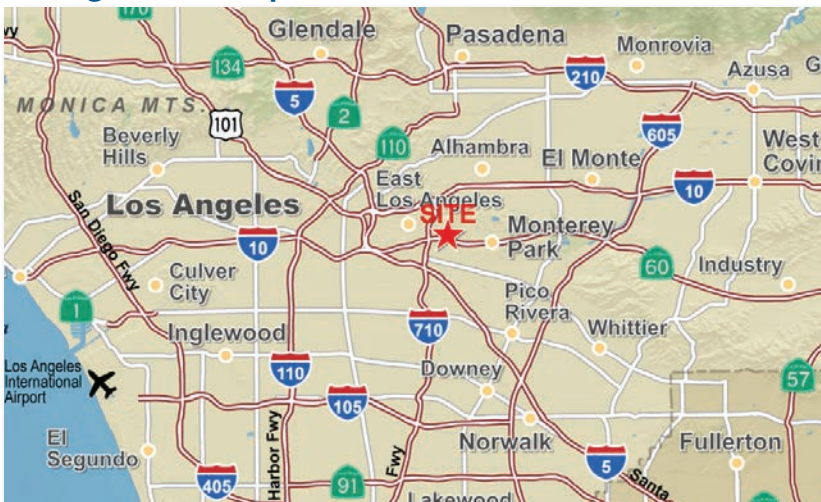
Source: SITES USA 2018

MONTEREY PARK VILLAGE

60 FREEWAY AND ATLANTIC BLVD., MONTEREY PARK, CA



Regional Map



Local Aerial



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.