

FOR LEASE

883 S Atlantic Boulevard

MONTERREY PARK | CA



CBRE

883 S Atlantic Blvd.

PROPERTY HIGHLIGHTS



Shell condition spaces ready for tenant customization to suit a wide range of retail or medical buildouts.



Medical usage approved, suitable for medical or wellness practices in a healthcare oriented corridor.



Prime Monterey Park location on Atlantic Blvd, a high traffic corridor surrounded by medical offices, restaurants, and national retailers, directly across from Monterey Park Hospital.



Prominent pylon signage available and ample parking providing excellent visibility, access, and convenience for tenants and visitors.

BUILDING SUMMARY

- × RATE: \$2.95/SF NNN LOT SQUARE FEET
+ Suite G = 858 SF
- × YEAR BUILT: 1967
- × ZONING: MPC4





NEARBY TENANTS





DEMOGRAPHICS

	1 M I L E	3 M I L E S	5 M I L E S
Population			
2025 Population - Current Year Estimate	24,745	282,006	667,353
Households			
2025 Households - Current Year Estimate	9,060	91,059	215,142
Household Income			
2025 Average Household Income	\$137,714	\$111,275	\$115,897
Housing Units			
2025 Housing Units	9,522	95,224	225,326
Education			
2025 Population 25 and Over	18,874	204,390	475,662
Place of Work			
2025 Businesses	1,058	9,508	25,135
2025 Employees	11,144	100,051	257,672



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