

**1950 S Atlantic Blvd
Monterey Park, CA 91754**

**For Sale
\$2,980,000**



Exclusively Listed By:

John Man, President

DRE No. 01388408

Office: 626.872.6622 x1001

Direct: 626.236.2911

Email: jman@maninvestmentgroup.com

Jonathan Hua, Manager

DRE No. 01485938

Office: 626.872.6622 x1005

Direct: 626.378.3316

Email: jhua@maninvestmentgroup.com

MAN INVESTMENT GROUP
Property Management & Investment Company

**119 S. Atlantic Blvd. Suite 303
Monterey Park, CA 91754
www.ManInvestmentGroup.com**



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For Sale

1950 S Atlantic Blvd, Monterey Park, CA 91754



Features

Asking Price:	\$2,980,000
Property Type:	Free Standing Retail
Building Sqft:	5,583
Lot Size Sqft:	13,763
Year Built:	1977
APN:	5266-002-035
Parking:	20
Zoning:	MPC2
NOI:	\$184,239

Walk Score: **62**
Somewhat Walkable



Transit
Score: **TM**
Some Transit

5 nearby routes: 4 bus, 1 rail, 0 other

0.05 mi - 260 Metro Loca 0.28 mi - 84/68 Metro Lo

0.38 mi - 260 Metro Loca 0.94 mi - Metro Gold Lin

Project Description

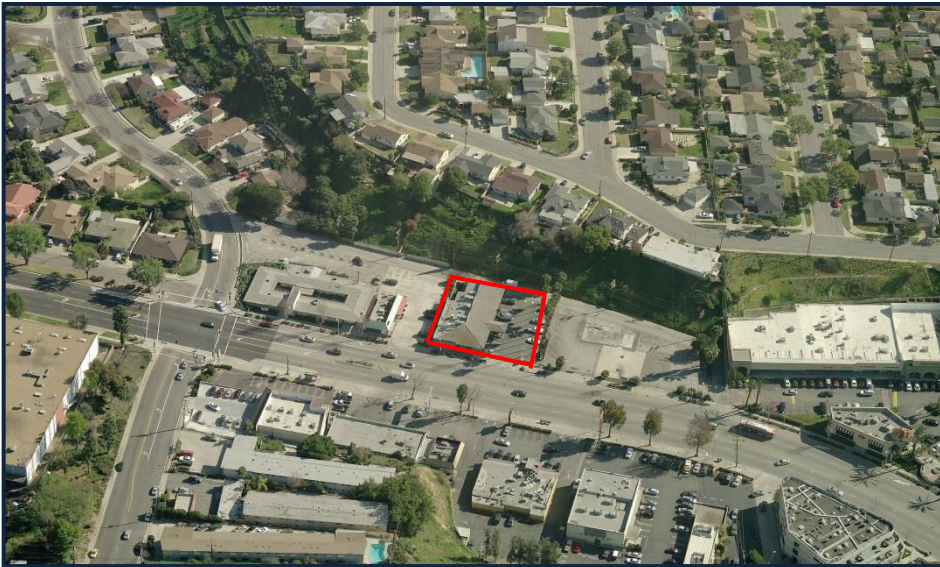
Man Investment Group, Inc. is proud to present for sale the Monterey Park Pet Center. Located near the prestigious community of Brightwood Hills and the largest commercial district in Monterey Park. Many national brands nearby including Starbucks, McDonalds, Bank of America, Chipotle, Ralphs, CVS, Boston Market, Baskin Robbins, FedEx, and Walgreens. Regional brand favorites nearby include The Hat and Cook's Tortas. Property is in walking distance to East LA College. Easy access to 60 and 710 Freeways. Daily traffic count 29,200 vehicles. Owner-user may qualify for SBA loan.

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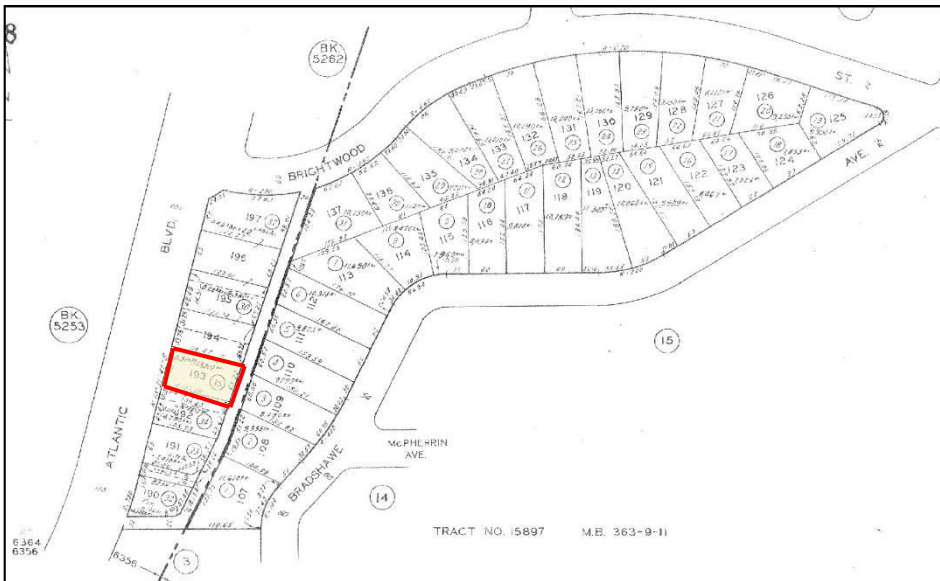
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Direct: 626.378.3316
Email: jhua@maninvestmentgroup.com

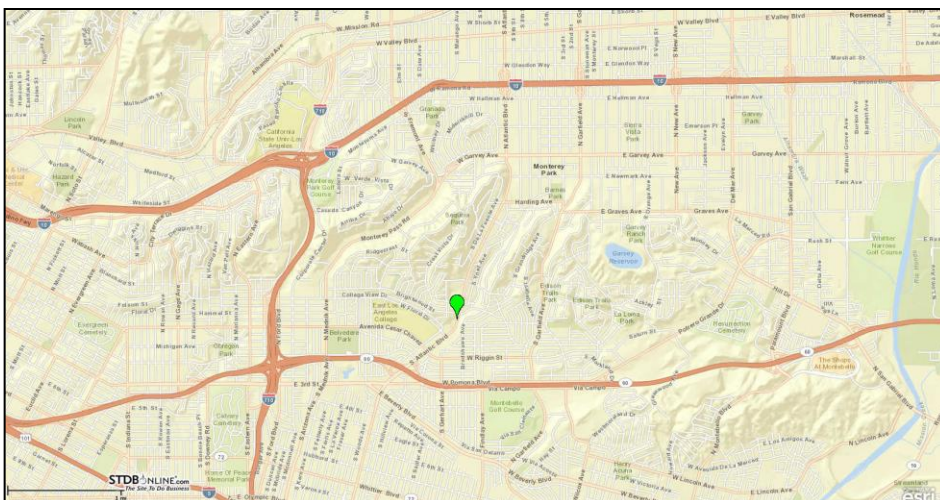
Property Maps



Satellite View



Plat Map

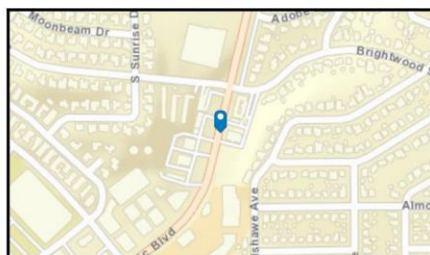
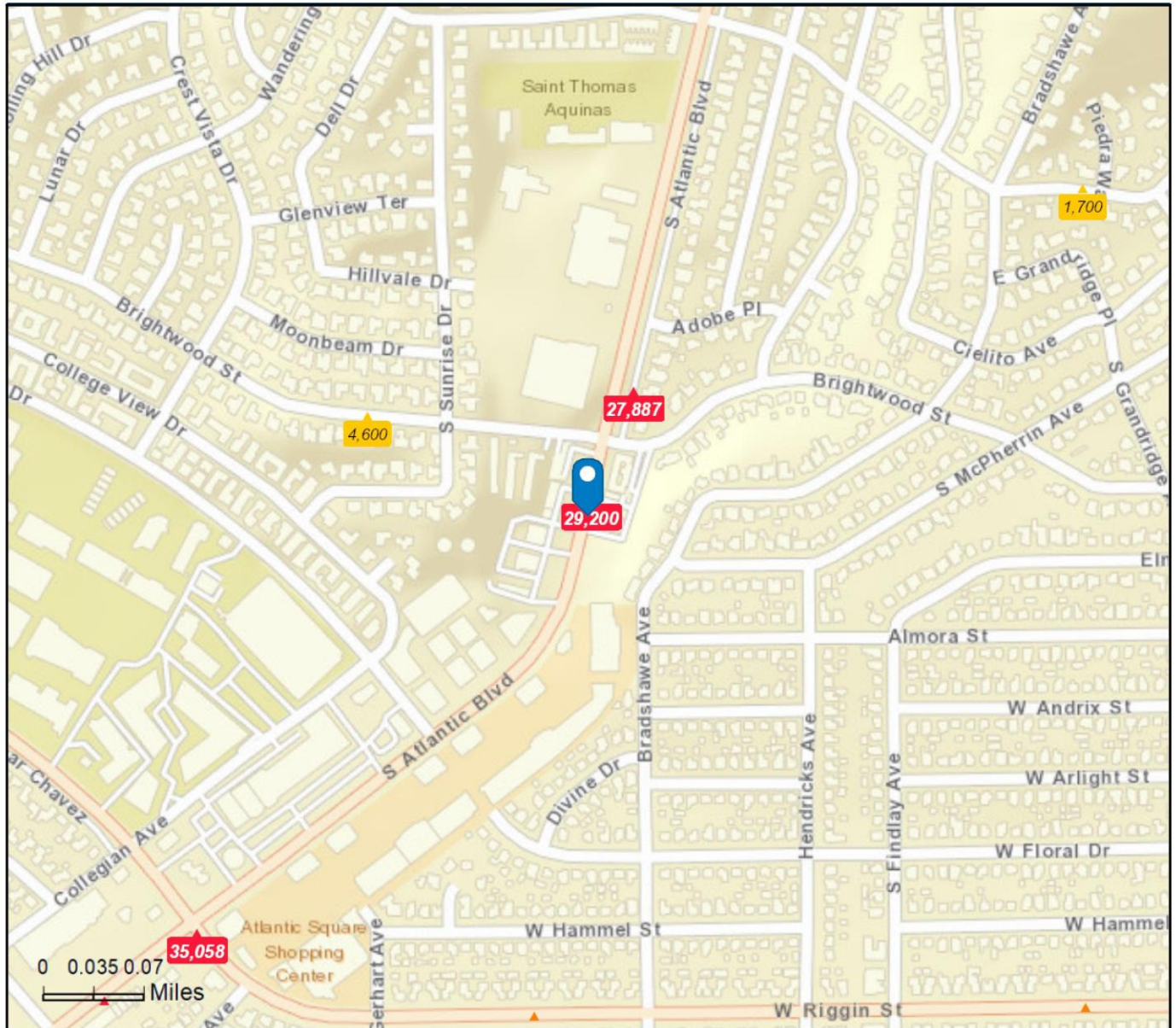


Local Map

Traffic Count Map - Close Up

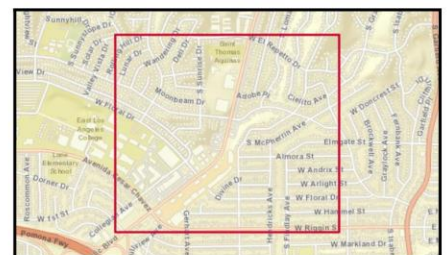
1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Rings: 1, 3, 5 mile radii

Prepared by John Man Group
Latitude: 34.04155
Longitude: -118.14170



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

May 15, 2020

Traffic Count Profile

1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Rings: 1, 3, 5 mile radii

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Latitude: 34.04155
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	S Atlantic Blvd	Brightwood St (0.04 miles N)	2005	29,200
0.09	S Atlantic Blvd	Brightwood St (0.04 miles SW)	1999	27,887
0.17	Brightwood St	Sunrise Dr (0.06 miles E)	2005	4,600
0.34	W Riggan St	Bradshaw Ave (0.08 miles E)	2005	8,950
0.39	S Atlantic Blvd	W Riggan St (0.01 miles NE)	1999	35,058
0.41	W el Repetto Dr	Piedra Way (0.01 miles E)	2005	1,700
0.45	Gerhart Ave	W Gleason St (0.03 miles S)	2018	6,544
0.47	S Atlantic Blvd	1st St (0.04 miles SW)	2005	37,500
0.47	Ave Cesar Chavez	Schoolside Ave (0.04 miles W)	2005	14,700
0.48	Findlay Ave	W Markland Dr (0.03 miles N)	2005	4,400
0.48	W Riggan St	Ferdinand Ave (0.09 miles E)	2005	10,200
0.50	Crest Vista Dr	Grand Vista Way (0.01 miles S)	2005	1,550
0.53	Ave Cesar Chavez	Schoolside Ave (0.02 miles E)	1999	11,988
0.57	Hillview Ave	W Gleason St (0.02 miles E)	2004	10,452
0.61	Pomona Fwy	Gerhart Ave (0.01 miles E)	2013	237,000
0.61	S Atlantic Blvd	Sevilla St (0.1 miles SW)	2005	27,600
0.62	Via Campo	Via Campo St (0.02 miles E)	2011	6,510
0.62	W Pomona Blvd	Via Norte Ave (0.04 miles E)	2005	7,900
0.63	Via Campo St	N Leonard St (0.02 miles W)	2001	6,067
0.63	1st St	Schoolside Ave (0.02 miles NE)	2005	8,000
0.64	Via Campo St	Gerhart Ave (0.03 miles E)	1998	6,343
0.64	Crest Vista Dr	Brier Cliff Way (0.01 miles NE)	1999	1,588
0.67	Divina Vista St	Mira Valle St (0.09 miles NE)	2011	489
0.68	Brightwood St	Hillside St (0.06 miles W)	1999	2,183
0.69	Via Campo St	S Sadler Ave (0.01 miles W)	2003	1,392
0.70	Gerhart Ave	Via Campo St (0.07 miles N)	2005	9,960
0.71	W el Repetto Dr	Isabella Ave (0.04 miles SW)	1998	1,964
0.71	Pomona Blvd	S Hillview Ave (0.02 miles W)	2011	8,238
0.72	N Findlay Ave	Via Campo St (0.07 miles N)	2011	1,648
0.72	W Floral Dr	Hillside St (0.01 miles E)	2005	14,300

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q4 2019).

MIG - Executive Summary

1950 S. Atlantic Blvd
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Rings: 1, 3, 5 mile radii

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Latitude: 34.04155

Longitude: -118.14170

	1 mile	3 miles	5 miles
Population			
2000 Population	24,150	291,467	725,545
2010 Population	23,957	291,206	720,367
2019 Population	24,386	297,826	740,292
2024 Population	24,574	300,586	748,758
2000-2010 Annual Rate	-0.08%	-0.01%	-0.07%
2010-2016 Annual Rate	0.19%	0.24%	0.30%
2016-2021 Annual Rate	0.15%	0.18%	0.23%
2019 Male Population	47.7%	49.0%	49.2%
2019 Female Population	52.3%	51.0%	50.8%
2019 Median Age	41.1	35.4	34.8

In the identified area, the current year population is 24,386. In 2010, the Census count in the area was 23,957. The rate of change since 2010 was 0.19% annually. The five-year projection for the population in the area is 24,574 representing a change of 0.15% annually from 2016 to 2021. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2019 White Alone	33.8%	38.8%	40.2%
2019 Black Alone	0.6%	0.7%	1.0%
2019 American Indian/Alaska Native Alone	0.7%	0.8%	0.9%
2019 Asian Alone	41.6%	27.5%	24.8%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	19.4%	28.8%	29.5%
2019 Two or More Races	3.8%	3.3%	3.5%
2019 Hispanic Origin (Any Race)	52.4%	67.7%	68.9%

Persons of Hispanic origin represent 52.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	8,034	81,607	201,347
2010 Households	8,043	82,790	204,545
2019 Total Households	8,134	84,105	208,971
2024 Total Households	8,159	84,533	210,515
2000-2010 Annual Rate	0.01%	0.14%	0.16%
2010-2016 Annual Rate	0.12%	0.17%	0.23%
2016-2021 Annual Rate	0.06%	0.10%	0.15%
2019 Average Household Size	2.99	3.51	3.51

The household count in this area has changed from 8,043 in 2010 to 8,134 in the current year, a change of 0.12% annually. The five-year projection of households is 8,159, a change of 0.06% annually from the current year total. Average household size is currently 2.99, compared to 2.97 in the year 2010. The number of families in the current year is 6,189 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 15, 2020

MIG - Executive Summary

1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.04155

Longitude: -118.14170

	1 mile	3 miles	5 miles
Median Household Income			
2019 Median Household Income	\$65,632	\$53,188	\$52,270
2024 Median Household Income	\$77,596	\$61,327	\$60,294
2016-2021 Annual Rate	3.41%	2.89%	2.90%
Average Household Income			
2019 Average Household Income	\$87,074	\$72,021	\$72,208
2024 Average Household Income	\$103,854	\$85,568	\$85,614
2016-2021 Annual Rate	3.59%	3.51%	3.46%
Per Capita Income			
2019 Per Capita Income	\$28,859	\$20,349	\$20,395
2024 Per Capita Income	\$34,263	\$24,073	\$24,082
2016-2021 Annual Rate	3.49%	3.42%	3.38%

Households by Income

Current median household income is \$65,632 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$77,596 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$87,074 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$103,854 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$28,859 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$34,263 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	8,252	84,518	208,946
2000 Owner Occupied Housing Units	4,892	37,283	84,540
2000 Renter Occupied Housing Units	3,142	44,325	116,807
2000 Vacant Housing Units	218	2,910	7,599
2010 Total Housing Units	8,384	86,505	214,444
2010 Owner Occupied Housing Units	4,869	37,931	86,728
2010 Renter Occupied Housing Units	3,174	44,859	117,817
2010 Vacant Housing Units	341	3,715	9,899
2019 Total Housing Units	8,475	87,964	219,190
2019 Owner Occupied Housing Units	4,776	36,906	84,755
2019 Renter Occupied Housing Units	3,357	47,199	124,216
2019 Vacant Housing Units	341	3,859	10,219
2024 Total Housing Units	8,510	88,510	220,969
2024 Owner Occupied Housing Units	4,922	37,799	86,957
2024 Renter Occupied Housing Units	3,237	46,734	123,558
2024 Vacant Housing Units	351	3,977	10,454

Currently, 56.4% of the 8,475 housing units in the area are owner occupied; 39.6%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 8,384 housing units in the area - 58.1% owner occupied, 37.9% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 0.48%. Median home value in the area is \$638,599, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.96% annually to \$669,977.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 15, 2020

MIG - Demographic and Income Profile

1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Ring: 1 mile radius

Prepared by John Man Group
Latitude: 34.04155
Longitude: -118.14170

Summary	Census 2010		2019		2024	
Population	23,957		24,386		24,574	
Households	8,043		8,134		8,159	
Families	6,101		6,189		6,224	
Average Household Size	2.97		2.99		3.01	
Owner Occupied Housing Units	4,869		4,776		4,922	
Renter Occupied Housing Units	3,174		3,357		3,237	
Median Age	39.8		41.1		42.1	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.15%		0.67%		0.84%	
Households	0.06%		0.62%		0.79%	
Families	0.11%		0.62%		0.72%	
Owner HHS	0.60%		0.79%		0.73%	
Median Household Income	3.41%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			773	9.5%	648	7.9%
\$15,000 - \$24,999			677	8.3%	562	6.9%
\$25,000 - \$34,999			638	7.8%	532	6.5%
\$35,000 - \$49,999			979	12.0%	856	10.5%
\$50,000 - \$74,999			1,415	17.4%	1,333	16.3%
\$75,000 - \$99,999			1,131	13.9%	1,103	13.5%
\$100,000 - \$149,999			1,308	16.1%	1,457	17.9%
\$150,000 - \$199,999			689	8.5%	923	11.3%
\$200,000+			523	6.4%	745	9.1%
Median Household Income			\$65,632		\$77,596	
Average Household Income			\$87,074		\$103,854	
Per Capita Income			\$28,859		\$34,263	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,282	5.4%	1,224	5.0%	1,222	5.0%
5 - 9	1,380	5.8%	1,299	5.3%	1,263	5.1%
10 - 14	1,468	6.1%	1,405	5.8%	1,420	5.8%
15 - 19	1,630	6.8%	1,459	6.0%	1,403	5.7%
20 - 24	1,564	6.5%	1,454	6.0%	1,438	5.9%
25 - 34	2,994	12.5%	3,358	13.8%	3,105	12.6%
35 - 44	3,327	13.9%	3,166	13.0%	3,407	13.9%
45 - 54	3,252	13.6%	3,162	13.0%	3,236	13.2%
55 - 64	2,726	11.4%	2,965	12.2%	2,885	11.7%
65 - 74	1,818	7.6%	2,366	9.7%	2,539	10.3%
75 - 84	1,752	7.3%	1,614	6.6%	1,766	7.2%
85+	763	3.2%	914	3.7%	888	3.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,383	35.0%	8,249	33.8%	8,275	33.7%
Black Alone	163	0.7%	154	0.6%	149	0.6%
American Indian Alone	183	0.8%	174	0.7%	170	0.7%
Asian Alone	9,649	40.3%	10,140	41.6%	10,367	42.2%
Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	4,661	19.5%	4,732	19.4%	4,687	19.1%
Two or More Races	909	3.8%	928	3.8%	917	3.7%
Hispanic Origin (Any Race)	12,645	52.8%	12,789	52.4%	12,872	52.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

May 15, 2020

MIG - Demographic and Income Profile

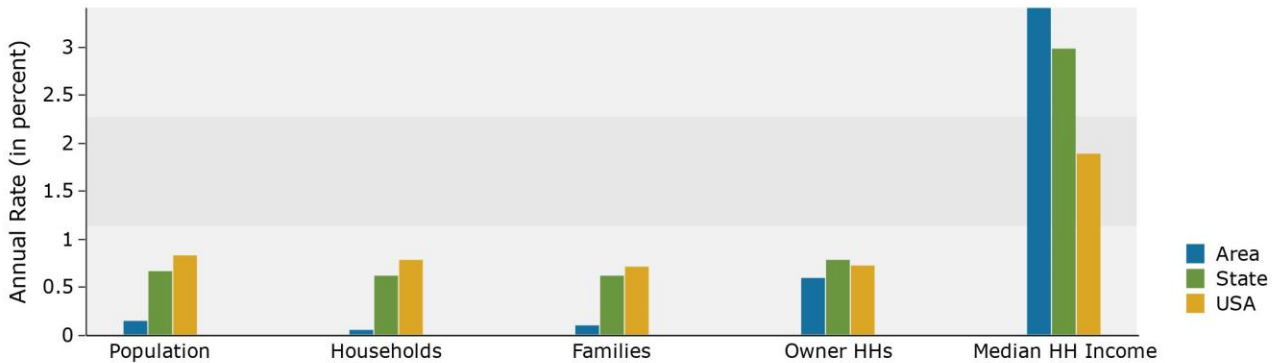
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1950 S Atlantic Blvd, Monterey Park, California, 91754
Ring: 1 mile radius

Prepared by John Man Group

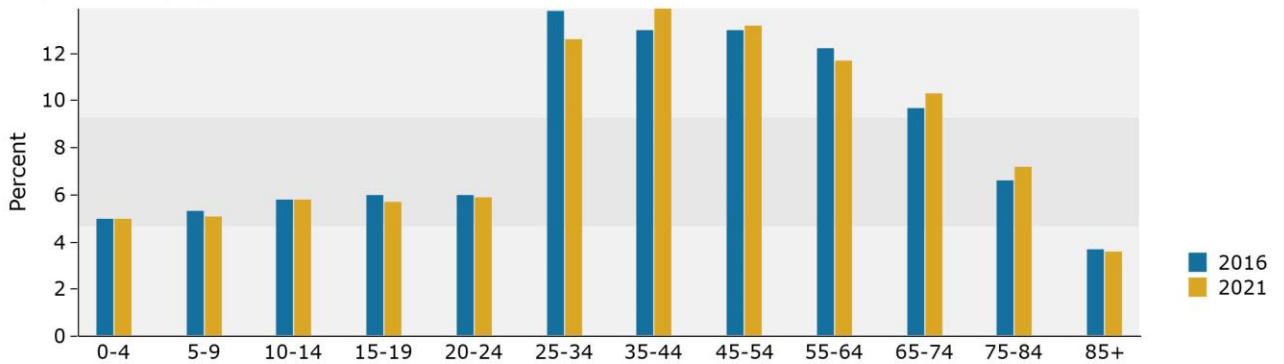
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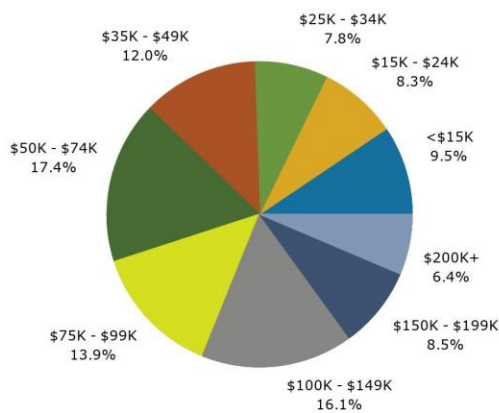
Trends 2016-2021



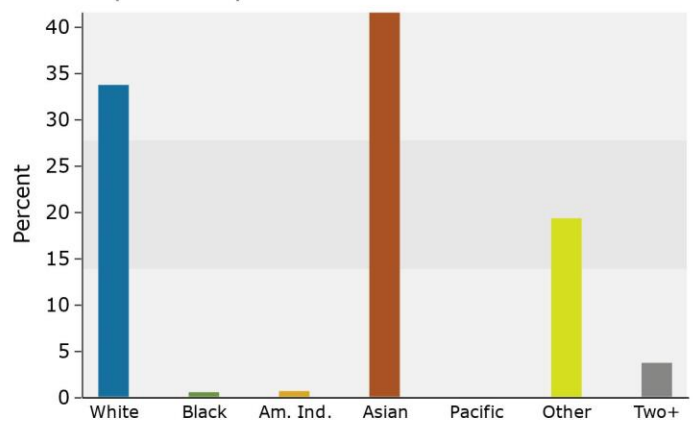
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 52.4%

MIG - Demographic and Income Profile

1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Ring: 3 mile radius

Prepared by John Man Group

Latitude: 34.04155

Longitude: -118.14170

Summary	Census 2010		2019		2024	
Population	291,206		297,826		300,586	
Households	82,790		84,105		84,533	
Families	65,656		66,882		67,366	
Average Household Size	3.49		3.51		3.53	
Owner Occupied Housing Units	37,931		36,906		37,799	
Renter Occupied Housing Units	44,859		47,199		46,734	
Median Age	34.8		35.4		37.1	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.18%		0.67%		0.84%	
Households	0.10%		0.62%		0.79%	
Families	0.14%		0.62%		0.72%	
Owner HHS	0.48%		0.79%		0.73%	
Median Household Income	2.89%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			9,838	11.7%	8,219	9.7%
\$15,000 - \$24,999			9,273	11.0%	7,694	9.1%
\$25,000 - \$34,999			8,159	9.7%	7,156	8.5%
\$35,000 - \$49,999			11,988	14.3%	10,902	12.9%
\$50,000 - \$74,999			15,442	18.4%	15,139	17.9%
\$75,000 - \$99,999			10,504	12.5%	11,186	13.2%
\$100,000 - \$149,999			10,983	13.1%	13,094	15.5%
\$150,000 - \$199,999			4,534	5.4%	6,326	7.5%
\$200,000+			3,385	4.0%	4,817	5.7%
Median Household Income			\$53,188		\$61,327	
Average Household Income			\$72,021		\$85,568	
Per Capita Income			\$20,349		\$24,073	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,893	6.8%	19,410	6.5%	19,326	6.4%
5 - 9	19,526	6.7%	19,360	6.5%	18,322	6.1%
10 - 14	20,769	7.1%	19,609	6.6%	19,386	6.4%
15 - 19	23,230	8.0%	20,219	6.8%	19,061	6.3%
20 - 24	21,955	7.5%	21,762	7.3%	19,928	6.6%
25 - 34	41,107	14.1%	47,037	15.8%	45,270	15.1%
35 - 44	40,696	14.0%	38,646	13.0%	41,936	14.0%
45 - 54	37,401	12.8%	36,585	12.3%	36,425	12.1%
55 - 64	28,998	10.0%	32,065	10.8%	33,224	11.1%
65 - 74	18,245	6.3%	23,181	7.8%	25,495	8.5%
75 - 84	13,394	4.6%	13,345	4.5%	15,331	5.1%
85+	5,992	2.1%	6,608	2.2%	6,881	2.3%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	115,508	39.7%	115,628	38.8%	117,056	38.9%
Black Alone	2,353	0.8%	2,216	0.7%	2,146	0.7%
American Indian Alone	2,621	0.9%	2,502	0.8%	2,443	0.8%
Asian Alone	77,574	26.6%	81,811	27.5%	83,747	27.9%
Pacific Islander Alone	179	0.1%	181	0.1%	182	0.1%
Some Other Race Alone	83,376	28.6%	85,645	28.8%	85,242	28.4%
Two or More Races	9,595	3.3%	9,842	3.3%	9,770	3.3%
Hispanic Origin (Any Race)	197,341	67.8%	201,638	67.7%	203,628	67.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

May 15, 2020

MIG - Demographic and Income Profile

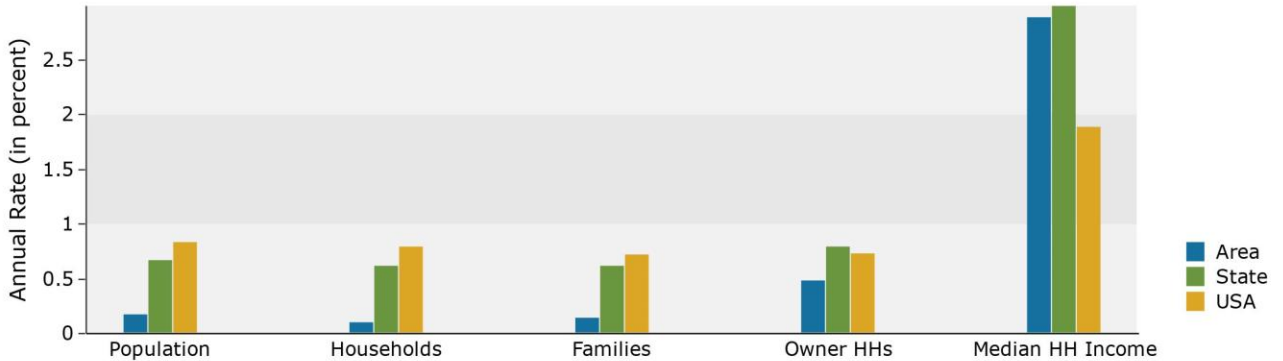
1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Ring: 3 mile radius

Prepared by John Man Group

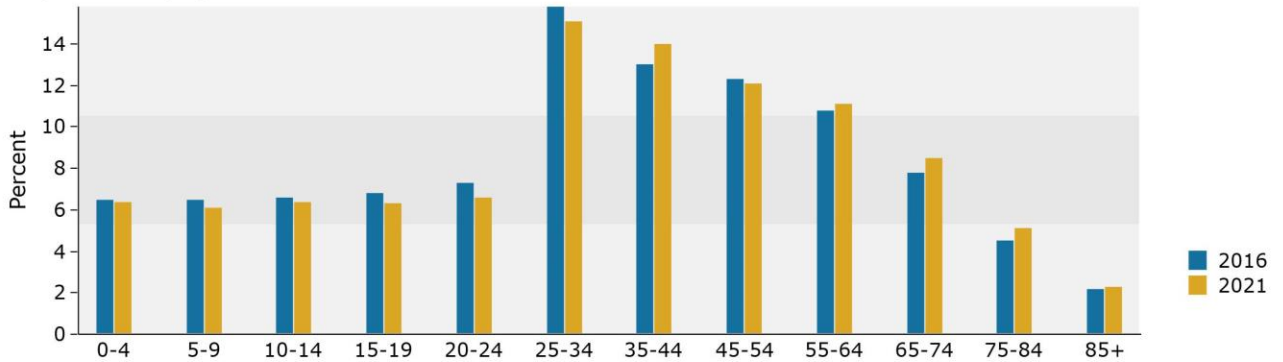
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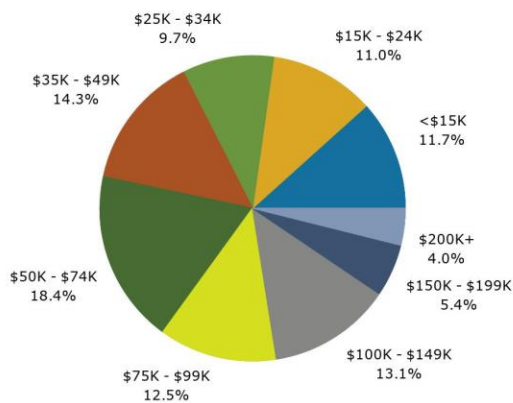
Trends 2016-2021



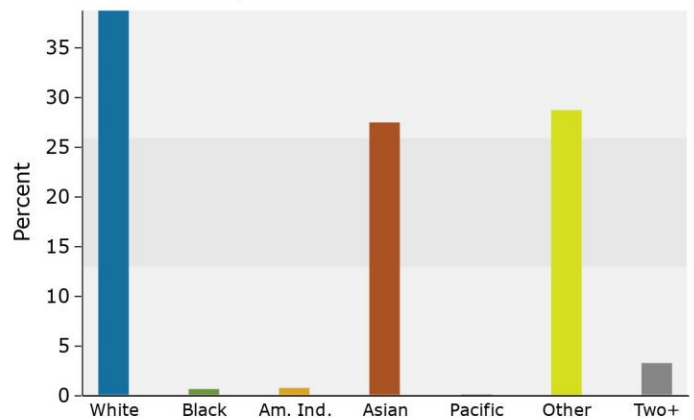
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 67.7%

MIG - Demographic and Income Profile

1950 S. Atlantic Blvd
1950 S Atlantic Blvd, Monterey Park, California, 91754
Ring: 5 mile radius

Prepared by John Man Group

Latitude: 34.04155

Longitude: -118.14170

Summary	Census 2010		2019		2024	
Population	720,367		740,292		748,758	
Households	204,545		208,971		210,515	
Families	160,563		164,414		165,964	
Average Household Size	3.49		3.51		3.52	
Owner Occupied Housing Units	86,728		84,755		86,957	
Renter Occupied Housing Units	117,817		124,216		123,558	
Median Age	34.0		34.8		36.5	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.23%		0.67%		0.84%	
Households	0.15%		0.62%		0.79%	
Families	0.19%		0.62%		0.72%	
Owner HHS	0.51%		0.79%		0.73%	
Median Household Income	2.90%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			24,902	11.9%	20,812	9.9%
\$15,000 - \$24,999			24,621	11.8%	20,396	9.7%
\$25,000 - \$34,999			20,640	9.9%	18,206	8.6%
\$35,000 - \$49,999			29,330	14.0%	26,784	12.7%
\$50,000 - \$74,999			37,986	18.2%	37,622	17.9%
\$75,000 - \$99,999			25,190	12.1%	27,123	12.9%
\$100,000 - \$149,999			26,670	12.8%	32,260	15.3%
\$150,000 - \$199,999			10,630	5.1%	14,910	7.1%
\$200,000+			9,000	4.3%	12,401	5.9%
Median Household Income			\$52,270		\$60,294	
Average Household Income			\$72,208		\$85,614	
Per Capita Income			\$20,395		\$24,082	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	50,607	7.0%	49,271	6.7%	49,138	6.6%
5 - 9	49,567	6.9%	49,266	6.7%	46,577	6.2%
10 - 14	52,917	7.3%	49,944	6.7%	49,221	6.6%
15 - 19	58,505	8.1%	51,207	6.9%	48,372	6.5%
20 - 24	54,428	7.6%	54,570	7.4%	49,804	6.7%
25 - 34	104,786	14.5%	118,230	16.0%	114,418	15.3%
35 - 44	103,057	14.3%	98,495	13.3%	106,313	14.2%
45 - 54	93,043	12.9%	90,938	12.3%	90,916	12.1%
55 - 64	69,955	9.7%	79,223	10.7%	81,954	10.9%
65 - 74	41,578	5.8%	55,190	7.5%	61,705	8.2%
75 - 84	28,982	4.0%	29,621	4.0%	35,311	4.7%
85+	12,942	1.8%	14,338	1.9%	15,029	2.0%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	296,516	41.2%	297,597	40.2%	301,514	40.3%
Black Alone	7,826	1.1%	7,407	1.0%	7,156	1.0%
American Indian Alone	7,000	1.0%	6,713	0.9%	6,568	0.9%
Asian Alone	171,842	23.9%	183,737	24.8%	189,297	25.3%
Pacific Islander Alone	490	0.1%	496	0.1%	499	0.1%
Some Other Race Alone	211,678	29.4%	218,496	29.5%	217,967	29.1%
Two or More Races	25,016	3.5%	25,846	3.5%	25,756	3.4%
Hispanic Origin (Any Race)	496,854	69.0%	510,154	68.9%	516,411	69.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

May 15, 2020

MIG - Demographic and Income Profile

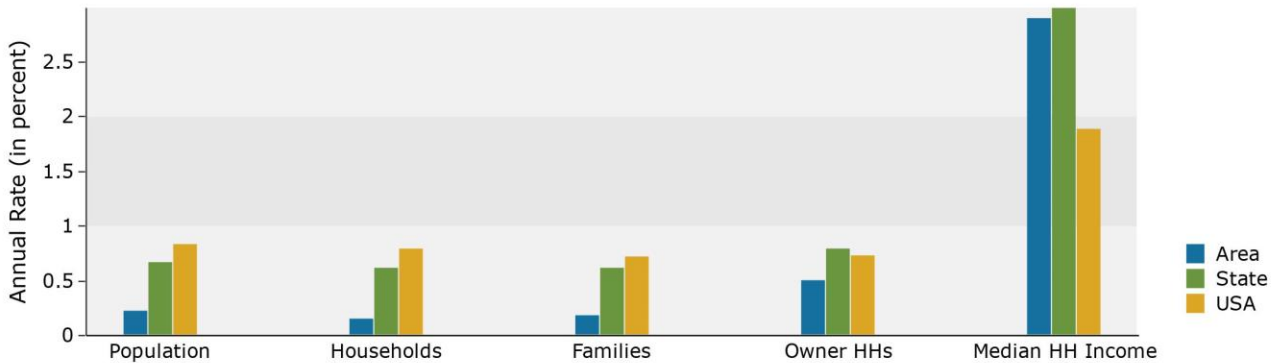
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1950 S Atlantic Blvd, Monterey Park, California, 91754
Ring: 5 mile radius

Prepared by John Man Group

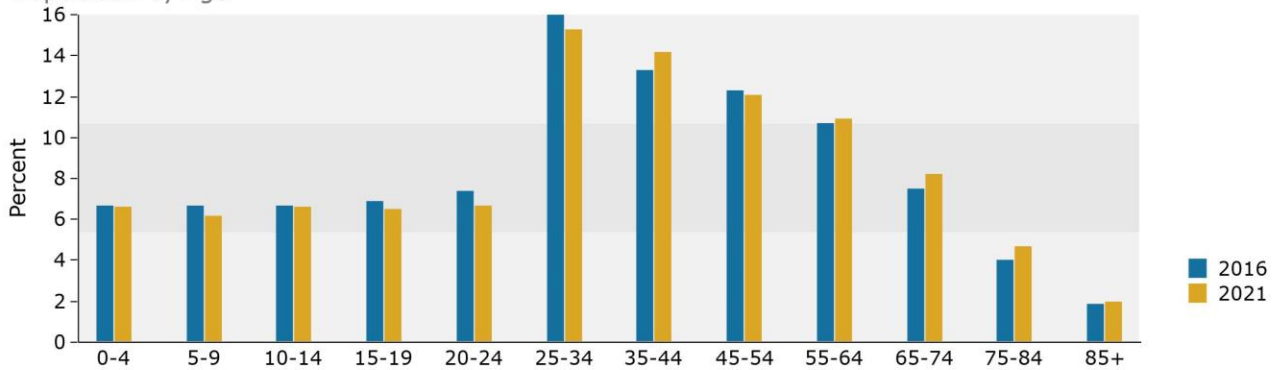
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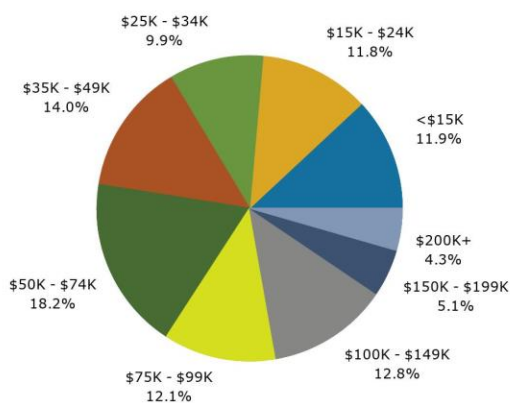
Trends 2016-2021



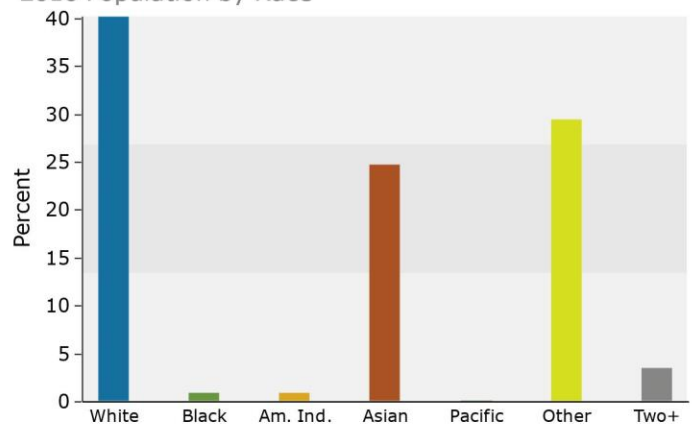
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 68.9%