

# MONTEBELLO MIX

Montebello, CA 90640



## PROJECT FACTS

**GLA: 213,000 SF**

- ▶ Dominant community center located at the signalized intersection of highly traveled West Beverly and Montebello Boulevards
- ▶ Center is located in a densely populated area and features a high percentage of national retail tenants
- ▶ Newly completed facade renovation along with the opening of new Skechers, Chipotle & The Habit Burger stores

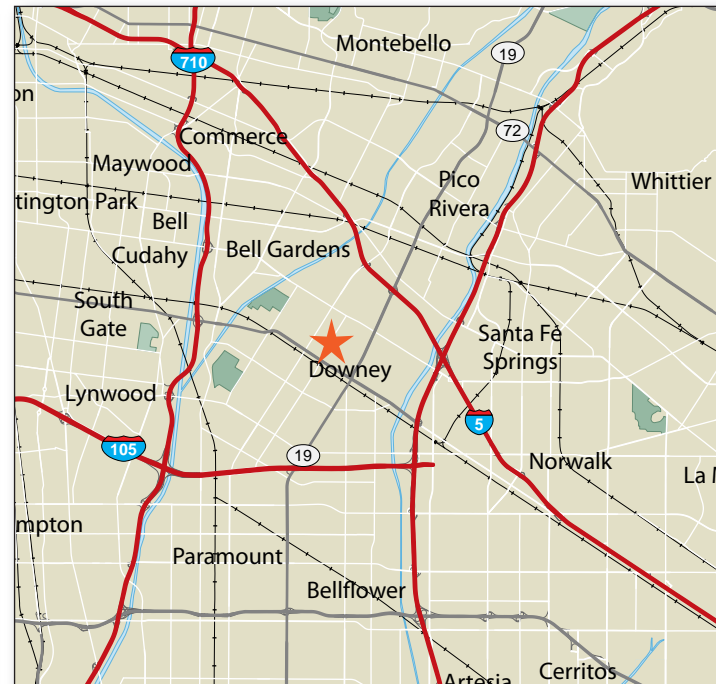
## FEATURED TENANTS

Vons, Ross Dress for Less, Rite Aid, Marshalls, The Avenue, Dollar Tree, Starbucks, Goodwill, Baskin Robbins, The Habit, Chase Bank, Chipotle and Skechers

## 2018 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	34,307	\$72,990	10,366
3 mile	201,751	\$74,185	57,338
5 mile	644,196	\$71,578	177,378

2018 ESRI

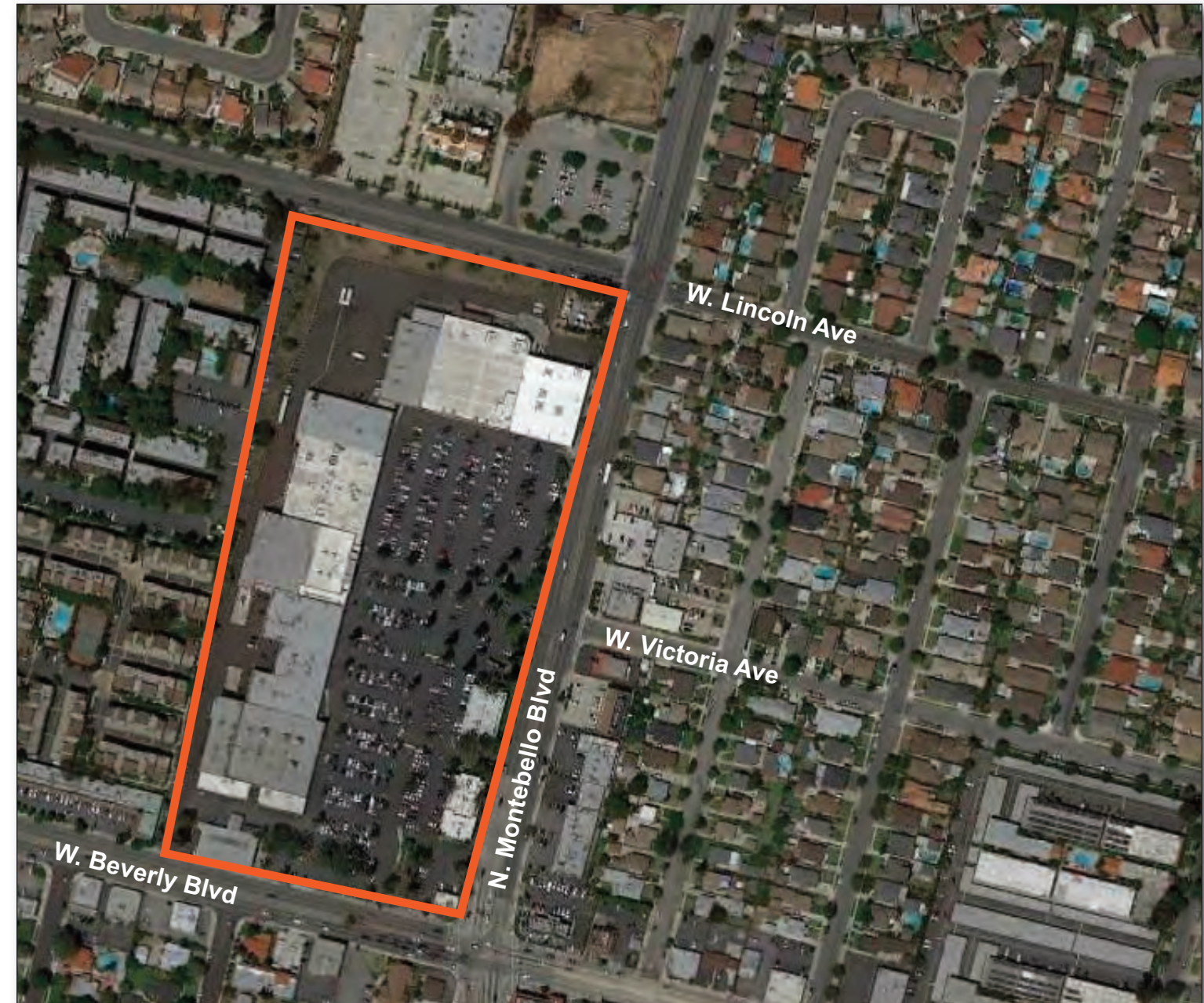


## LOCATION

NW corner of West Beverly & Montebello Boulevards

## LEASING CONTACT

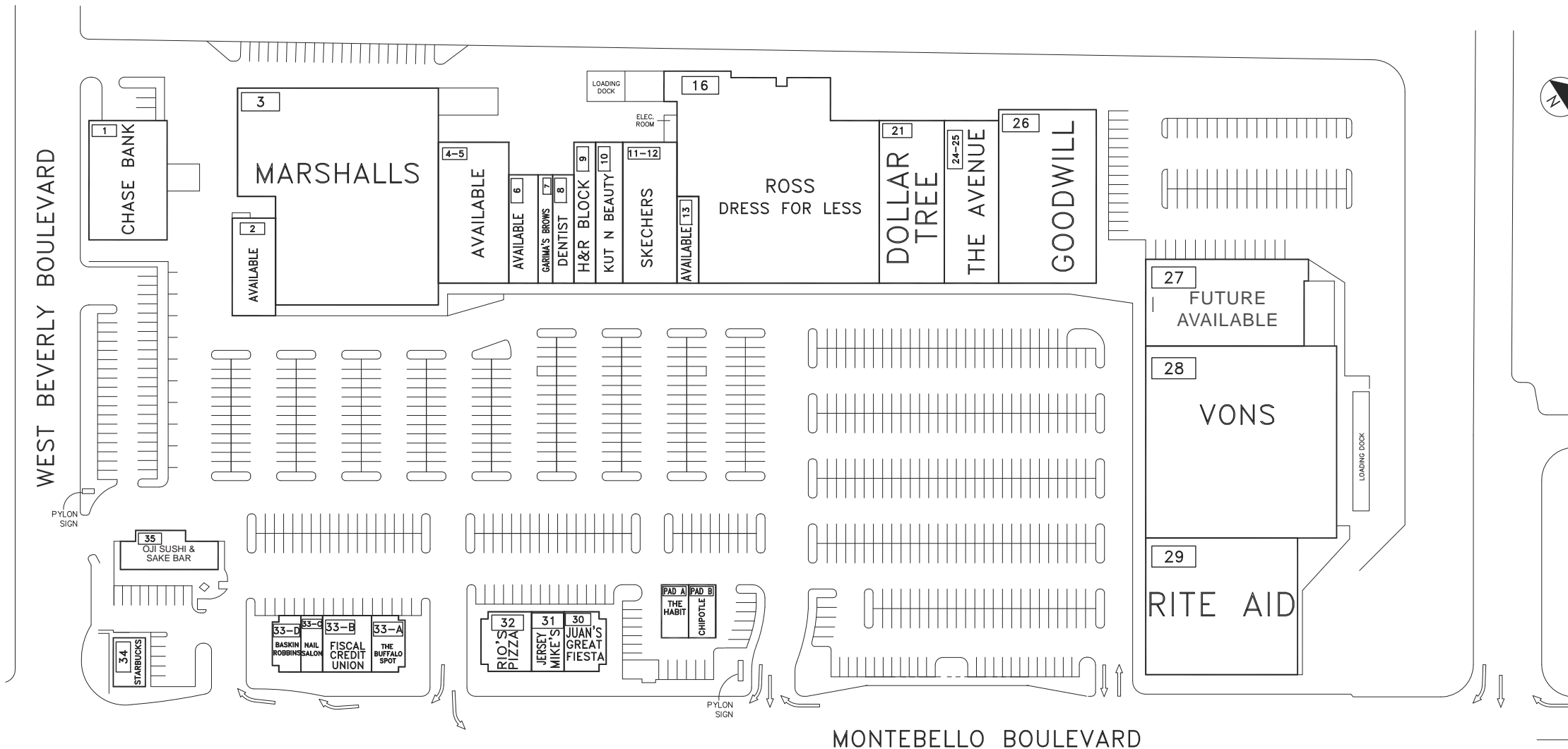
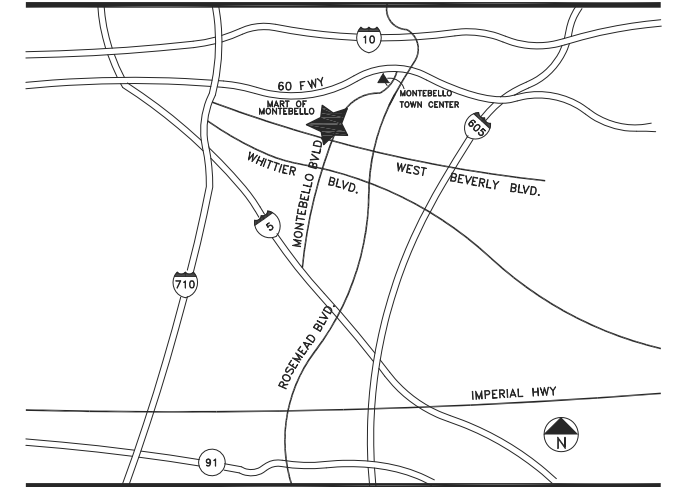
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NWC WEST BEVERLY BOULEVARD & MONTEBELLO BOULEVARD, MONTEBELLO, CALIFORNIA



## TENANT ROSTER

1	CHASE BANK	7,920 SF	26	GOODWILL	14,400 SF
2	AVAILABLE	2,800 SF	27	FUTURE AVAILABLE	11,680 SF
3	MARSHALLS	33,500 SF	28	VONS	31,152 SF
4-5	AVAILABLE	8,450 SF	29	RITE AID	17,640 SF
6	AVAILABLE	2,700 SF	30	JUAN'S GREAT FIESTA	2,078 SF
7	GARIMA'S BROWS	900 SF	31	JERSEY MIKE'S	1,653 SF
8	CHILDRENS DENTIST	1,841 SF	32	RIO'S PIZZA	2,500 SF
9	H&R BLOCK	2,943 SF	33-A	THE BUFFALO SPOT	1,810 SF
10	KUT N BEAUTY	3,250 SF	33-B	FISCAL CREDIT UNION	2,347 SF
11-12	SKECHERS	6,488 SF	33-C	SPECIALTY NAIL & SPA	1,227 SF
13	AVAILABLE	1,500 SF	33-D	BASKIN ROBBINS	1,120 SF
16-20	ROSS DRESS FOR LESS	32,476 SF	34	STARBUCKS	1,440 SF
21	DOLLAR TREE	9,000 SF	35	OJI SUSHI AND SAKE BAR	1,886 SF
24-25	THE AVENUE	7,500 SF	PAD-A	THE HABIT	2,092 SF
			PAD-B	CHIPOTLE	2,092 SF

PARKING PROVIDED =  
 PARKING REQUIRED =  
 GLA AS PER RENT ROLL = 216,388 SF  
 ZONED =  
 REV. DATE = April 2019  
 PLOT DATE = 12.11.18

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802 WEST BEVERLY BOULEVARD  
 MONTEBELLO, CALIFORNIA 90640

## LEASING PLAN



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