



Everyday Destinations. Extraordinary Locations.

Atlantic Square is a dominant community retail center located just east of Los Angeles in Monterey Park, California. The prime commercial property offers the convenience of a neighborhood shopping center, and serves the greater community that includes East Los Angeles College (35,000+ students), located a half mile away. Atlantic Square ranks as the undisputed necessity-based retail center in San Gabriel Valley.



ATLANTIC SQUARE

MONTEREY PARK, CALIFORNIA | TOTAL SQUARE FEET: 208,149



ATLANTIC SQUARE

2000-2276 S. Atlantic Boulevard, Monterey Park, CA 91754



AVERAGE
DAILY TRAFFIC

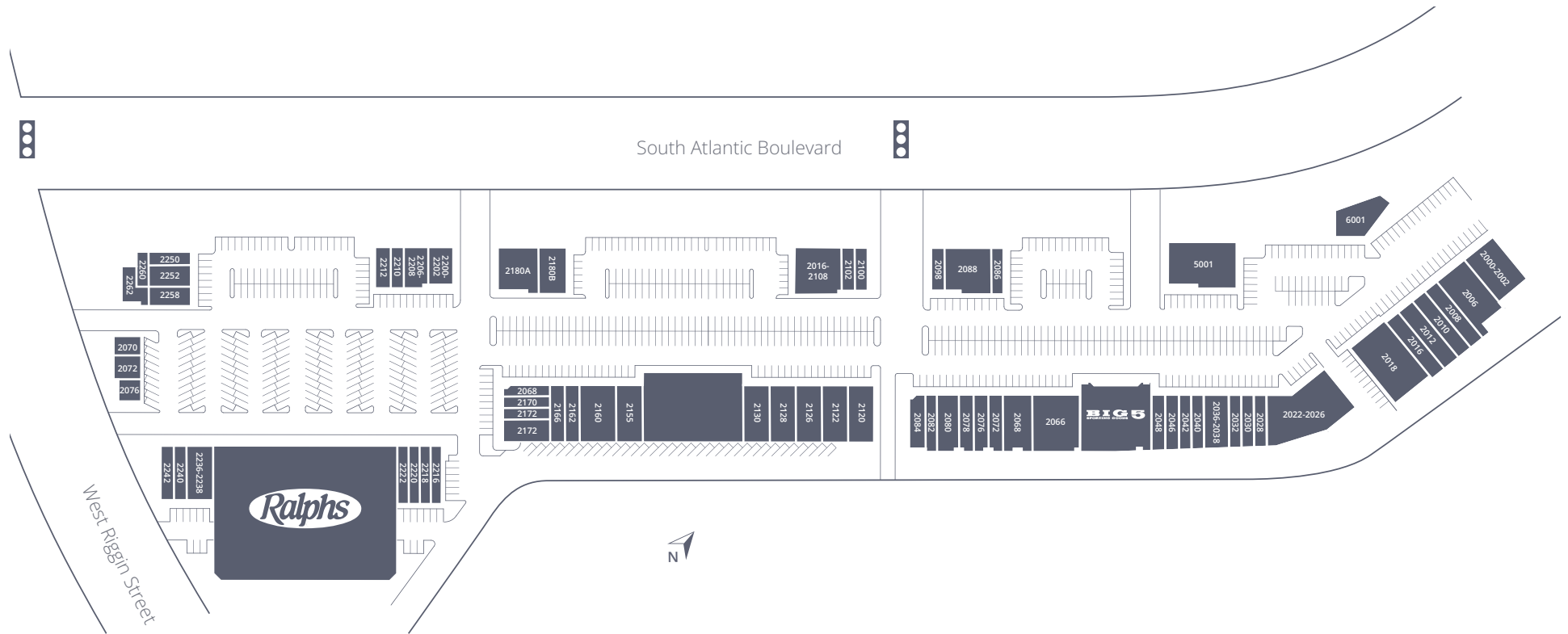
238,000 ADT

60 Freeway & S. Atlantic Boulevard

51,000 ADT

S. Atlantic Boulevard & W. Riggan Street

TOTAL SQUARE FEET: 208,149



LEASING MANAGER

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population*	23,557	269,993	668,785
Average HH Income	\$113,920	\$97,985	\$100,705
Workplace Population	9,960	139,785	299,061

*East Los Angeles College located a half mile from the property has a student population of 35,000.