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
	20,476	238,061	670,345
	6,773	72,480	198,637
	$112,145	$97,614	$96,098

Ranked in the top 4% of like centers in the market drawing an estimated 4.2M+ annual visits (Placer.ai 2024)

Albertsons-anchored shopping center with national tenants including Best Buy, Kohl's, Ross Dress for Less and CVS/Pharmacy

High visibility from 260K+ vehicles daily on Pomona Fwy, 25K+ vehicles daily on N Wilcox Ave and 19K+ vehicles daily on Via Campo (Kalibrate 2022)

Surrounded by a strong daytime population of 274K+ and a dense population of 238K+ residents within 3 miles

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Available Space

FS1	6,750 SF
FS2	4,090 SF
FS7	5,000 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
16	Nothing Bundt Cakes	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	Movita Juice Bar	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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