



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). Atlantic Square is the quintessential 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

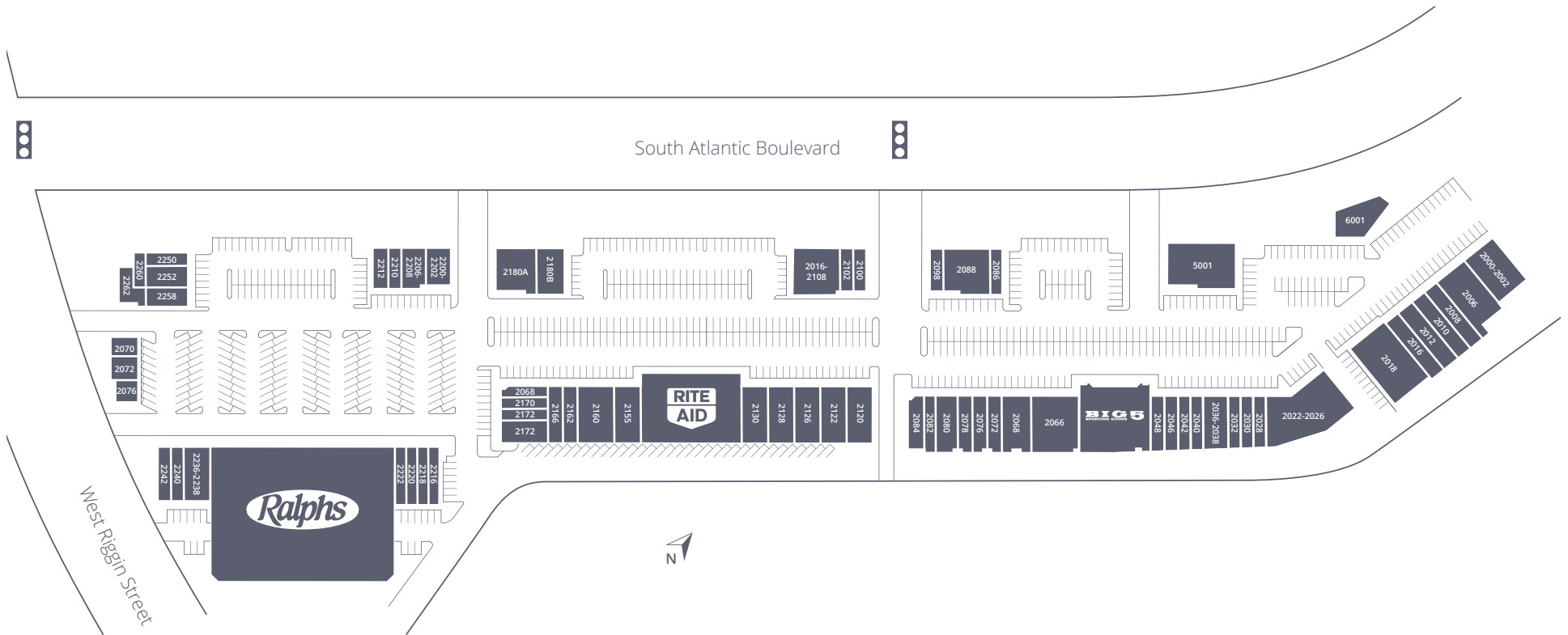
60 Freeway & S. Atlantic Boulevard

51,000 ADT

S. Atlantic Boulevard & W. Riggin Street

TOTAL SQUARE FEET: 208,168

South Atlantic Boulevard



LEASING MANAGER

Mika Kurmanaliyeva

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PROPERTY MANAGER

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TRC REGIONAL OFFICE

The Quad

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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 two blocks from the property has a student population of 35,000.