



Atlantic Times Square For Lease

500 N. Atlantic Blvd. Monterey Park, CA 91754



DEMOGRAPHICS Source : STDB	Trade Area
Population (2019)	465,351
Average HH Income (2019)	\$99,853

FEATURES:

- Major entertainment retail development in the San Gabriel Valley, Southern California;
- Offering one of a kind shopping, dining and entertainment experience, anchored by AMC Theatres and 24 Hour Fitness;
- International eateries featuring Cantonese Dim Sum, Seafood, Hong Kong Style Café, Revolving Sushi, Hot Pot, Ramen, Dumplings, Curry, Dessert houses and etc.
- Located on Atlantic Boulevard, just south of the 10 Freeway;
- Atlantic Times Square is the premier life-style center in the City of Monterey Park;
- Over 205,000 square feet of retail, restaurant, and entertainment space;
- 210 luxurious residences;
- Convenient access—three major freeways access, I-10; SR-60 and I-710.
- Exceptional opportunities for fashion boutiques, jewelry, watches, eyewear, leather goods, books, music, skin care, cosmetics, portable electronics, and specialty restaurant tenants to join us.

For more information, please contact BP International, Inc.

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650 W. Duarte Rd., #1088, Arcadia, CA 91007

Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net



The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

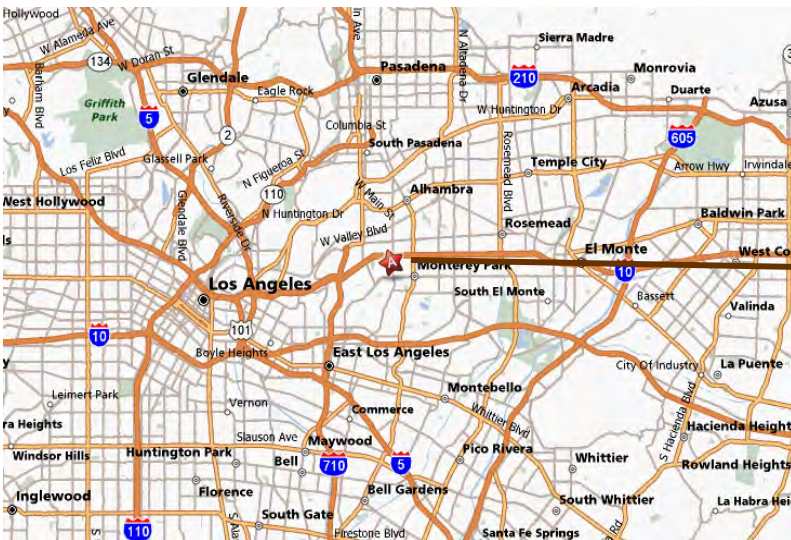


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Our commercial space are occupied by national, regional, and local retailers, along with extensive entertainment and dining businesses. Our designers have created a beautiful outdoor/indoor space with thoughtful customer amenities. Don't miss out on a chance to be a part of the newest social scene.



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Second Floor:
12,000 +/- Atlantic Seafood and Dim Sum Restaurant
5,977 +/- AVAILABLE (Turn Key Restaurant)



ATLANTIC BLVD.

ATLANTIC BLVD.

ATLANTIC BLVD.



Elevator



Escalator



Parking



Demographic and Income Profile

Polygon
Area: 52.69 square miles

Prepared by Esri

Summary	Census 2010	2018	2023
Population	447,338	465,351	476,591
Households	157,458	162,623	165,860
Families	109,036	112,744	115,151
Average Household Size	2.81	2.83	2.84
Owner Occupied Housing Units	75,617	74,285	80,536
Renter Occupied Housing Units	81,841	88,337	85,324
Median Age	39.7	40.9	41.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.48%	0.82%	0.83%
Households	0.39%	0.76%	0.79%
Families	0.42%	0.76%	0.71%
Owner HHs	1.63%	1.73%	1.16%
Median Household Income	3.47%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	15,647	9.6%	12,588	7.6%
\$15,000 - \$24,999	13,250	8.1%	11,019	6.6%
\$25,000 - \$34,999	11,703	7.2%	9,719	5.9%
\$35,000 - \$49,999	17,321	10.7%	15,239	9.2%
\$50,000 - \$74,999	27,887	17.1%	26,799	16.2%
\$75,000 - \$99,999	20,149	12.4%	20,862	12.6%
\$100,000 - \$149,999	26,455	16.3%	30,607	18.5%
\$150,000 - \$199,999	13,608	8.4%	16,580	10.0%
\$200,000+	16,603	10.2%	22,447	13.5%
Median Household Income	\$69,617		\$82,544	
Average Household Income	\$99,853		\$118,612	
Per Capita Income	\$35,360		\$41,731	

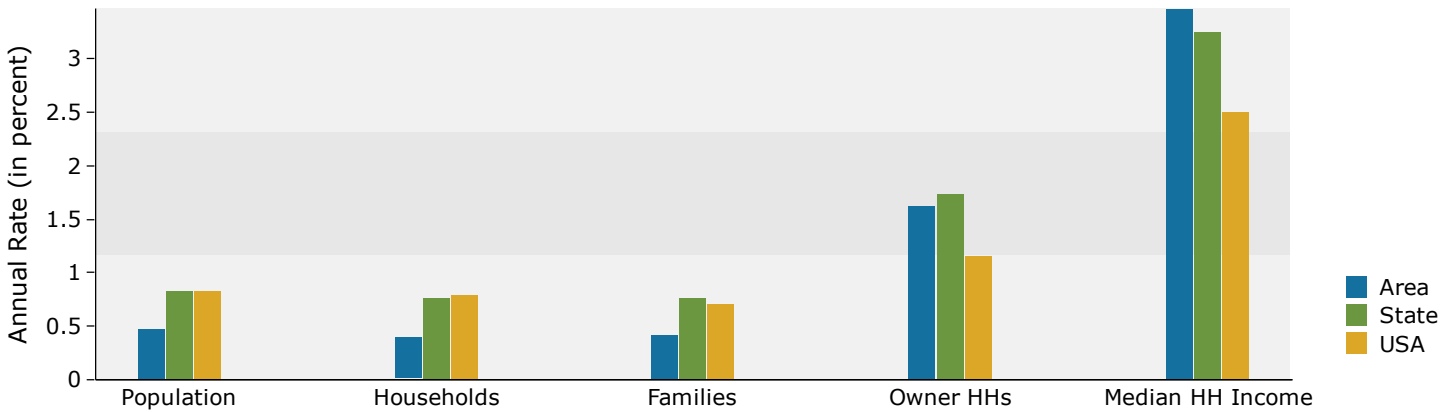
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,929	5.1%	21,880	4.7%	22,417	4.7%
5 - 9	23,597	5.3%	22,913	4.9%	22,279	4.7%
10 - 14	25,868	5.8%	24,908	5.4%	23,845	5.0%
15 - 19	28,251	6.3%	25,924	5.6%	24,380	5.1%
20 - 24	28,835	6.4%	29,375	6.3%	27,425	5.8%
25 - 34	64,022	14.3%	69,249	14.9%	71,217	14.9%
35 - 44	65,772	14.7%	62,990	13.5%	67,644	14.2%
45 - 54	69,057	15.4%	65,083	14.0%	62,282	13.1%
55 - 64	54,579	12.2%	62,406	13.4%	63,476	13.3%
65 - 74	31,755	7.1%	44,280	9.5%	50,254	10.5%
75 - 84	21,704	4.9%	23,826	5.1%	28,408	6.0%
85+	10,968	2.5%	12,516	2.7%	12,966	2.7%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	150,196	33.6%	146,742	31.5%	145,123	30.5%
Black Alone	9,975	2.2%	9,842	2.1%	9,701	2.0%
American Indian Alone	2,304	0.5%	2,290	0.5%	2,283	0.5%
Asian Alone	224,049	50.1%	241,663	51.9%	252,847	53.1%
Pacific Islander Alone	337	0.1%	346	0.1%	352	0.1%
Some Other Race Alone	45,419	10.2%	47,918	10.3%	49,091	10.3%
Two or More Races	15,059	3.4%	16,551	3.6%	17,195	3.6%
Hispanic Origin (Any Race)	116,428	26.0%	122,771	26.4%	127,767	26.8%

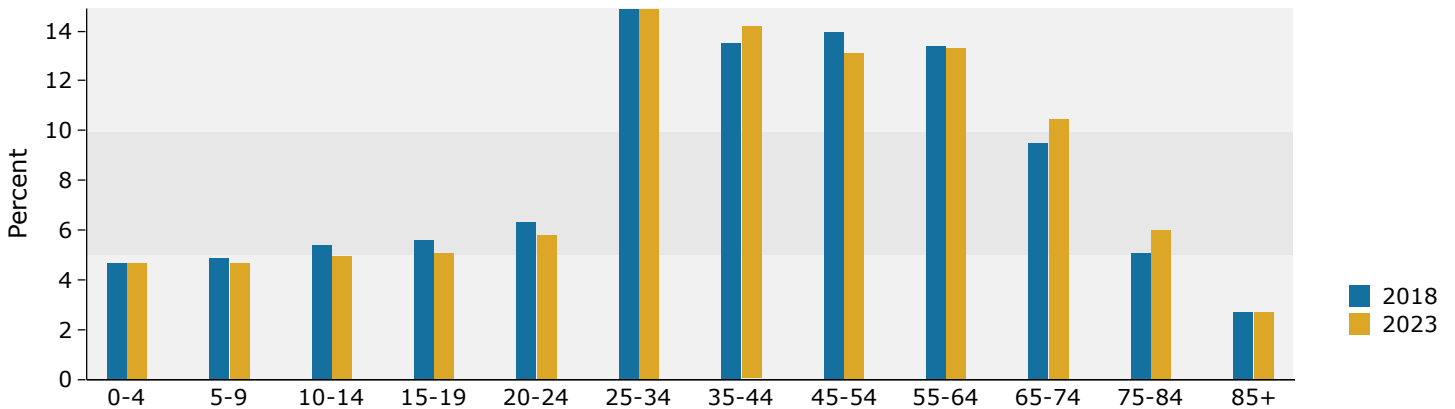
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

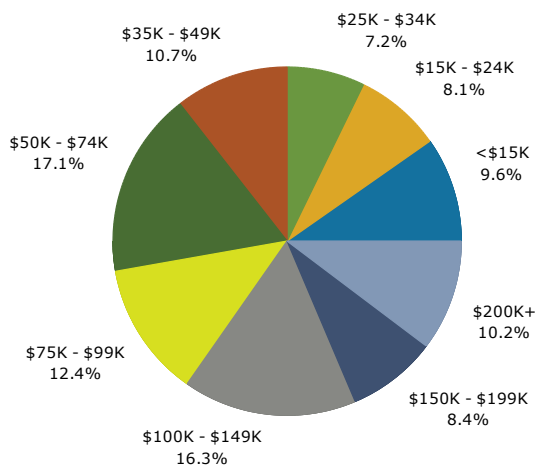
Trends 2018-2023



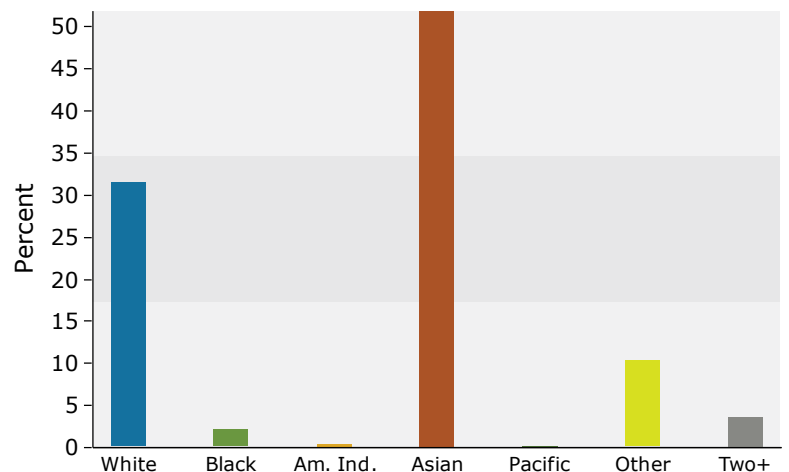
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 26.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.