



City of Monterey Park

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Monterey Park

CITY IN MOTION. DRIVEN BY INNOVATION.

Retail Development Opportunities

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San Gabriel Valley Profile



- Population of over 2 million
- Larger population size than San Fernando metro area
- Valley covers 400 sq. miles with 30 incorporated cities
- Fast-growing diversified business base
- Seven major freeways
- Strong international trade
- Demographics
 - 52% Hispanic
 - 25% Asian Pacific Islander
 - 19% Caucasian
 - 4% African American
- Two major metro rails: Metro Gold Line & Metrolink
- Region known as intellectual capital of California
- 32 world-renowned colleges, universities and graduate schools including Cal Tech, Cal State LA, Cal Poly Pomona, Azusa Pacific, La Verne, Claremont Colleges and more.

Monterey Park Profile

Monterey Park is ranked #3 in “America’s Best Places to Live 2017” and #2 in the “10 Best Places in America to Raise a Family” by Money Magazine.



DEMOGRAPHICS

- Population: 61,000
- Education (with Bachelor’s Degree 25 years and older): 31.8%
- Median income: \$61,819
- Median Age: 44 years young



AIRPORTS

- BURBANK | HOLLYWOOD BURBANK AIRPORT (BUR)
- LONG BEACH | LONG BEACH AIRPORT (LGB)
- LOS ANGELES | LOS ANGELES INTERNATIONAL AIRPORT (LAX)
- ONTARIO | ONTARIO INTERNATIONAL AIRPORT (ONT)
- ORANGE COUNTY | JOHN WAYNE AIRPORT (SNA)



TALENT POOL FROM WORLD-RENOWNED EDUCATIONAL INSTITUTIONS

- East Los Angeles College, with approximately 40,000 students, is located within Monterey Park.
- Cal State University, Los Angeles, is located adjacent to the city.
- Caltech, Occidental College, Whittier College, Art Center College of Design, and Loyola Law School are nearby.

- 21.2 MI
- 25.1 MI
- 26.9 MI
- 32.1 MI
- 40.7 MI



Monterey Park Profile



New & Existing Developments in Monterey Park

- Raising Cane's
- Fire Wings
- Jersey Mike's
- Chipotle
- Ono Hawaiian BBQ
- Courtyard by Marriott
- Holiday Inn Suites and Condominiums Mixed-Use
- Monterey Park Market Place
- Atlantic Square Shopping Center
- Prado Shopping Center
- Atlantic Times Square Shopping Mall & Mixed-Use
- Celadon Center Downtown Commercial/Residential Mixed-Use
- The Charles Company Residential/Commercial Mixed-Use
- Monterey Park Corporate Center
- McCaslin Business Park
- And many more!



NORTH ATLANTIC DISTRICT

The North Atlantic Corridor is a gateway into the city. This area has recently experienced growth by the hospitality industry. Located in close proximity to the San Bernardino freeway (I-10) and encompassing the crossroads of two major thoroughfares; Atlantic Boulevard and Garvey Avenue.

The promise of new hotels has captured the interest of other property owners along the corridor to entice new commercial businesses.





Courtyard by Marriott

555 N Atlantic Blvd.

The site is approximately 2.14 acres located directly across from the Atlantic Times Square mixed-use project and adjacent to the San Bernardino Freeway (I-10). A second floor pool deck is provided including a pool, spa, decorative water feature, outdoor seating, wood benches with trellis canopies, fire pit, outdoor bar, shaded cabanas, and outdoor media and T.V. lounge.

- 288 Hotel Rooms
- Bistro - Breakfast Restaurant
- Five 55 - Elevated Bar Experience





Atlantic & Garvey Mixed-Use

- Location: SW of Atlantic Blvd. and Garvey Avenue
- 77 Residential Units
- Apartment/Commercial Mixed-Use





Holiday Inn Suites and Condominium Mixed-Use

420 N Atlantic Blvd.

- 134 hotel rooms
- 84 condominium units





Garvey & Atlantic

795 W. Garvey Avenue

- Located within the North Atlantic District.
- Mixed-use commercial & retail
- 5,000 sq. ft. retail / 5,000 sq. ft. office



SE Corner Atlantic Boulevard & Garvey Avenue

780 W. Garvey Avenue

- Located at the intersection of two major thoroughfares
- The site is within a quarter mile of the San Bernardino freeway (I-10).
- ½ mile from the SR-10 freeway
- Vacant land



Atlantic Times Square

500 N. Atlantic Blvd.

- Location: Southeast corner of Atlantic Boulevard and Hellman Avenue, south of the San Bernardino Freeway (I-10)
- 230,000 sq. ft. of retail entertainment space
- AMC 14 screen cineplex, 24 Hour Fitness, Atlantic Seafood Restaurant, and more
- Integrated mixed use with 210 high quality condos



Monterey Park Mall

428 S Atlantic Blvd.

- Location: Located in the 400 block of North Atlantic Boulevard.
- The Monterey Park Mall is anchored by NBC Restaurant and LA Fitness.
- Visible on along a major business corridor; one block south of the intersection of Atlantic Boulevard and Garvey Avenue



Major Retail Center

221 N. Atlantic Blvd.

- Location: Northeast corner of Atlantic Boulevard & Emerson Avenue.
- Ten suites are contiguous and can be combined make a larger suite up to 16,776 square feet located directly across from a Ralphs and adjacent to the San Bernardino Freeway (I-10) and close the Long Beach Freeway (I-710).



Celadon Center

- Located in Downtown Monterey Park - Corner of Garfield Avenue and Garvey Avenue
- 44,102 sq. ft. Commercial retail and restaurants
- 3-level subterranean parking



Celadon Main Plaza



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Celadon Urban Lounge



Celadon Food Hall



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Selina Building

540 W. Garvey Avenue

Located at the intersection of two major thoroughfares. The site is within a quarter mile of the San Bernardino freeway (I-10).

- Mixed-use commercial & retail
- 5,000 sq. ft. retail / 5,000 sq. ft. office



Jade Plaza

301 - 327 E. Garvey Avenue

Located east of Downtown Monterey Park, Jade Plaza is a newly constructed plaza, rebuilt after a fire damage.

- New tenants in build-outs
- Tenant spaces ranges from 640 to 2,916 sq. ft.



Prado Center

2107 S. Atlantic Blvd.

- Community shopping center adjacent to Atlantic Square Shopping Center and the Pomona Freeway (SR-60)
- Serves students of East Los Angeles College and large area of Monterey Park, Montebello and Los Angeles



Atlantic Square Shopping Center

2000-2276 S. Atlantic Blvd.

- Convenience of a community shopping center with broad selection of tenants such as Ralph's grocery, Boston's Market, etc.
- Serves 35,000 at East Los Angeles College just one block away
- Serves large residential area of Monterey Park, Montebello and Los Angeles



Atlantic Square - North End Redesign

2000-2276 S. Atlantic Blvd.

- Redeveloping 30,000 sq. ft. of the shopping center



Monterey Park Market Place

500,000 SQ FT | Commercial Center

Located next to the Pomona Freeway (SR-60) this 500,000 square foot power center is currently under construction. The main anchors are Home Depot and Costco. Other tenants include the Guitar Center, Buffalo Wild Wings, Chick-Fil-A, In-N-Out, Starbucks, Ono Hawaiian BBQ, and Panda. This 43 acre site has grade level visibility from the SR-60 freeway unmatched by any retail project in the region.

Future Expansion: Phase III – 140,000 +/- sq. ft.

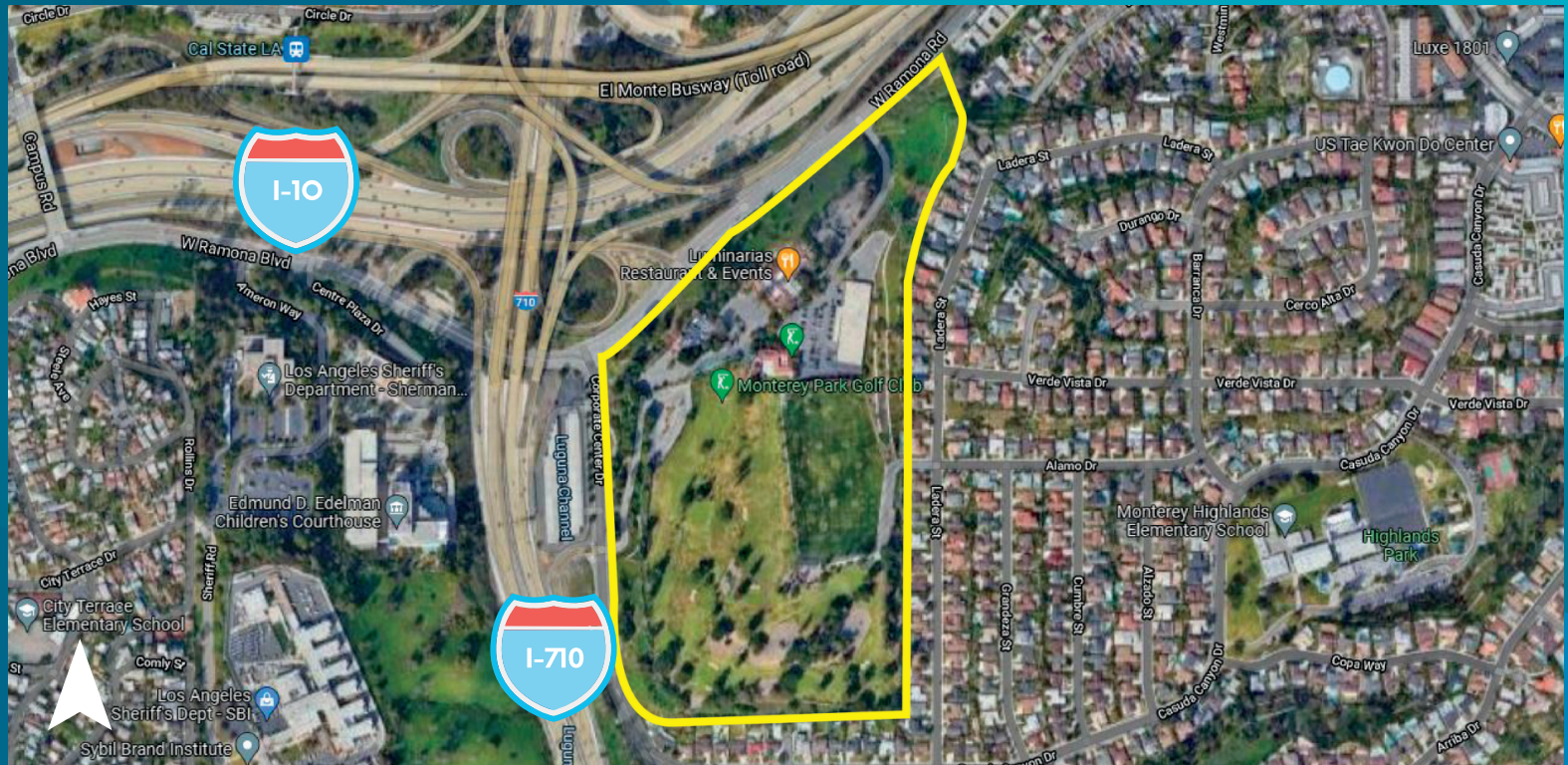




Major Development Opportunity

3500 W. Ramona Blvd.

- 47 Acres of city-owned land
- Potential Development Options:
 - Restaurant
 - Residential
 - Mixed-Use
 - Retail
 - Hospitality
 - And more





Industrial/Commercial Flex Space

217 S. Garfield Avenue

- The property is located along South Garfield Avenue within walking distance of the major intersection of Garvey and Garfield Avenues and the heart of Monterey Park's downtown.
- Street front industrial flex space with offices offers numerous possibilities.
- 5,500± sq. ft. under a bow truss canopy, ideal as a warehouse/showroom.
- 2,950± sq. ft. of 2nd floor offices
- 5,900± sq. ft. of warehouse/storage with 5 ground level loading doors.



Retail Building

1800 W. Garvey Avenue

- Retail building - 7,400 sq. ft.
- Complete redesign of interior and exterior
- 30 parking spaces

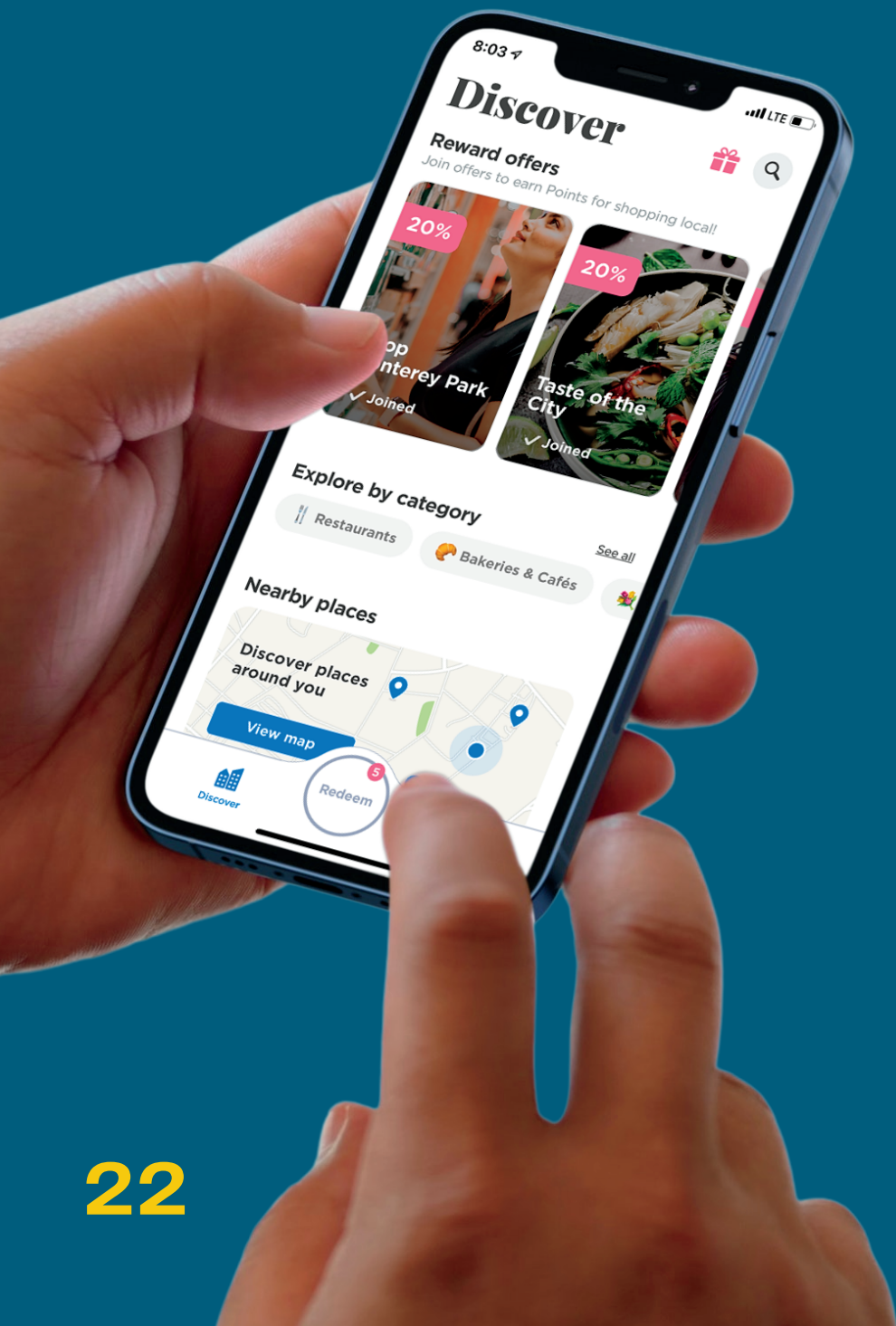


Commercial/Retail/Restaurant

1950 S. Atlantic Blvd.

- Neighboring businesses include Cook's Torta and Raising Cane's (Coming Soon)
- Many national brands nearby including Starbucks, McDonalds, Chipotle, Ralphs, CVS, Boston Market, Baskin Robbins, Fedex and more!
- 5,583 sq. ft.

Monterey Park Shop Local Rewards App Program



**EARN
POINTS.
SUPPORT SMALL
BUSINESSES.**



Download the **Monterey Park Rewards** app to learn more.

First innovative City App in the San Gabriel Valley

The city is at the forefront of technology with an innovative shop local rewards program app, Monterey Park Rewards! The Monterey Park Rewards app is a free digital platform designed to reward residents and visitors through their smartphones with City Points for shopping and dining at local businesses right here in Monterey Park. Each City Point is worth \$1, funded by the City of Monterey Park, and easily redeemed at local participating businesses.

Learn more about Monterey Park Rewards by visit www.montereypark.ca.gov/MPKRewards





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Thank you for considering Monterey Park for your retail development projects.



For more information about any of the development opportunities, please contact:

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