

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

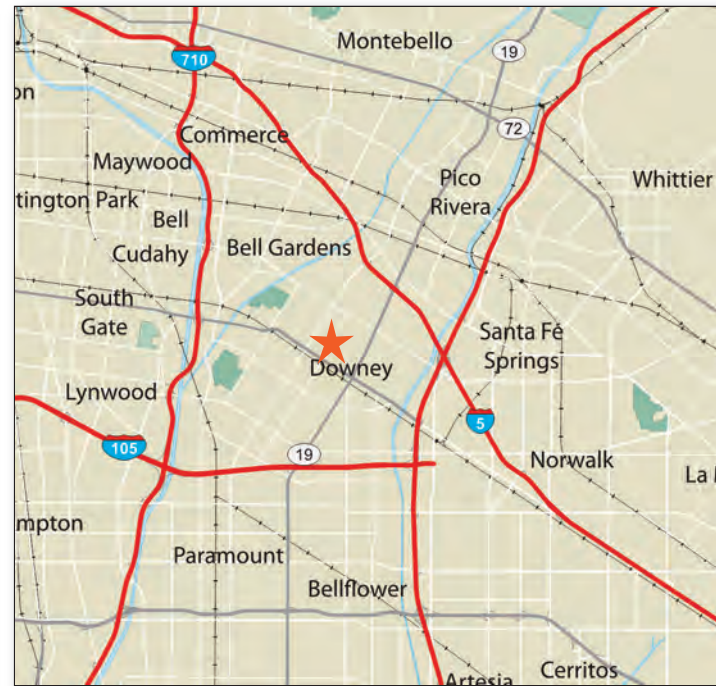
FEATURED TENANTS

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

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	33,810	\$72,896	10,231
3 mile	197,880	\$79,520	56,387
5 mile	633,618	\$77,357	174,855

2020 ESRI

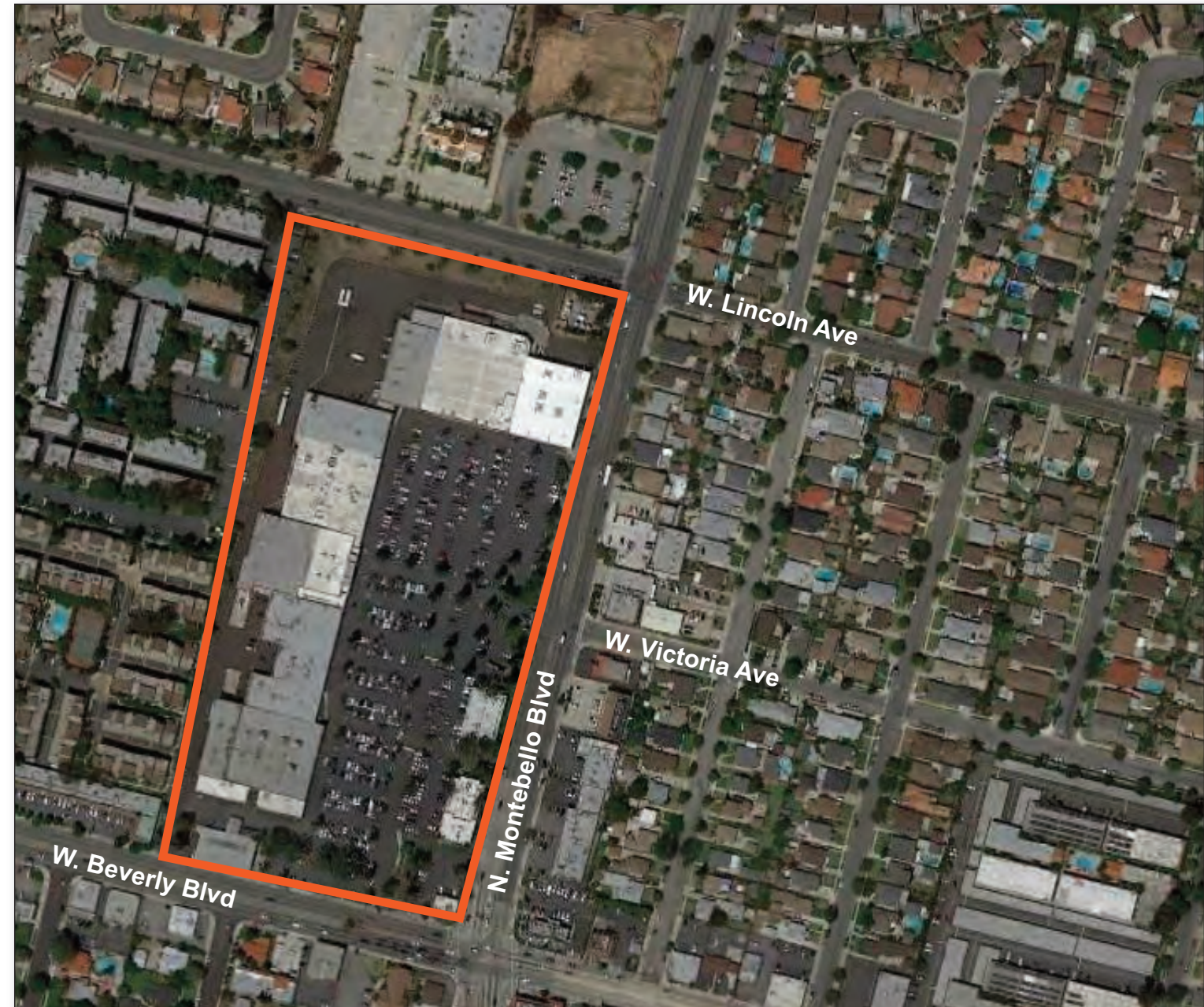


LOCATION

NW corner of West Beverly & Montebello Boulevards

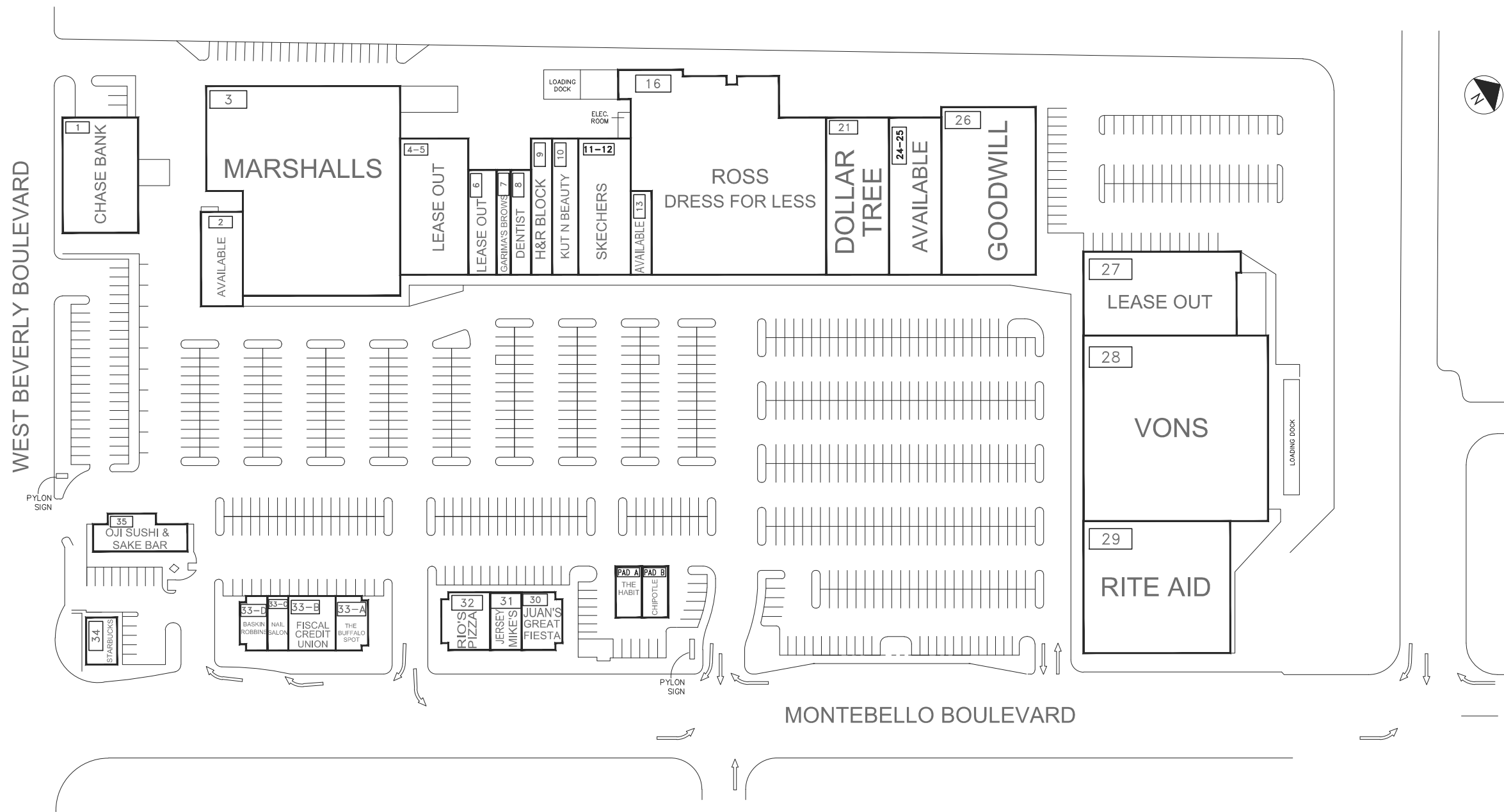
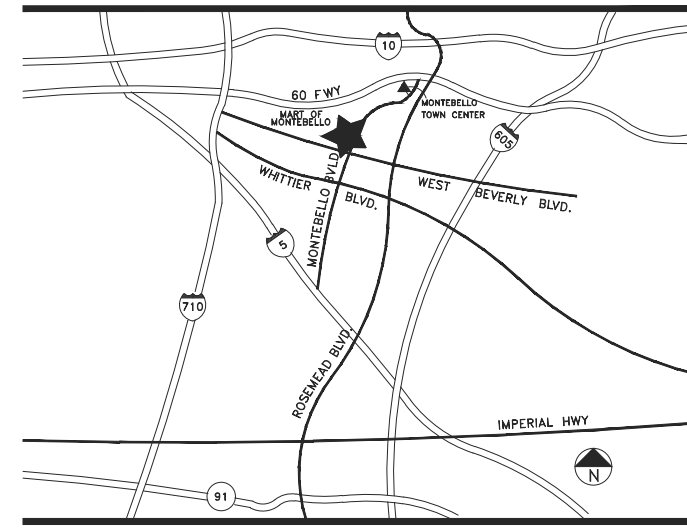
LEASING CONTACT

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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	LEASE OUT	11,680 SF
3	MARSHALLS	33,500 SF	28	VONS	31,152 SF
4-5	LEASE OUT	8,450 SF	29	RITE AID	17,640 SF
6	LEASE OUT	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	AVAILABLE	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 = MAR 2021

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802 WEST BEVERLY BOULEVARD
 MONTEBELLO, CALIFORNIA 90640

LEASING PLAN

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