

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

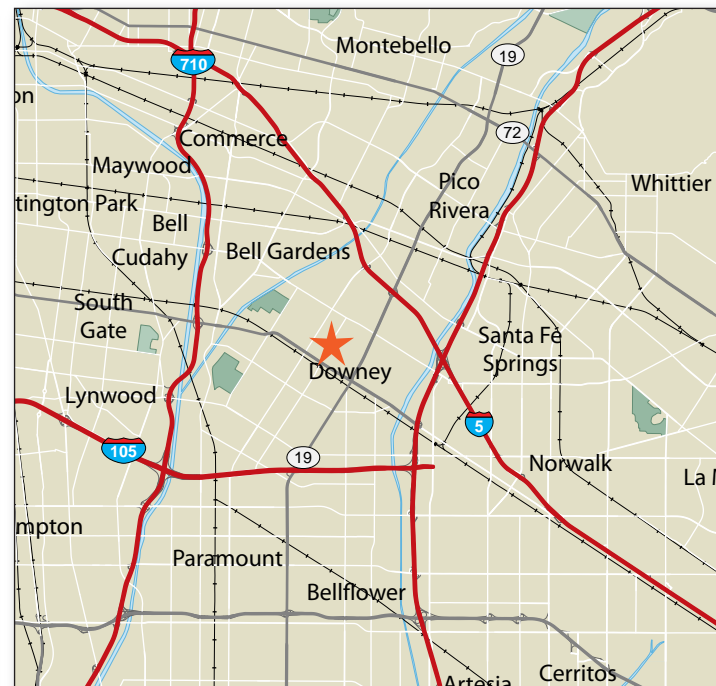
FEATURED TENANTS

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

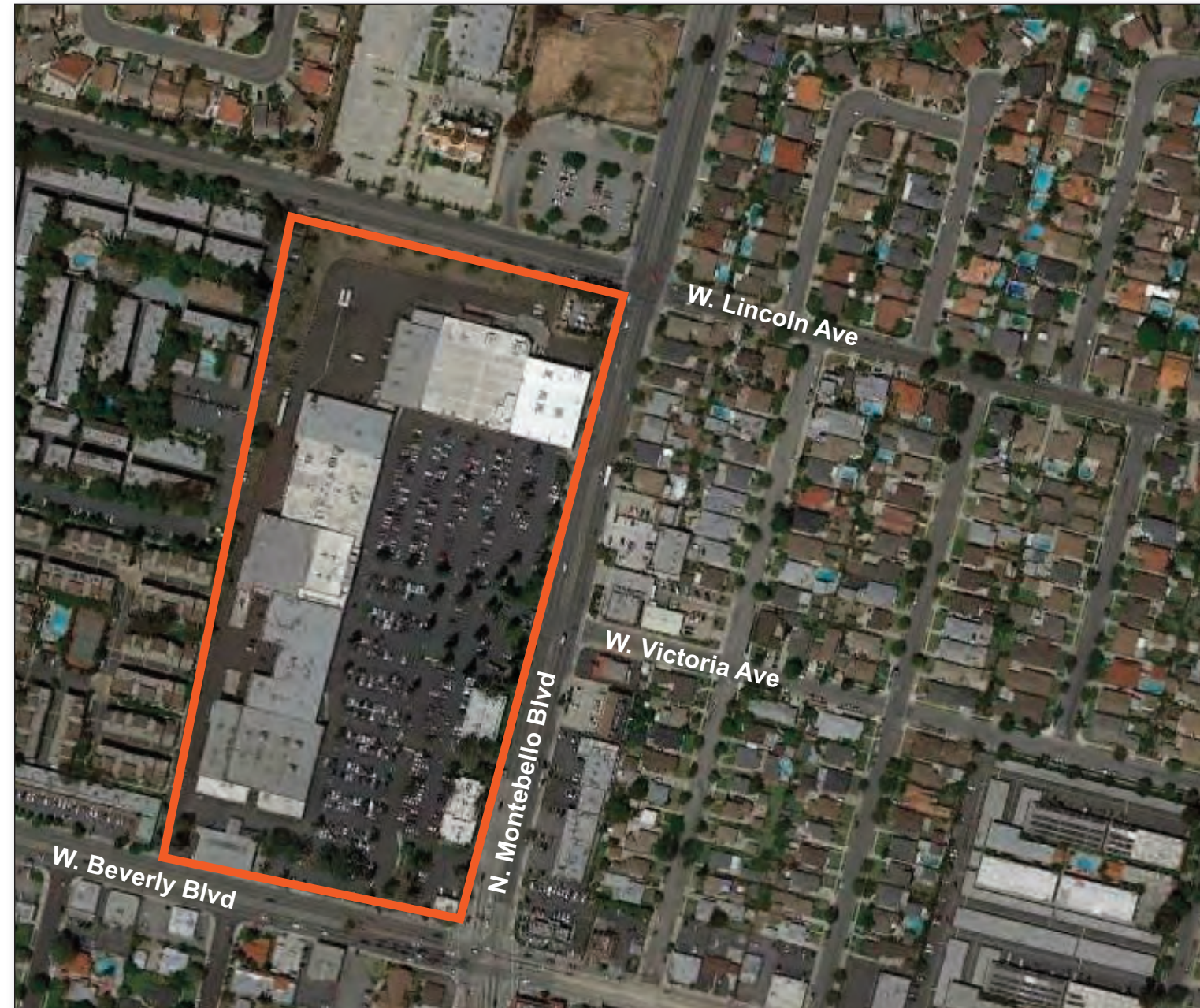


LOCATION

NW corner of West Beverly & Montebello Boulevards

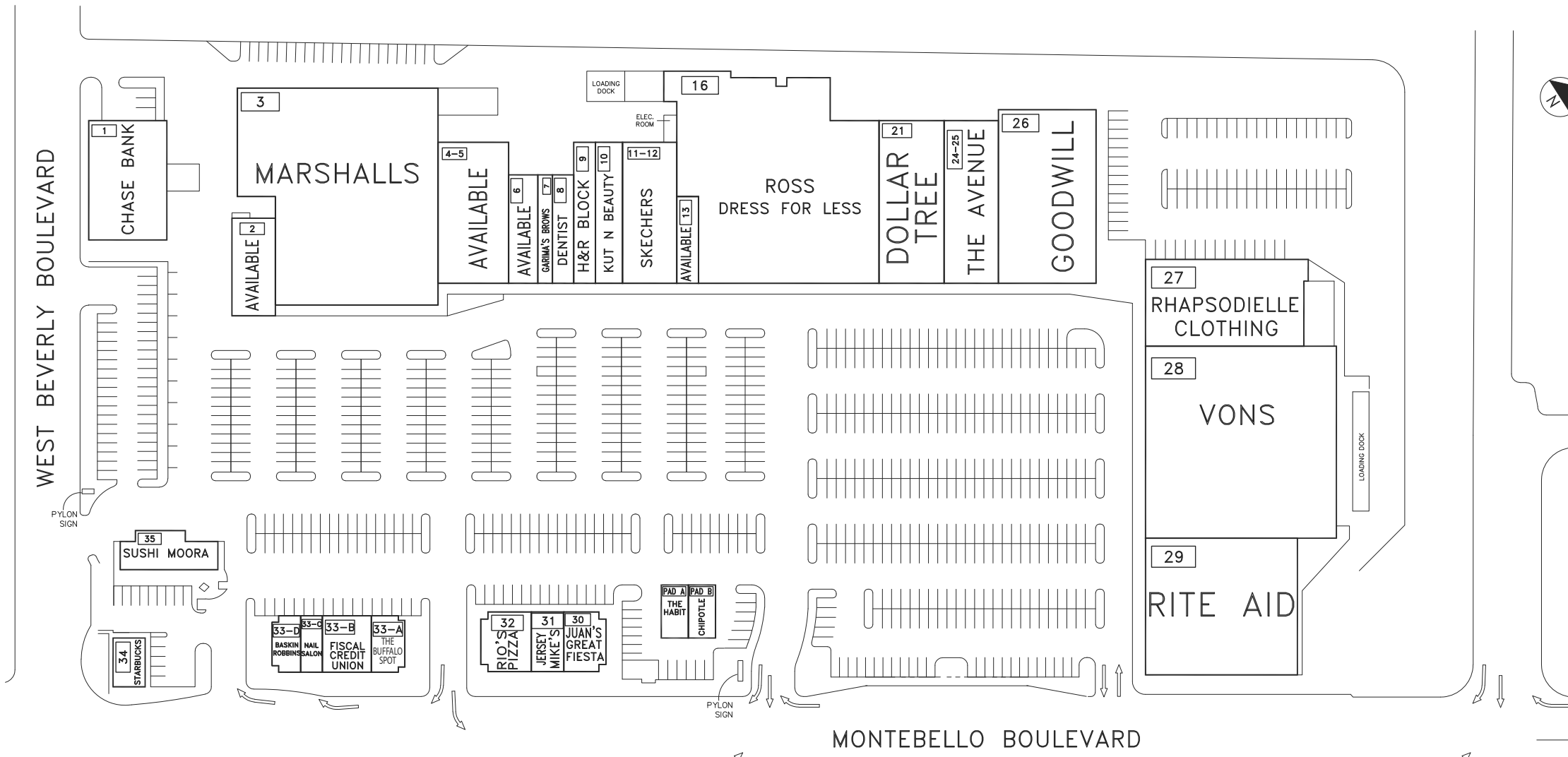
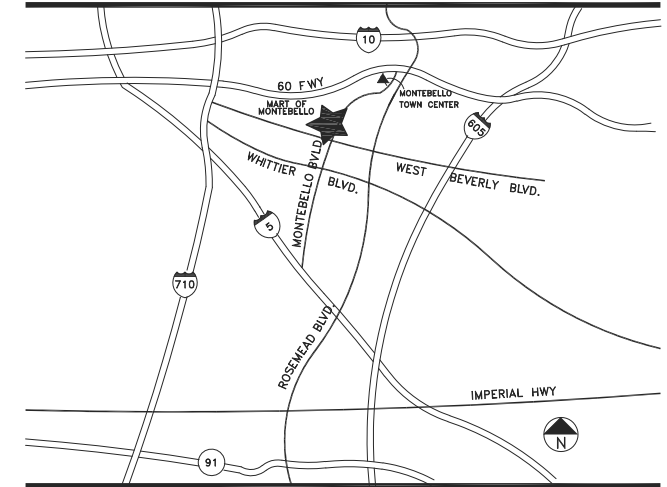
LEASING CONTACT

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MONTEBELLO MIX

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	RHAPSODIELE CLOTHING	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	SUSHI MOORA	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 =	03.21.18
PLOT DATE =	03.21.18

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802 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA 90640



COMBINED PROPERTIES INCORPORATED

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LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, SELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE