809 S Atlantic Blvd

MONTEREY PARK, CA 91754

RARE OWNER-USER OFFICE BUILDING WITH STRONG INCOME FOR SALE

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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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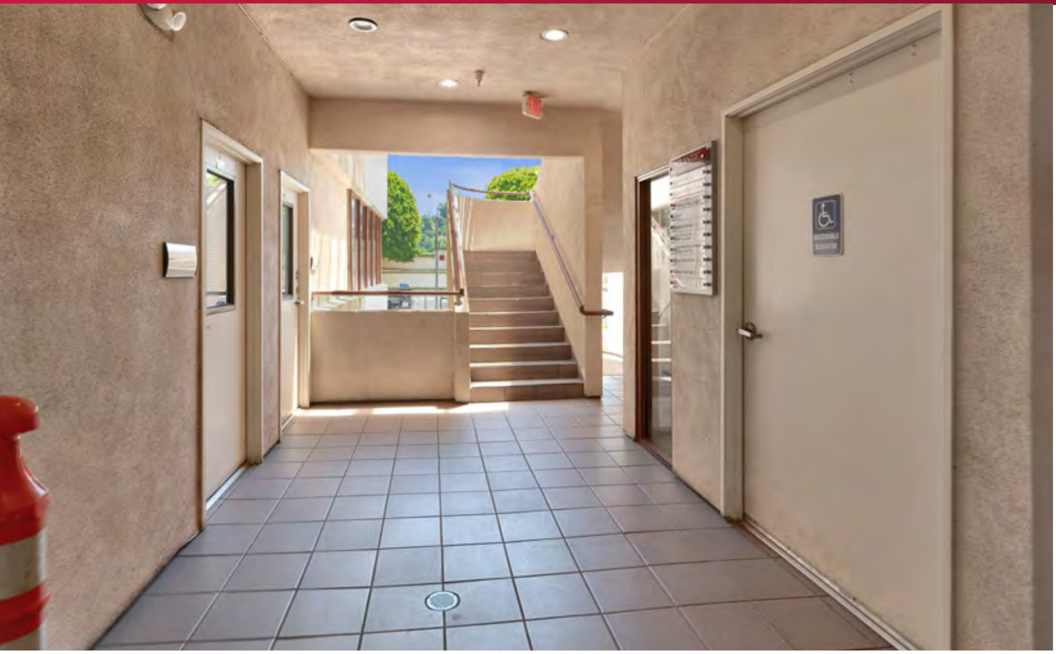

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EXTERIOR PHOTOS | PARKING

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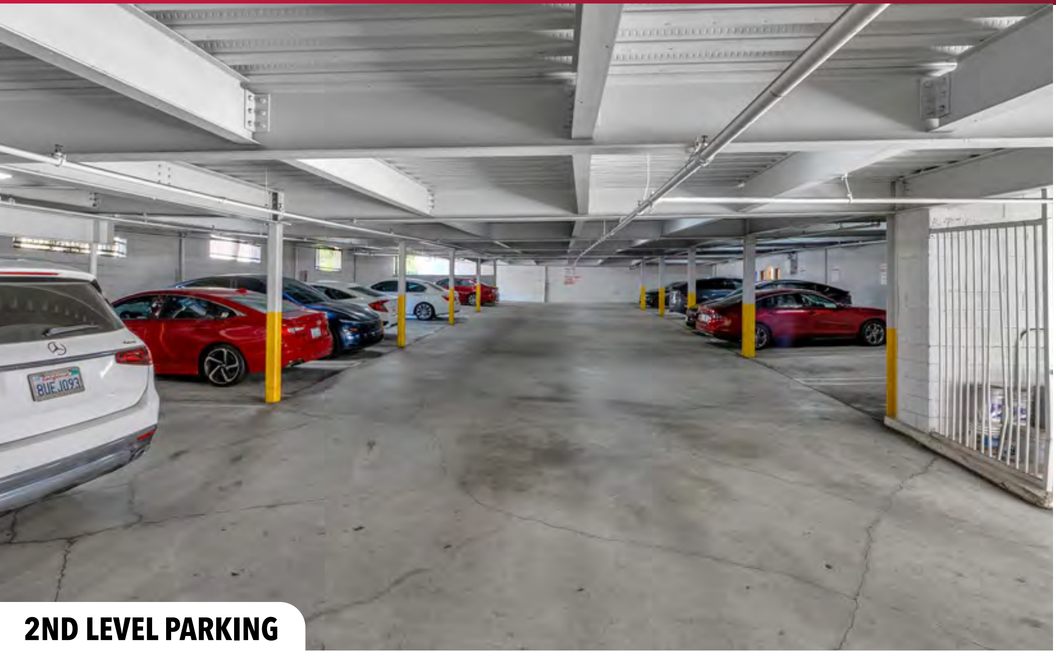
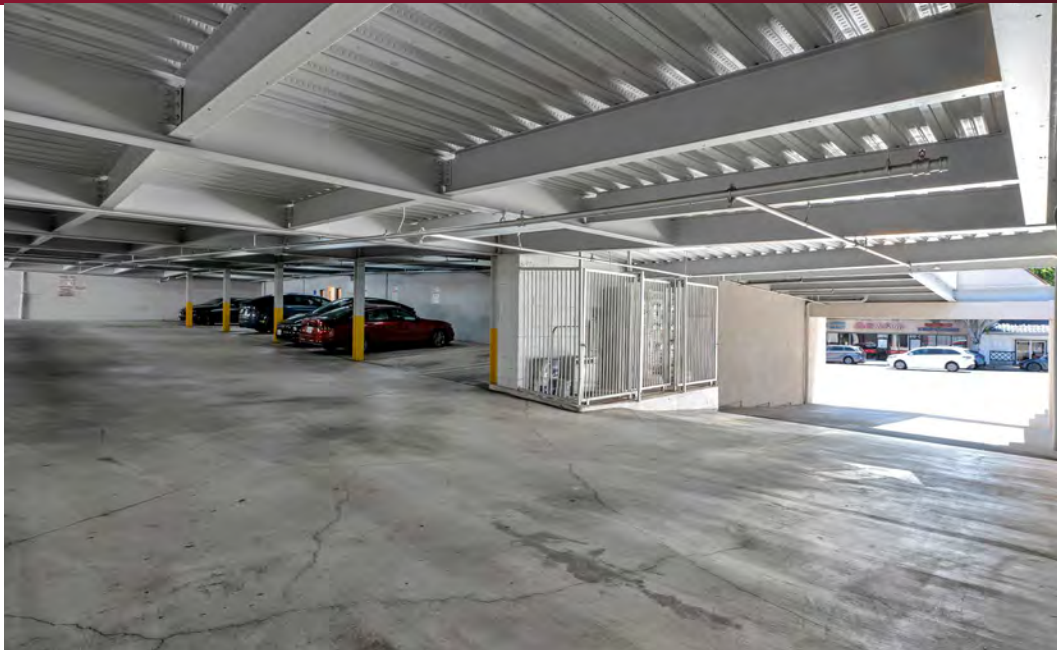

2ND LEVEL PARKING


3RD LEVEL PARKING

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INTERIOR PHOTOS

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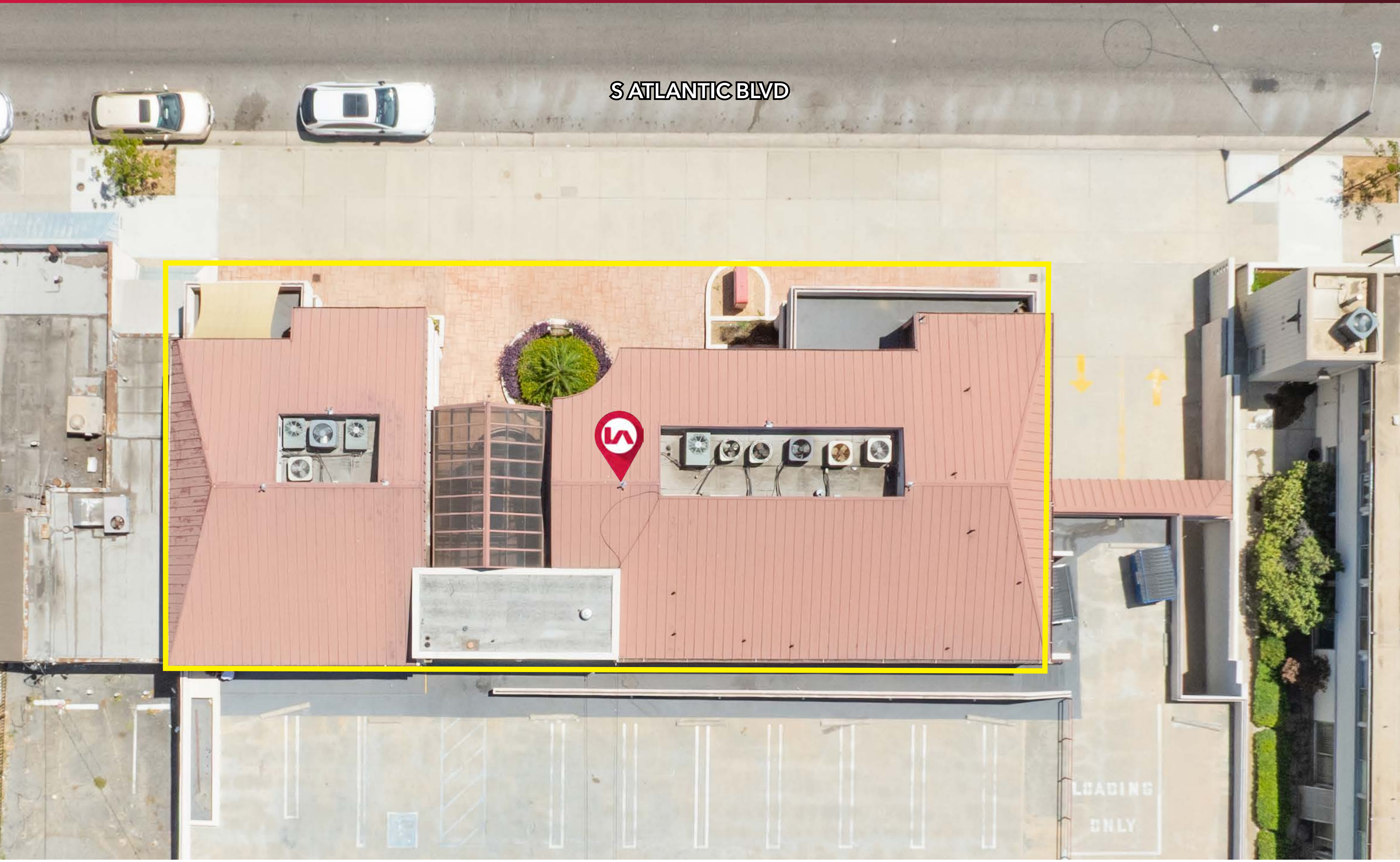
AERIAL PHOTOS



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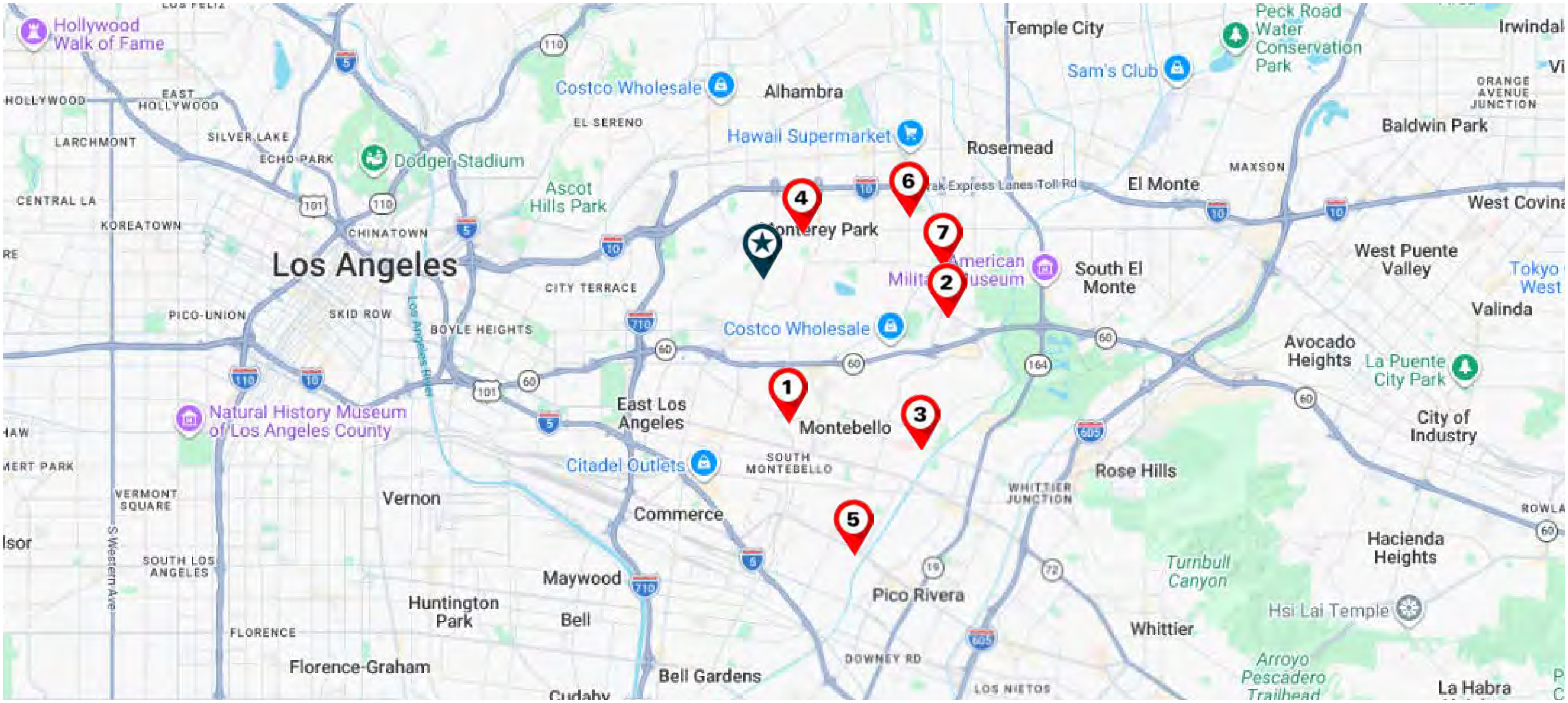

SUBJECT PROPERTY
809 S Atlantic Blvd., Monterey Park, CA 91754

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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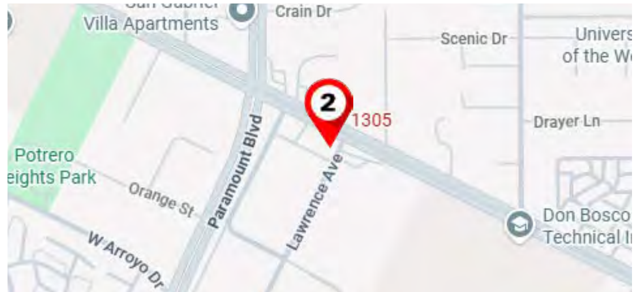
1 2617-2619 BEVERLY BLVD MONTEBELLO, CA 90640

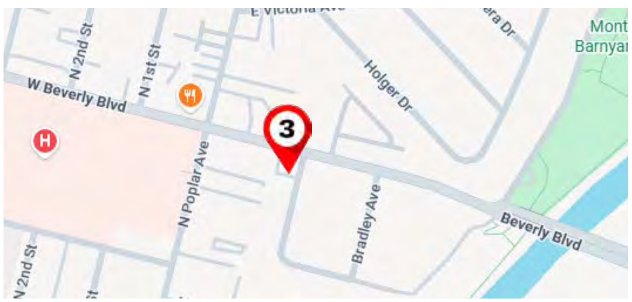
Sold	5/19/2026	RBA	6,949 SF
Sold Price	$1,464,000	Built	1949
Price/SF	$210.68	Land Area	10,360 SF

2 1305 SAN GABRIEL BLVD ROSEMEAD, CA 91770



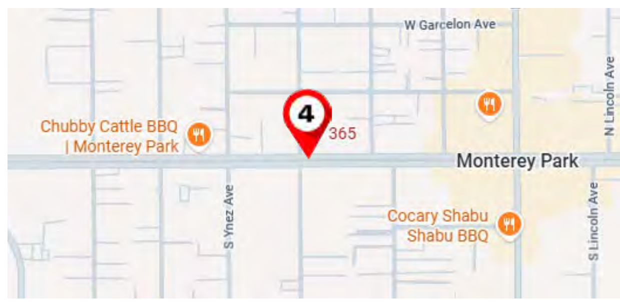
Sold	1/8/2026	RBA	6,193 SF
Sold Price	$2,020,000	Built	2001
Price/SF	$326.17	Land Area	10,890 SF

3 229 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

4 365 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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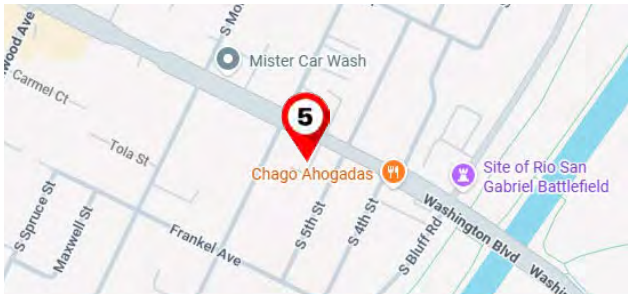
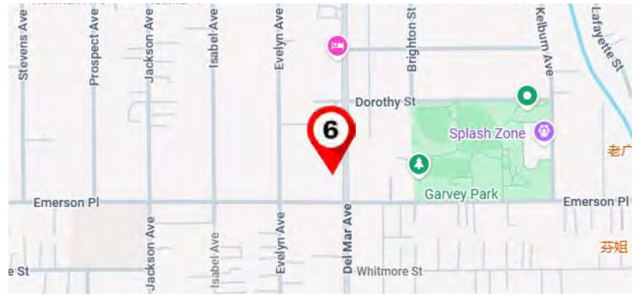
511 WASHINGTON BLVD
MONTEBELLO, CA 90640



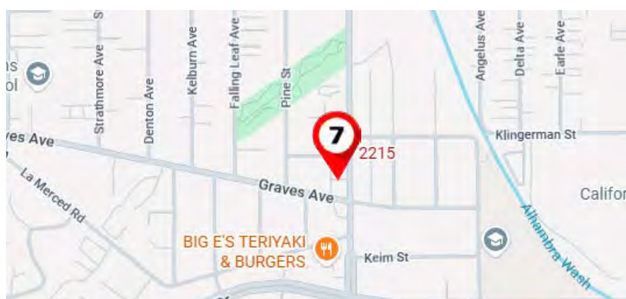
Sold	4/16/2025	RBA	10,800 SF
Sold Price	$2,500,000	Built	1972
Price/SF	$231.48	Land Area	25,265 SF

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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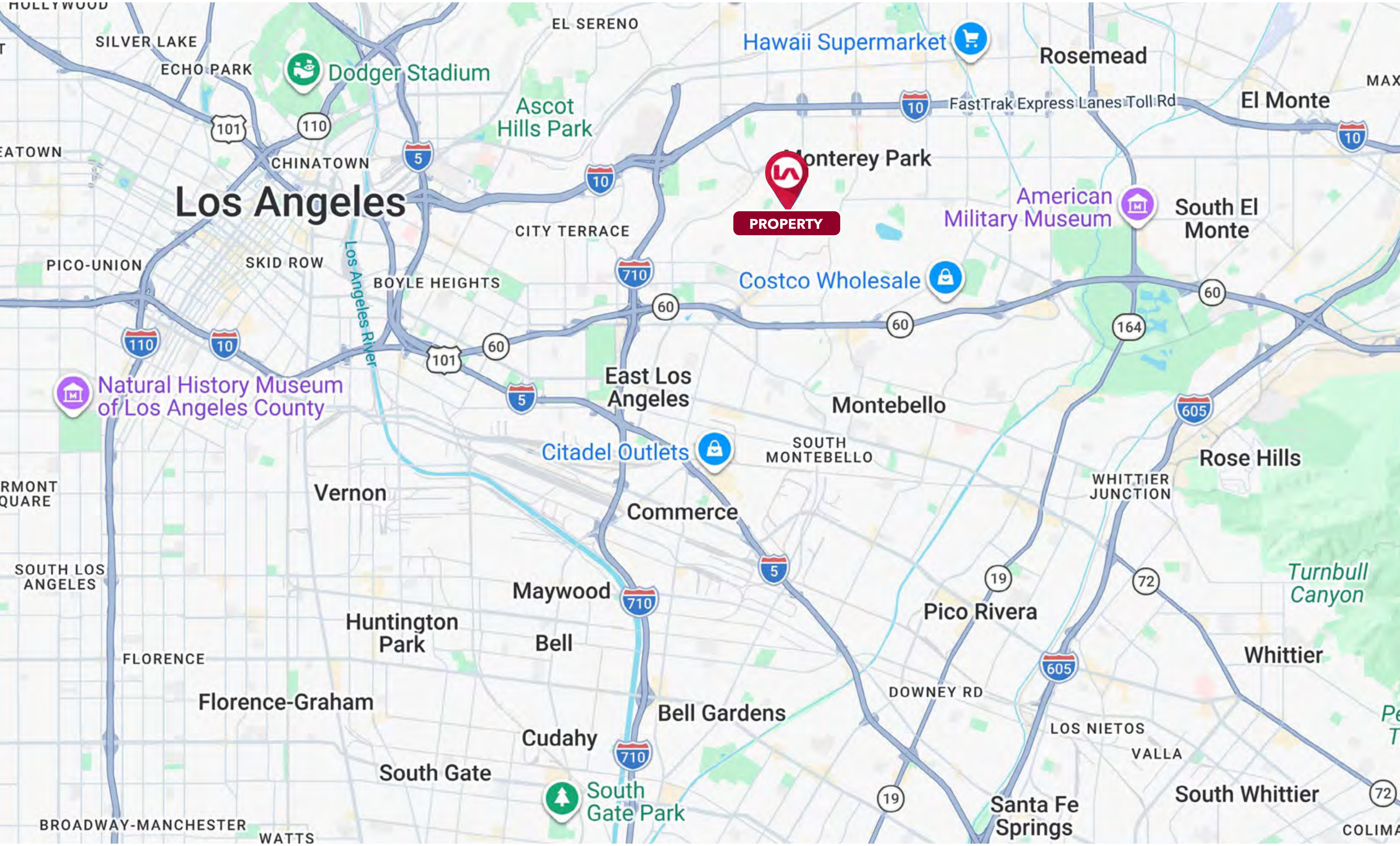

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POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	24,642	276,955	656,733
Median Age	45	40.9	39.8

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

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