

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

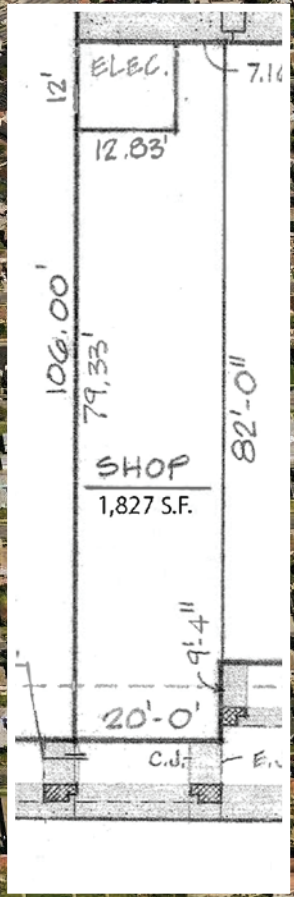
DEMOGRAPHICS

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

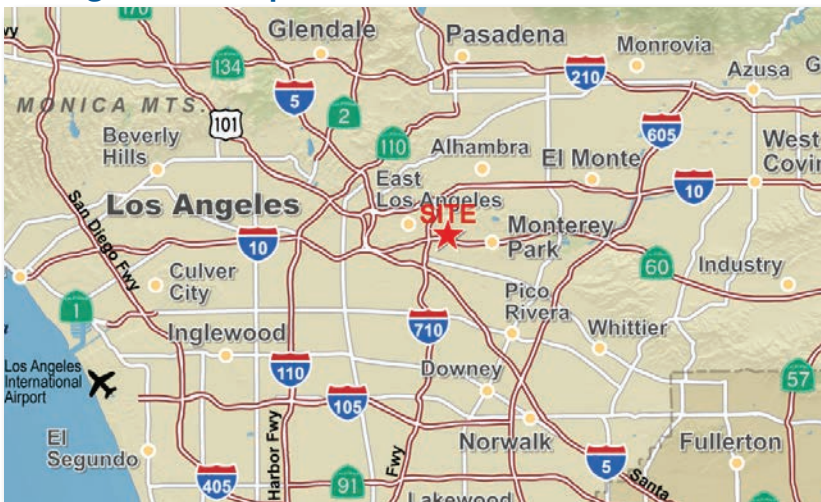
Source: SITES USA 2018

MONTEREY PARK VILLAGE

60 FREEWAY AND ATLANTIC BLVD., MONTEREY PARK, CA



Regional Map



Local Aerial



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