

# Comparing Arcadia, CA and Monterey Park, CA for an Apartment Development Project

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# Background

- A Chinese developer is interested to build an apartment in one of Los Angeles county areas which is predominantly populated by Asian. Right now, they are considering to build an apartment in either Arcadia, CA or Monterey Park, CA which are among the top popular place for the Chinese to live.
- The goal of this report is to provide the developer some information about these two locations, to describe the pro and con of building an apartment in one of these cities, and hopefully be able to help them make a decision.

# Why Arcadia, CA and Monterey Park, CA?

- **Dining and Recreation:** Both Arcadia and Monterey Park have plenty of top rated Asian restaurants. Similarly, both offering residents attractive, well-maintained public parks
- **Quality Schools:** Arcadia Unified School District is ranked as top 3 Best 2020 Public School Districts with grade A+ in the Los Angeles Area, while Monterey Park schools which are served by the Alhambra, Garvey, Los Angeles, and Montebello school districts received grade A, B, B-, and C- respectively.
- **Safe Environment and Good Public Transportations:** Low crime rate and plenty of Metro bus lines.

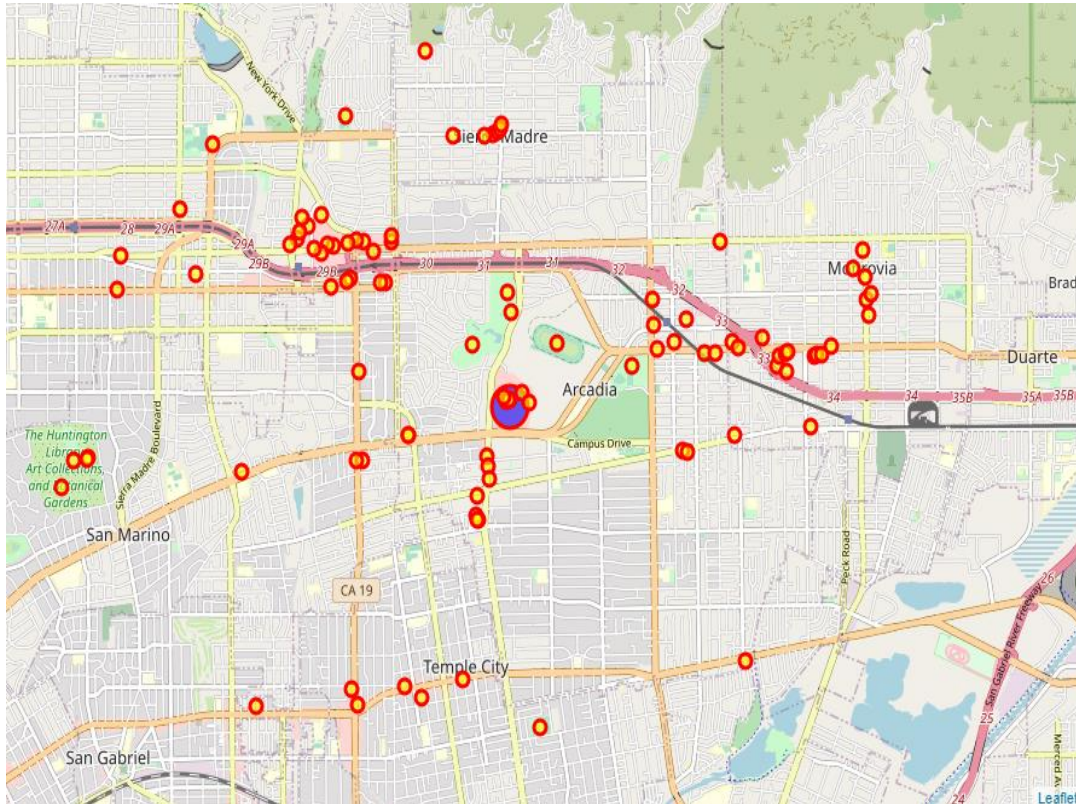
# Data

- **Foursquare** to explore the dining and recreations around the neighborhood of Arcadia and Monterey Park, CA.
- Crime data is obtained from **FBI Report of Offenses Known to Law Enforcement**.
- School quality data is obtained from **California School Districts by U.S. News in the 2017-18 academic year**.

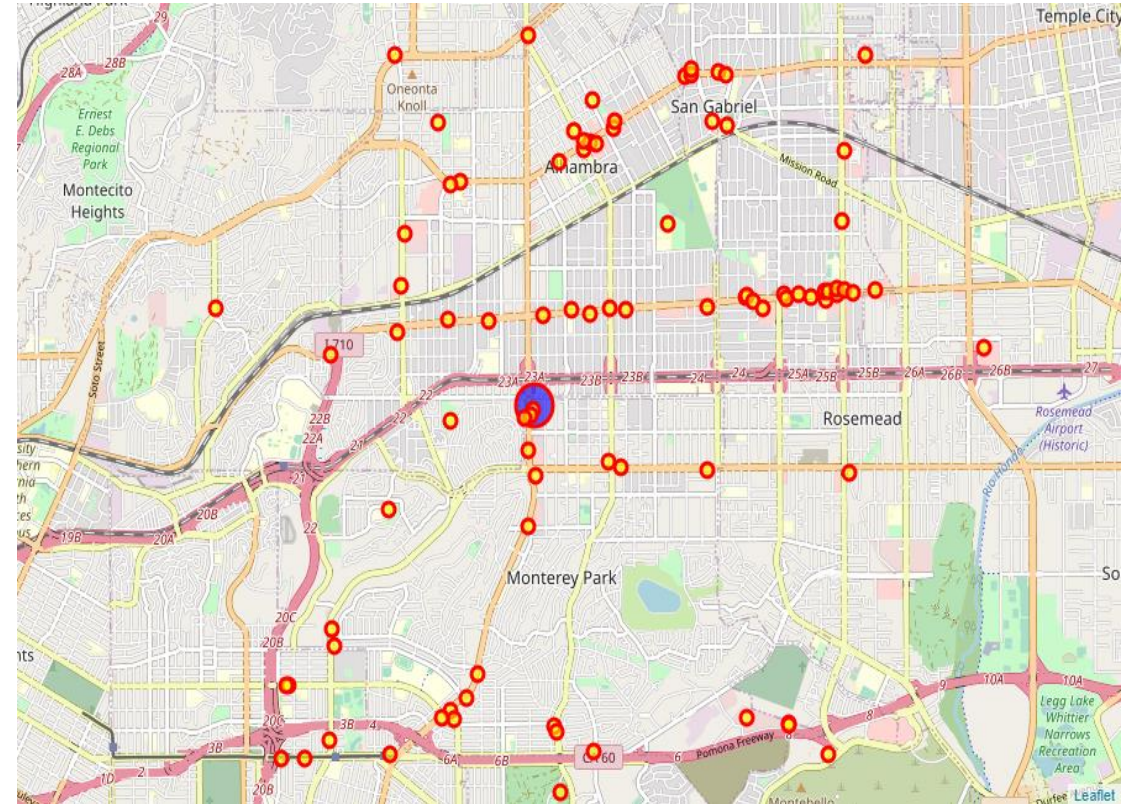
# Methodology to Analyze Venues

- To explore Arcadia, CA venues, we use **Westfield Santa Anita** latitude and longitude as the center of the map since it is the most popular place in this city. Using Foursquare explore queries to find 100 venues within 7500 meter radius of the center.
- To explore Monterey Park, CA, we use the Atlantic Times Square as the center of the map since it is the most popular place to visit. Then using Foursquare explore queries to find 100 venues within 7500 meter radius of the center.

# Both Arcadia, CA and Monterey Park, CA have Variety of Venues



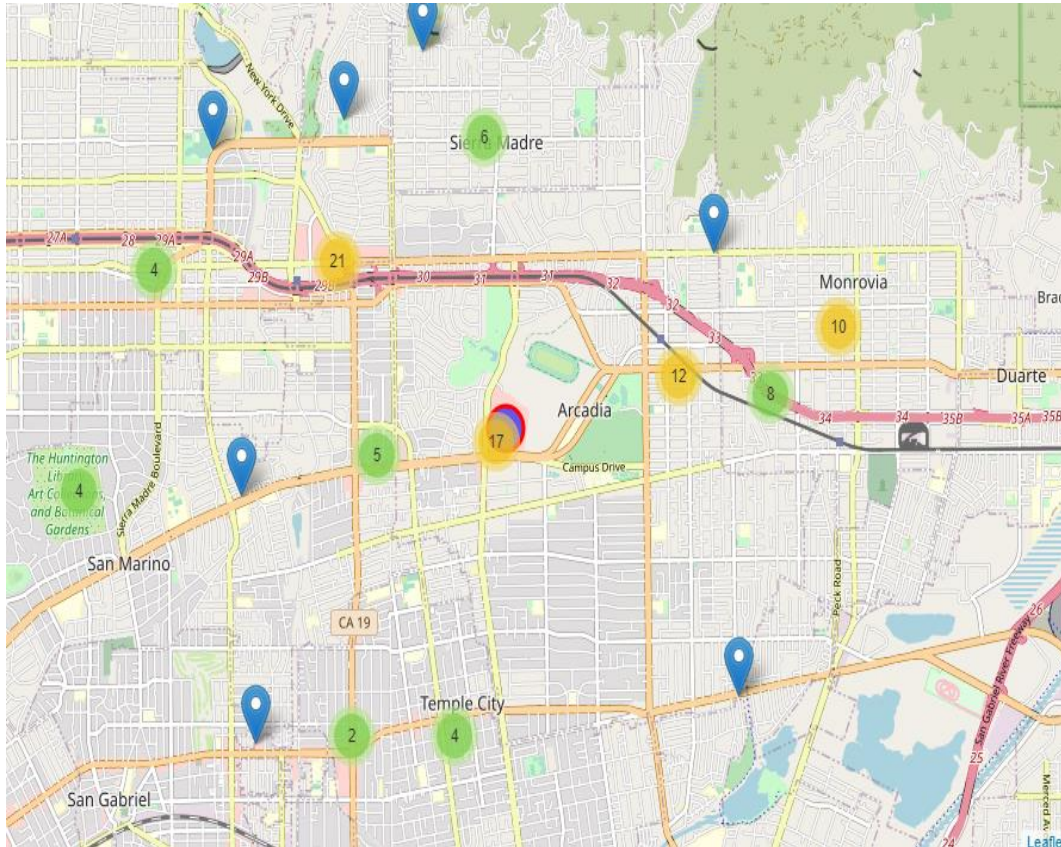
Venues in Arcadia, CA



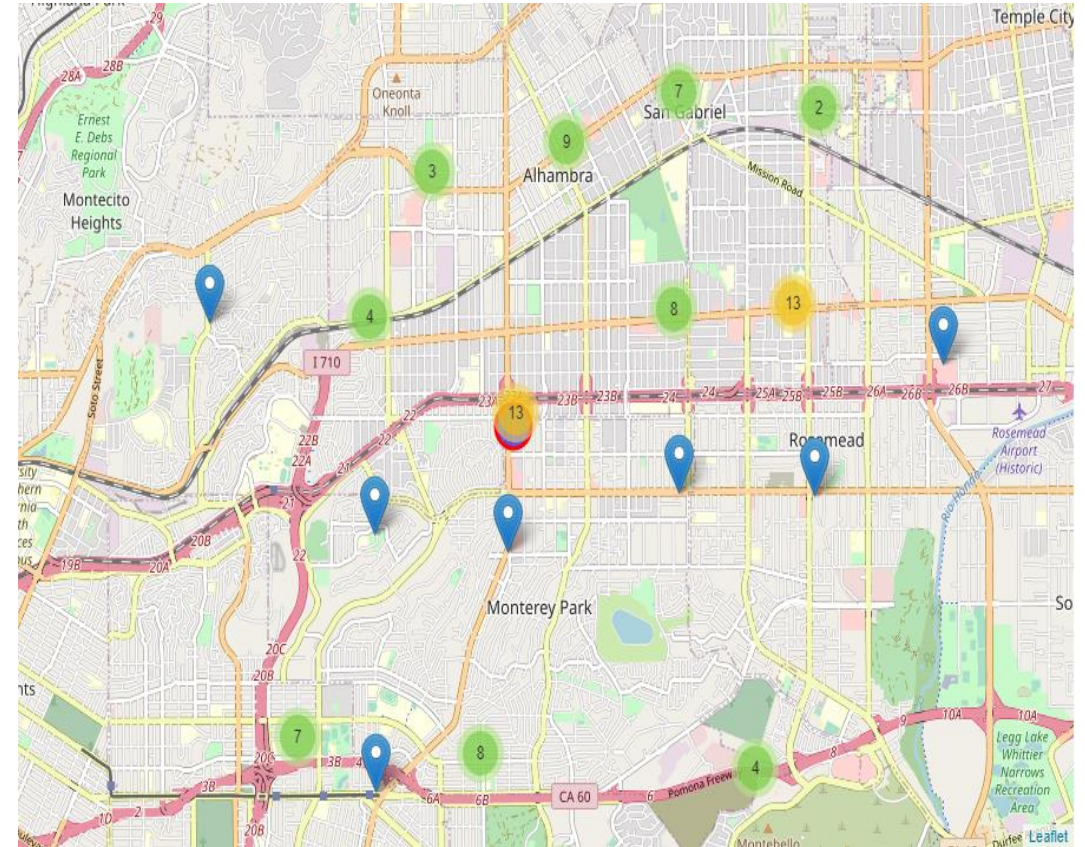
Venues in Monterey Park, CA



# Cluster of Venues in Arcadia, CA and Monterey Park, CA



Venues in Arcadia, CA



Venues in Monterey Park, CA

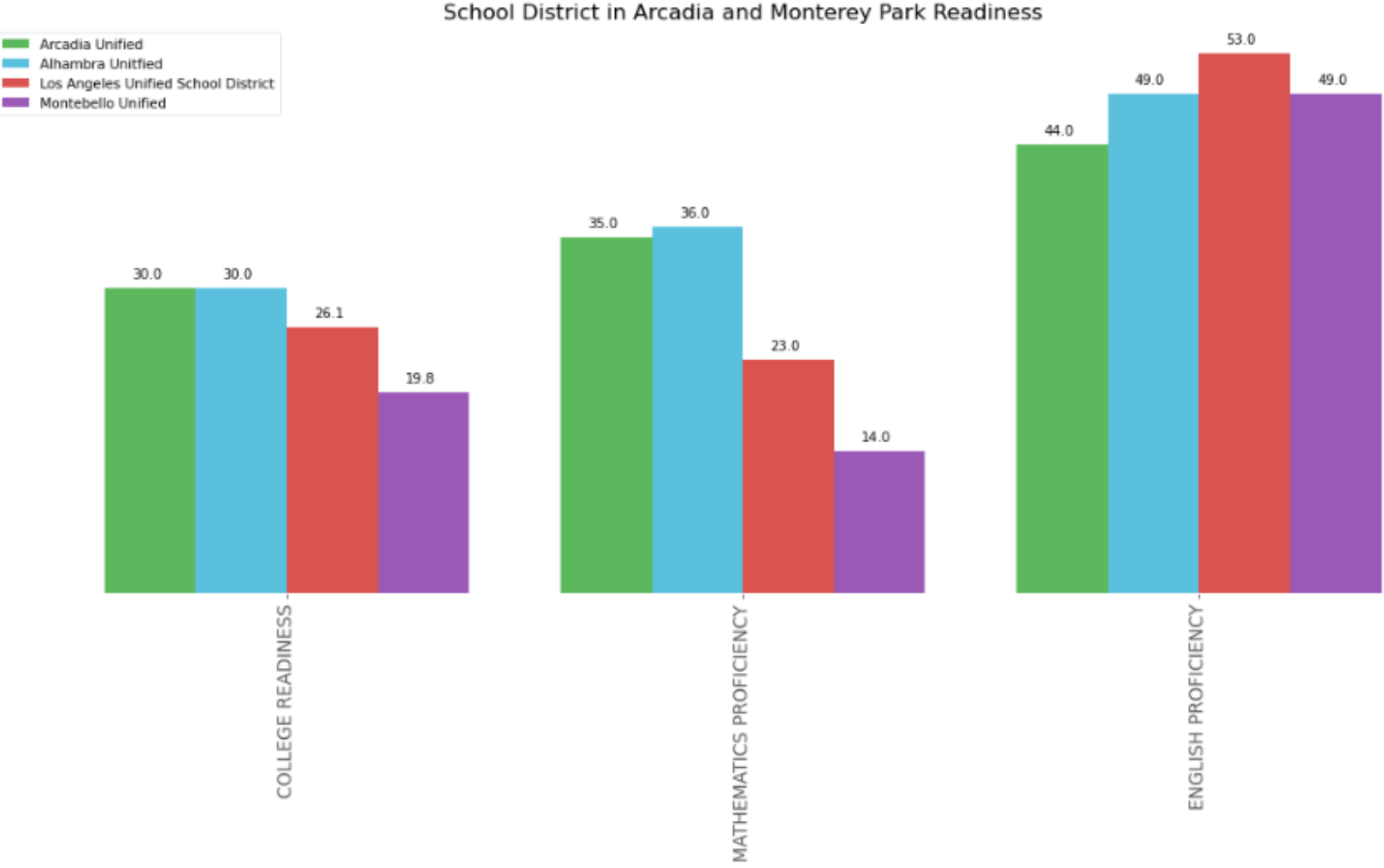
# Comparing Arcadia, CA and Monterey Park, CA Venues

	Categories	Arcadia Counts	Monterey Park Counts
0	Grocery Store	8	1
1	Bakery	7	4
2	Park	5	6
3	Chinese Restaurant	4	14
4	Sandwich Place	4	4
5	Burger Joint	4	3
6	Mexican Restaurant	4	4
7	Fast Food Restaurant	4	4
8	Furniture / Home Store	3	0
9	Department Store	3	0
10	Coffee Shop	3	2
11	Garden	3	0
12	American Restaurant	3	0
13	Pet Store	3	1
14	Pizza Place	3	5
15	Gym / Fitness Center	2	0
16	Smoke Shop	2	0
17	Breakfast Spot	2	0
18	Discount Store	2	1
19	Farmers Market	2	1
20	Dessert Shop	2	2
21	Ice Cream Shop	2	1
22	Tea Room	2	0
23	Dumpling Restaurant	2	1
24	Korean Restaurant	1	2
25	Racetrack	1	0
26	Vietnamese Restaurant	1	4
27	Japanese Restaurant	1	1
28	Health & Beauty Service	1	0
29	BBQ Joint	1	1
30	Café	1	3
31	Museum	1	0
32	Cosmetics Shop	1	1
33	Steakhouse	1	0

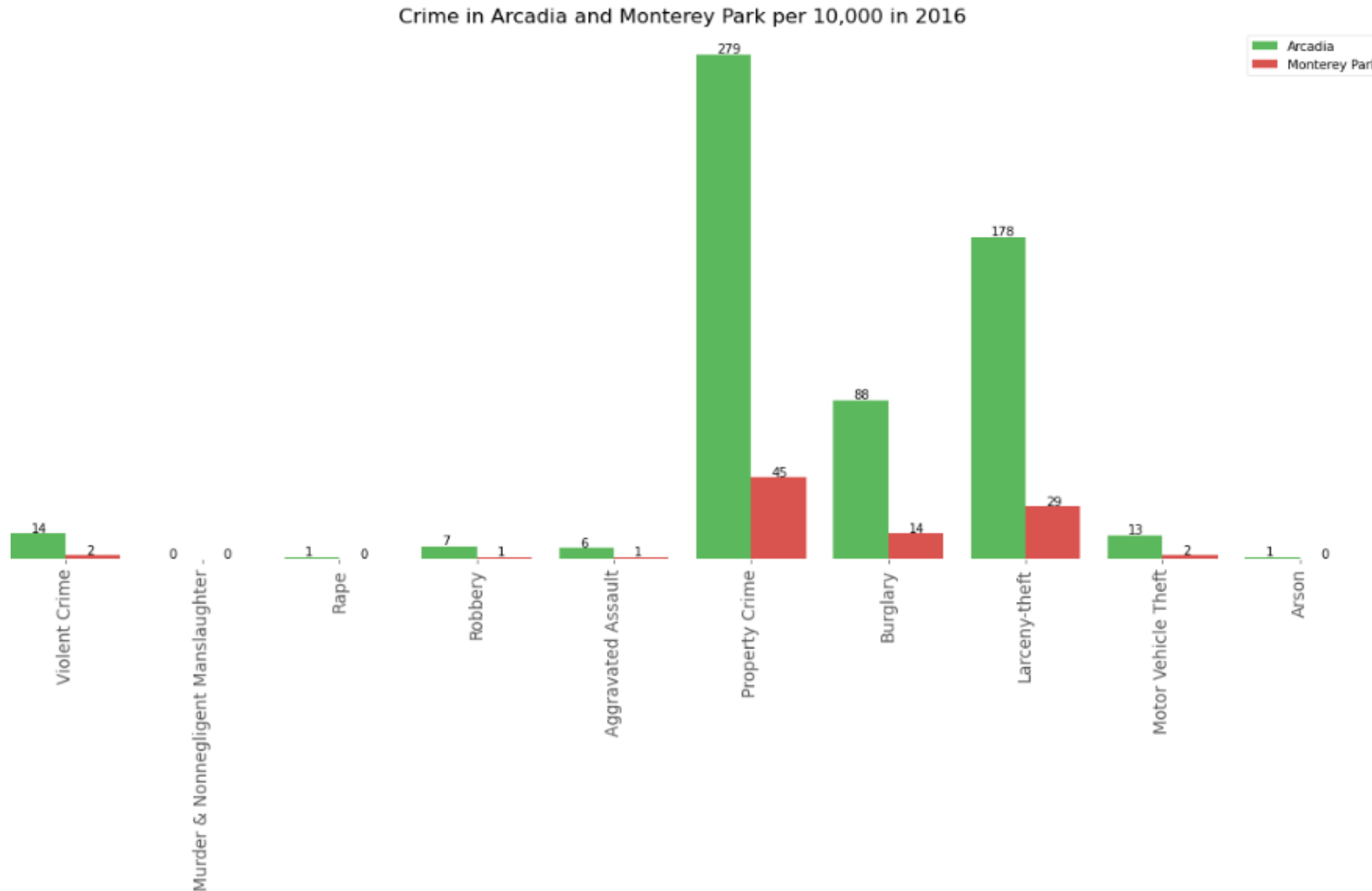
	Categories	Arcadia Counts	Monterey Park Counts
34	New American Restaurant	1	0
35	Sculpture Garden	1	0
36	Sushi Restaurant	1	0
37	Liquor Store	1	0
38	Brewery	1	0
39	Gift Shop	1	0
40	Thai Restaurant	1	0
41	Nature Preserve	1	0
42	Sporting Goods Shop	1	0
43	Indian Restaurant	1	0
44	Supermarket	1	1
45	Convenience Store	0	4
46	Italian Restaurant	0	3
47	Hotel	0	3
48	Szechuan Restaurant	0	2
49	Restaurant	0	2
50	Taco Place	0	2
51	Food	0	2
52	Vegetarian / Vegan Restaurant	0	1
53	Movie Theater	0	1
54	Mediterranean Restaurant	0	1
55	Hot Dog Joint	0	1
56	Fried Chicken Joint	0	1
57	Warehouse Store	0	1
58	Juice Bar	0	1
59	Taiwanese Restaurant	0	1
60	Garden Center	0	1
61	Bubble Tea Shop	0	1
62	Seafood Restaurant	0	1
63	Latin American Restaurant	0	1
64	Asian Restaurant	0	1
65	Church	0	1
66	Butcher	0	1



# Schools in Arcadia, CA and Monterey Park, CA



# Crimes in Arcadia, CA and Monterey Park, CA



# Conclusion

Both Arcadia, CA and Monterey Park, CA are good locations to build an apartment. Both have plenty of venues, good schools and low crime rates in comparison to other cities in the United States. These are the important aspects which a developer should consider when choosing to build an apartment in an area.