

809 S Atlantic Blvd
MONTEREY PARK, CA 91754



RARE OWNER-USER OFFICE BUILDING WITH STRONG INCOME FOR SALE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

809 S ATLANTIC BLVD
MONTEREY PARK, CA 91754



Asking Price:	\$3,500,000
Price per SF:	\$297.47
Total Building SF:	±11,766 SF
Lot SF:	±15,000 SF
Year Built:	1999
Zoning:	C-P
Parking Ratio:	43 spaces
APN:	5253-002-035

809 S. Atlantic Boulevard offers a compelling owner-user or investment opportunity in the heart of Monterey Park. The well-maintained, three-story professional building features approximately 11,766 square feet across nine flexible office and medical office suites, elevator service and individually metered electrical service. The property also benefits from exceptional on-site parking with 43 spaces, prominent visibility along Atlantic Boulevard and convenient access to the 10, 60 and 710 Freeways.



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EXTERIOR PHOTOS

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EXTERIOR PHOTOS

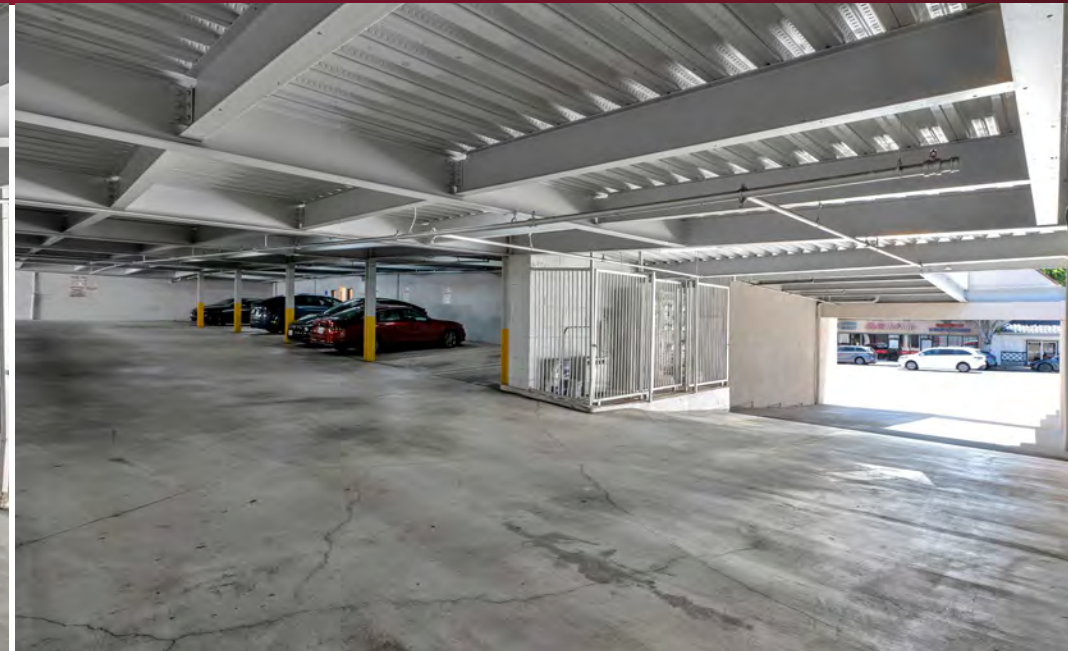
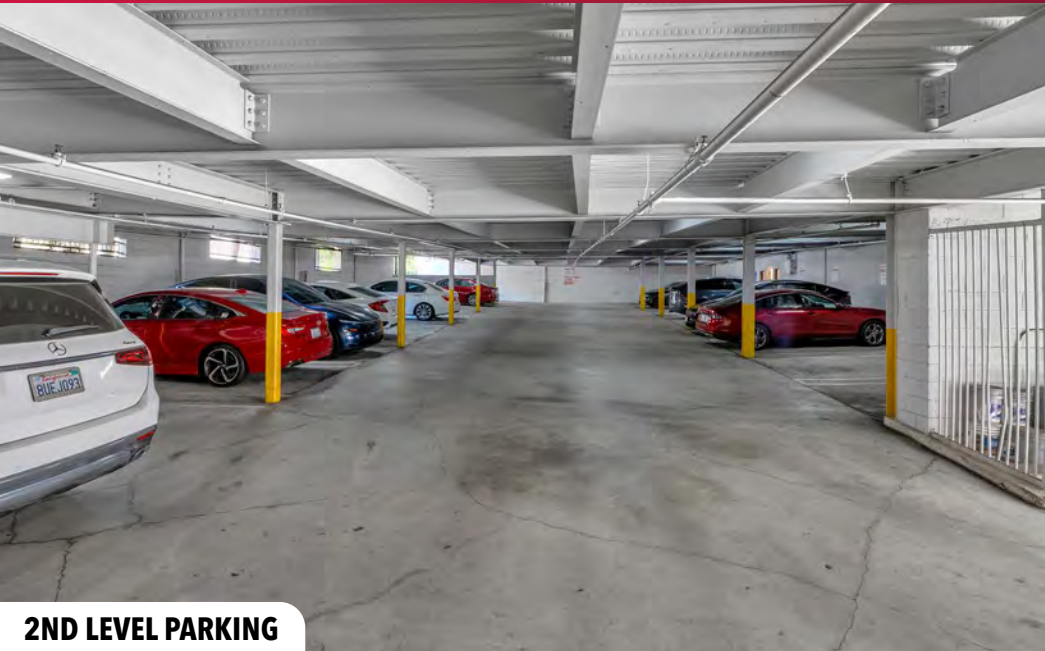
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EXTERIOR PHOTOS | PARKING

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3RD LEVEL PARKING



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INTERIOR PHOTOS

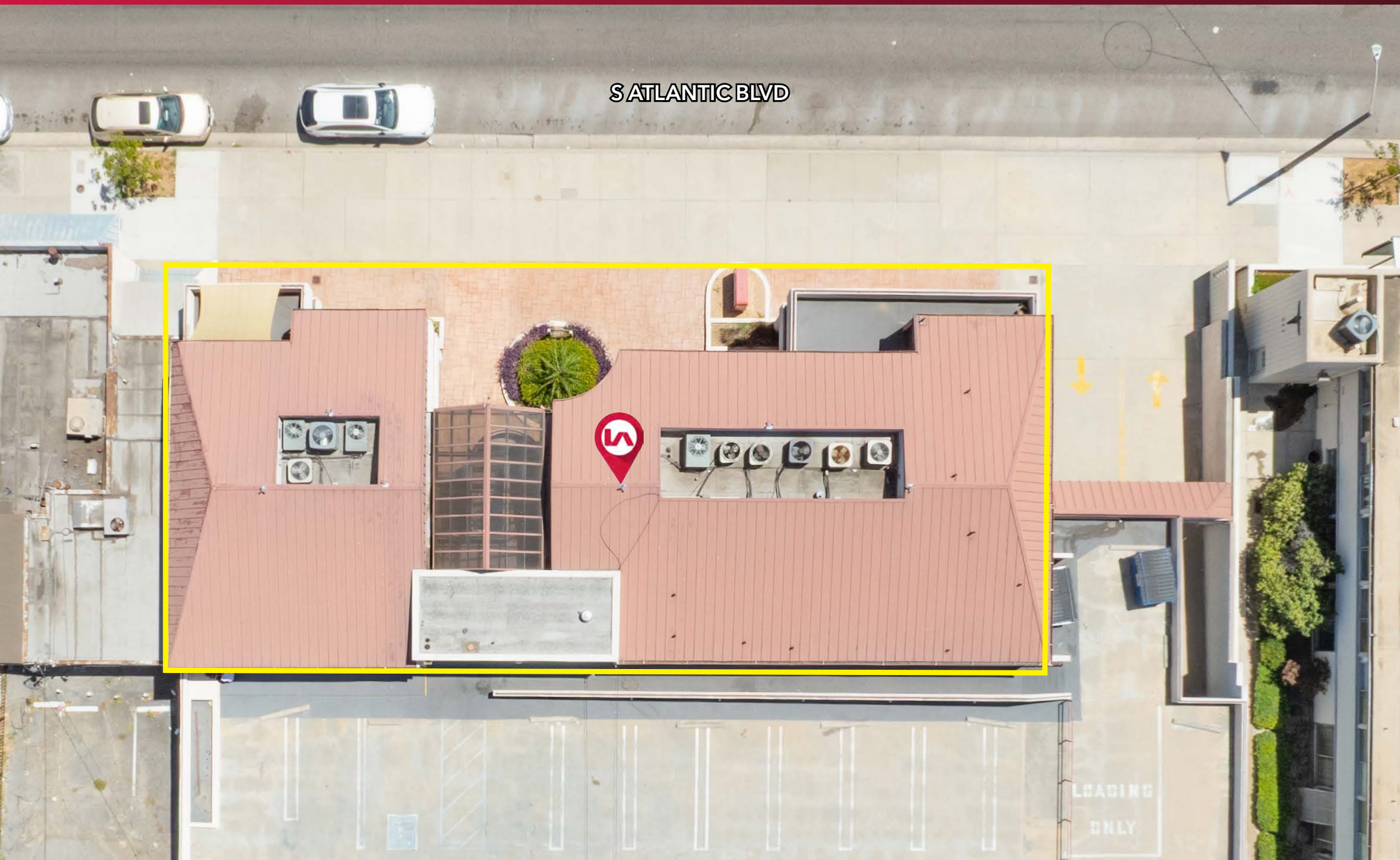
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AERIAL PHOTOS

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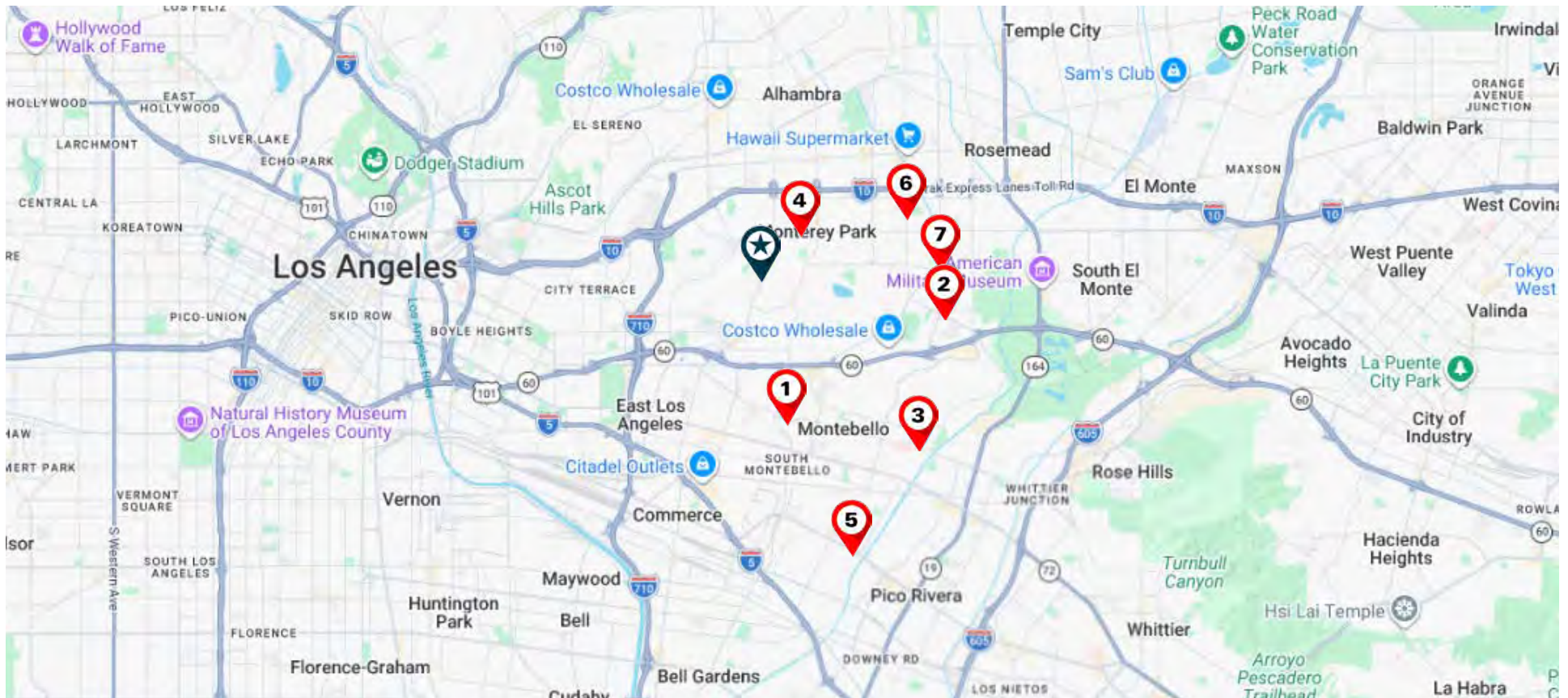


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SOLD COMPARABLES MAP

809 S ATLANTIC BLVD
MONTEREY PARK, CA 91754



 **SUBJECT PROPERTY**
809 S Atlantic Blvd., Monterey Park, CA 91754

- | | | | |
|---|--|--|--|
| 1 2617-2619 BEVERLY BLVD
Montebello, CA 90640 | 2 1305 SAN GABRIEL BLVD
Rosemead, CA 91770 | 3 229 E BEVERLY BLVD
Montebello, CA 90640 | 4 365 W GARVEY AVE
Monterey Park, CA 91754 |
| 5 511 WASHINGTON BLVD
Montebello, CA 90640 | 6 3223 DEL MAR AVE
Rosemead, CA 91770 | 7 2215 SAN GABRIEL BLVD
Rosemead, CA 91770 | |



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SOLD COMPARABLES

809 S ATLANTIC BLVD
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2617-2619 BEVERLY BLVD
MONTEBELLO, CA 90640



Sold	5/19/2026	RBA	6,949 SF
Sold Price	\$1,464,000	Built	1949
Price/SF	\$210.68	Land Area	10,360 SF



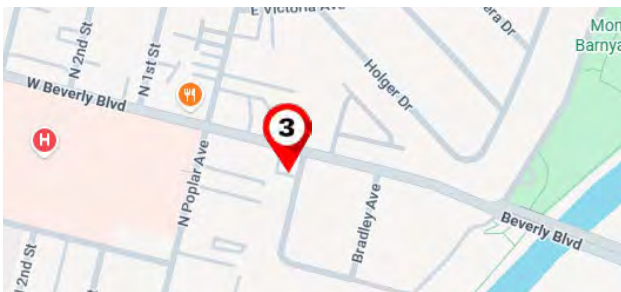
1305 SAN GABRIEL BLVD
ROSEMEAD, CA 91770



Sold	1/8/2026	RBA	6,193 SF
Sold Price	\$2,020,000	Built	2001
Price/SF	\$326.17	Land Area	10,890 SF



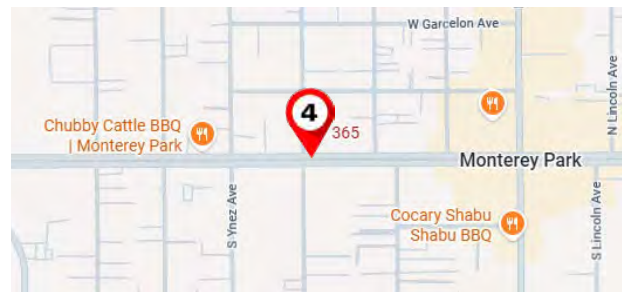
229 E BEVERLY BLVD
MONTEBELLO, CA 90640



Sold	7/3/2025	RBA	6,521 SF
Sold Price	\$2,300,000	Built/Renovated	1987/2012
Price/SF	\$352.71	Land Area	12,197 SF



365 W GARVEY AVE
MONTEREY PARK, CA
91754



Sold	5/23/2025	RBA	5,294 SF
Sold Price	\$1,960,000	Built	1980
Price/SF	\$370.23	Land Area	10,890 SF



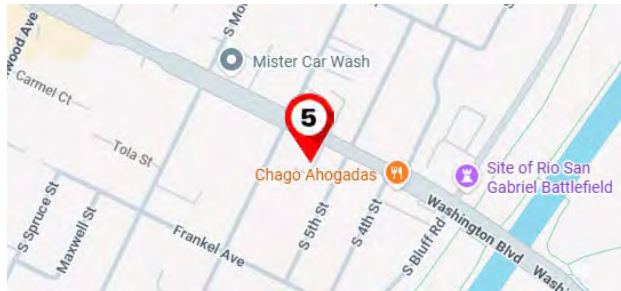
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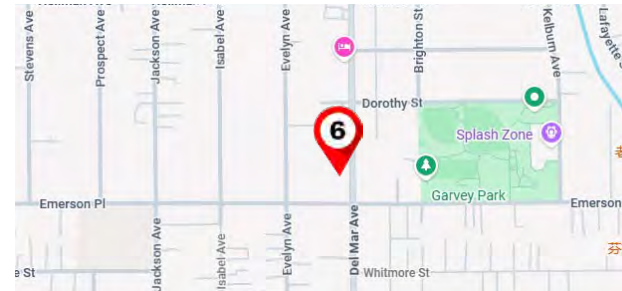
511 WASHINGTON BLVD
MONTEBELLO, CA 90640



Sold	4/16/2025	RBA	10,800 SF
Sold Price	\$2,500,000	Built	1972
Price/SF	\$231.48	Land Area	25,265 SF



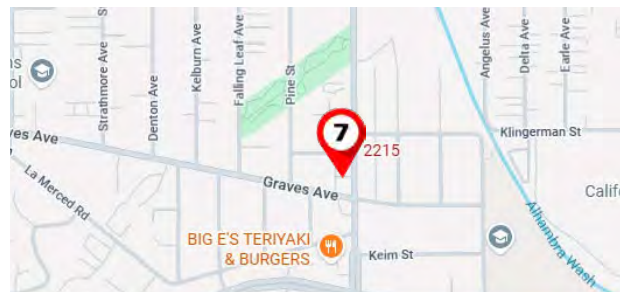
3223 DEL MAR AVE
ROSEMEAD, CA 91770



Sold	12/17/2024	RBA	6,484 SF
Sold Price	\$2,500,000	Built	1991
Price/SF	\$385.56	Land Area	12,128 SF



2215 SAN GABRIEL BLVD
ROSEMEAD, CA 91770



Sold	10/11/2024	RBA	9,169 SF
Sold Price	\$2,645,000	Built	1992
Price/SF	\$288.47	Land Area	25,700 SF



AMENITIES MAP

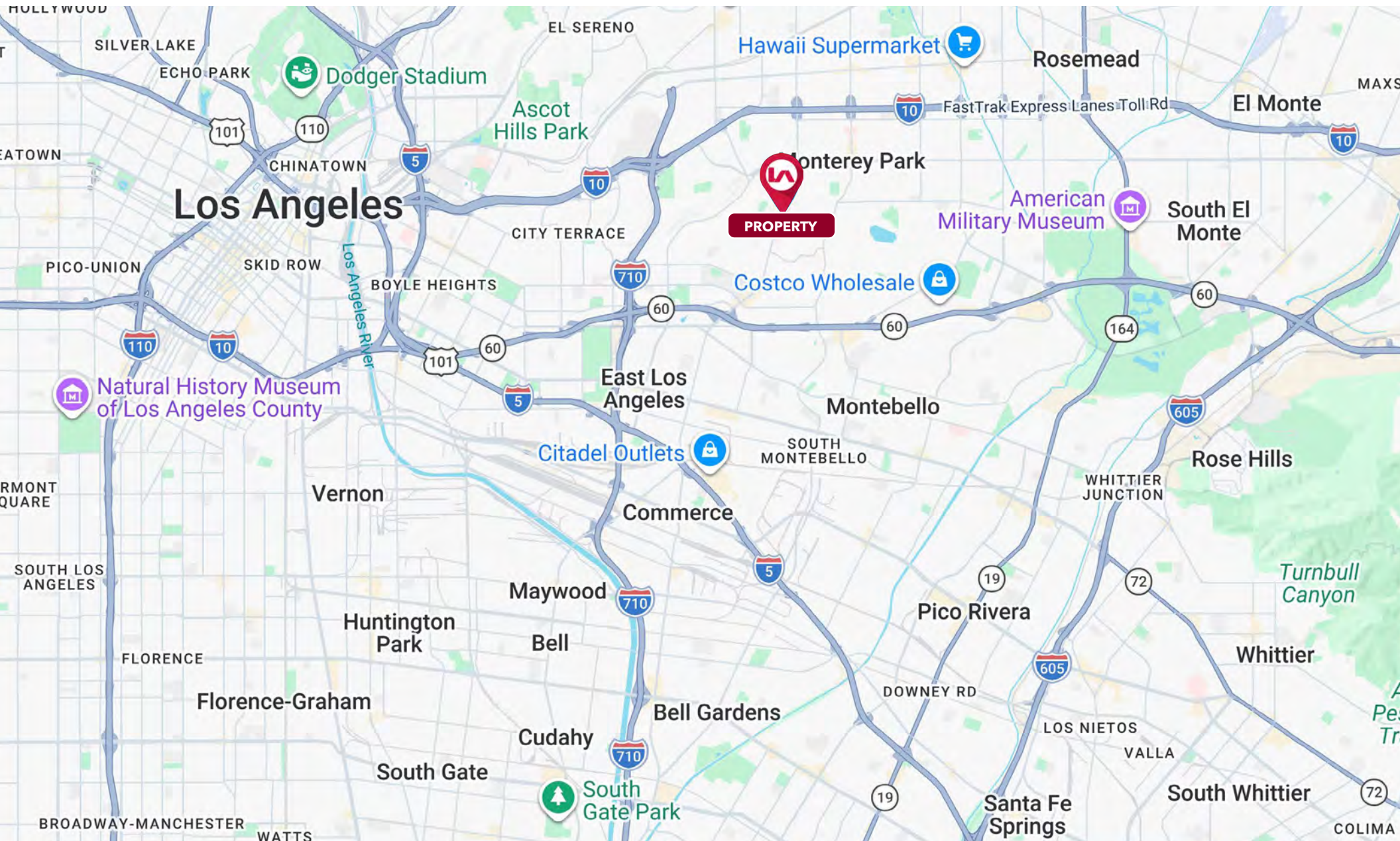
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LOCATION HIGHLIGHTS

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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	24,642	276,955	656,733
Median Age	45	40.9	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2025 Households	8,522	85,761	201,730
Avg Household Size	2.9	3.1	3.1
Avg Household Income	\$122,182	\$101,086	\$103,649
Median Home Value	\$852,869	\$774,924	\$795,880
POPULATION BY RACE	1 MILE	3 MILES	5 MILES
White	2,041	31,264	91,949
Black	174	2,654	8,091
American Indian/Alaskan Native	268	4,992	12,690
Asian	15,556	102,436	186,849
Hawaiian & Pacific Islander	25	237	547
Two or More Races	6,578	135,371	356,606
Hispanic Origin	7,412	157,637	410,200



809

S ATLANTIC BLVD

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Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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