



*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: 208,168



# ATLANTIC SQUARE

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

 **AVERAGE DAILY TRAFFIC**

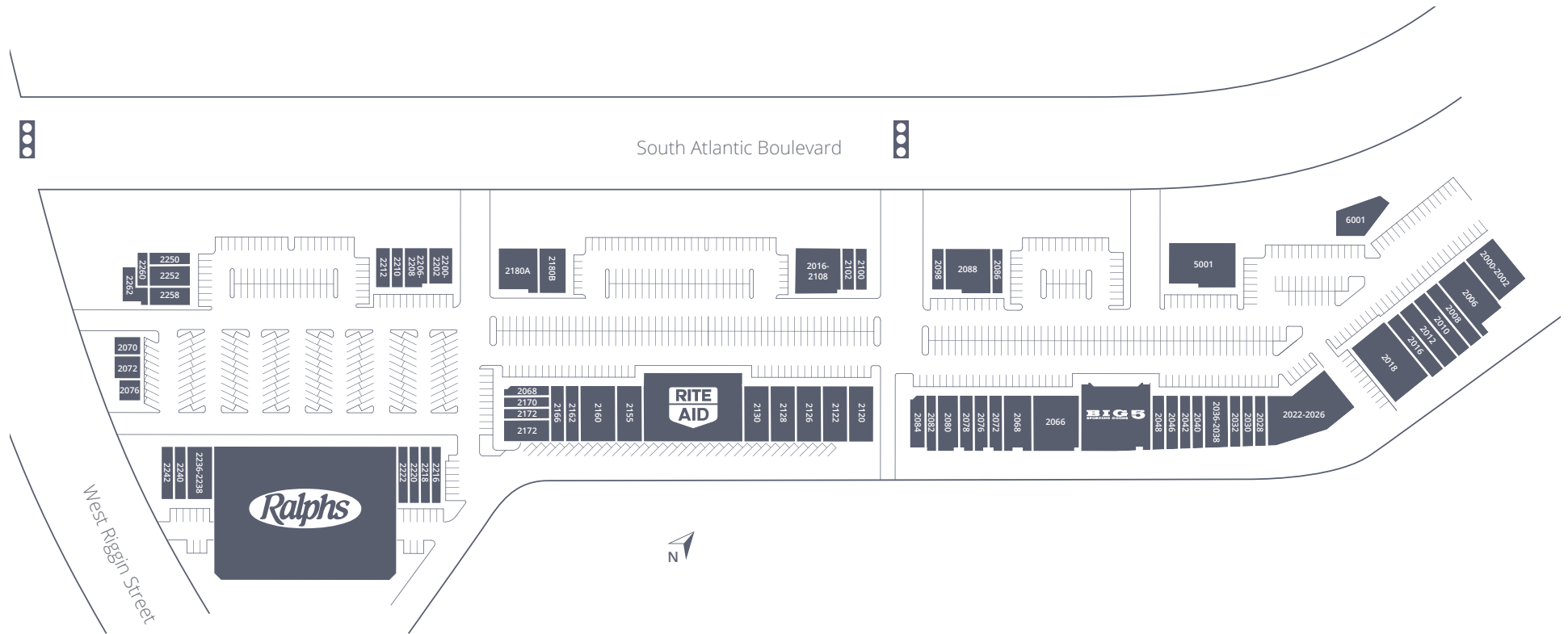
**238,000** ADT

60 Freeway & S. Atlantic Boulevard

**51,000** ADT

S. Atlantic Boulevard & W. Riggin Street

**TOTAL SQUARE FEET: 208,168**



## VP LEASING

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## DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

Population*	29,983	288,659	739,061
Average HH Income	\$65,001	\$59,888	\$58,675
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.