



*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

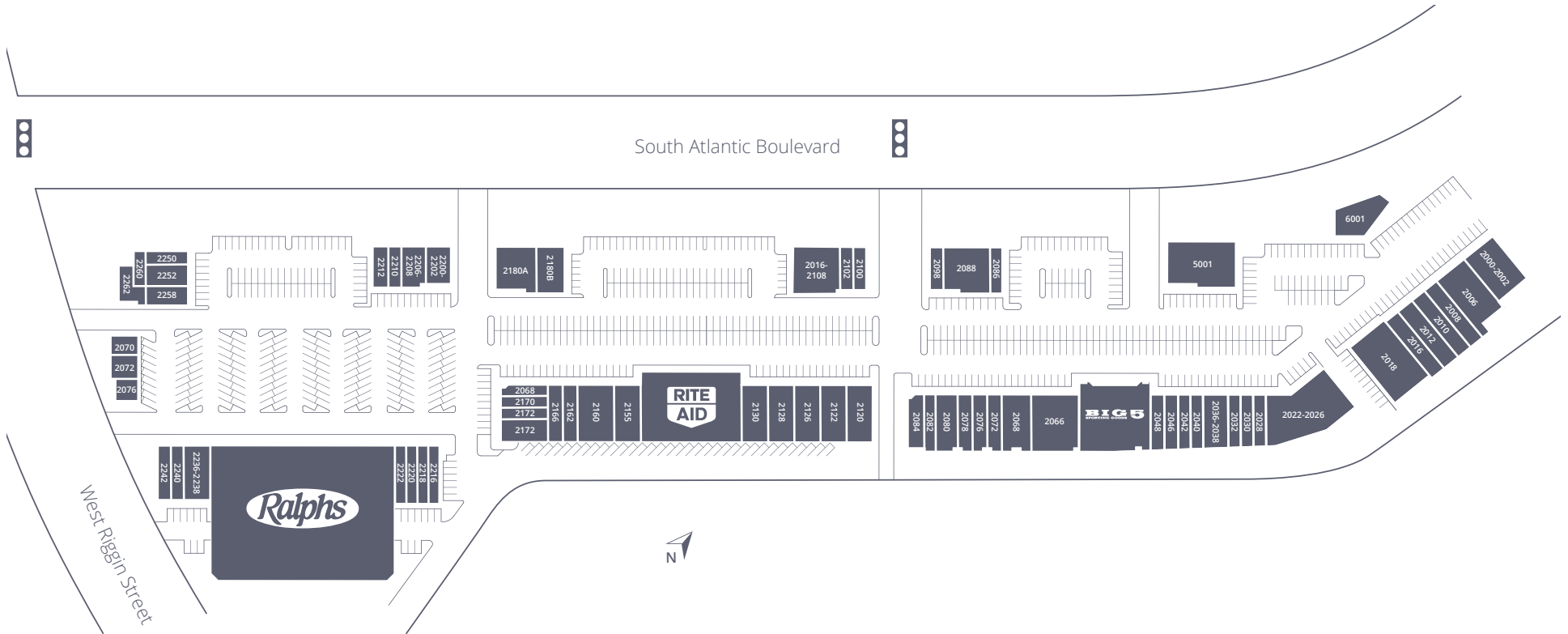
60 Freeway & S. Atlantic Boulevard

**51,000** ADT

S. Atlantic Boulevard & W. Riggan Street

**TOTAL SQUARE FEET: 208,168**

South Atlantic Boulevard



## LEASING MANAGER

Mika Kurmanaliyeva

P 949-662-2134

C 949-231-7285

mkurman@trcretail.com

License #01894929

## PROPERTY MANAGER

Krista Lesa

P 562-762-4722

C 213-949-2047

klesa@trcretail.com

## TRC REGIONAL OFFICE

The Quad

13542 Whittier Blvd.

Whittier, CA 90605

P 562-762-4722

## 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.

DISCLAIMER: The contents and information contained in this brochure are intended for general marketing purposes only and should not be relied upon by any person as being complete or accurate. No TRC employee or agent of TRC is representing that the information contained in this brochure is complete or accurate. Any information of special interest should be obtained through independent verification.