

Montebello Plaza

Los Angeles-Long Beach-Anaheim, CA

34.0314, -118.1227
2401-2633 West Via Campo | Montebello, CA 90640



Center Size: 284,331 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 20,644 | 238,709 | 672,097 |
| | 6,828 | 72,694 | 199,176 |
| | \$98,350 | \$80,873 | \$79,710 |

High visibility from SR 60/Pomona Fwy with 237,000+ VPD

Surrounded by a strong daytime population of 270,000+ as well as a population of 238,000+ residents within 3 miles

Albertsons-anchored center along with top national tenants including CVS/pharmacy, Ross Dress for Less & Best Buy, drawing an estimated 15,400+ visits/day and 5.6M+ visits/year (based on CreditIntell)

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Available Space

| | |
|-----|----------|
| FS1 | 6,750 SF |
| FS2 | 4,090 SF |
| FS7 | 5,000 SF |
| 16 | 1,600 SF |

Current Retailers

| | | |
|----------|-----------------------------------|-----------|
| FS3 | Del Taco | 1,500 SF |
| FS4 | Chevron | 1 SF |
| FS6 | Bag O' Crab | 5,300 SF |
| FS8 | Zen Nail Lounge | 5,000 SF |
| 01 | Five Below | 8,073 SF |
| 02 | Best Buy | 45,041 SF |
| 03 | Albertsons | 52,604 SF |
| 04 | Kohl's | 30,360 SF |
| 05 | Ross Dress for Less | 26,700 SF |
| 06 | CVS/pharmacy | 32,584 SF |
| 07 | Quest Diagnostics | 2,936 SF |
| 08 | Miki-Chan's Okazu-Ya | 1,200 SF |
| 09 | The Tutoring Center | 1,200 SF |
| 10 | Dr. Dennis Kuwaye | 1,200 SF |
| 11/12 | Royal Academy of Music | 3,240 SF |
| 13 | Classy Nails | 800 SF |
| 14 | Beauty Queen Spa | 2,640 SF |
| 15 | Elite Foot Spa | 1,600 SF |
| 17 | United States Post Office | 3,200 SF |
| 18 | La Michoacana | 2,000 SF |
| 19 | Leslie's Pool Supplies | 2,800 SF |
| 20 | Modern Thai Restaurant | 2,400 SF |
| 23/21 | Office Depot | 5,600 SF |
| 24 | Jamba Juice | 1,200 SF |
| 25 | The Flame Broiler | 1,500 SF |
| 26 | Nayan Threading | 900 SF |
| 27 | La Enchilada Mexcian Food | 2,400 SF |
| 29/34/35 | Healthcare Partners Medical Group | 20,713 SF |
| 29A | Healthcare Partners Medical Group | 0 SF |
| 33 | Subway | 1,500 SF |

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