



*For Lease*

Montebello Mix | 802 W Beverly Blvd, Montebello, CA

JR. ANCHOR SPACE  
OPPORTUNITY

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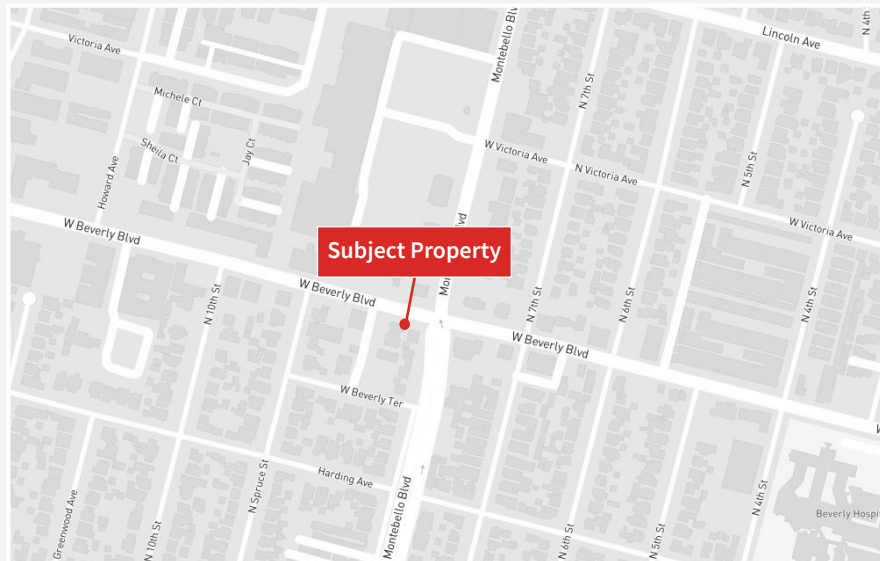
[us.jll.com/retail](http://us.jll.com/retail)

# Property Highlights

## Montebello Mix | Montebello

- Dominant community center located at the signalized intersection of highly traveled West Beverly and Montebello Boulevards
- Jr. anchor vacancies in highly-coveted spaces next to top-tier anchor tenants
- Center is located in a densely populated area and features a high percentage of national retail tenants
- Strong retail cotenancy featuring dynamic credit tenants including Marshalls, Ross, Vons, Starbucks, The Habit, Chipotle & Skechers

### FEATURED TENANTS



### DEMOGRAPHICS (ESRI 2019)

1 mile ▼

2 miles ▼

3 miles ▼



31,563

Total Population

96,185

Total Population

200,281

Total Population



3.21

Ave. Household Size

3.38

Ave. Household Size

3.49

Ave. Household Size



\$72,684

Ave. HH Income

\$75,402

Ave. HH Income

\$76,588

Ave. HH Income



\$521,030

Median Home Value

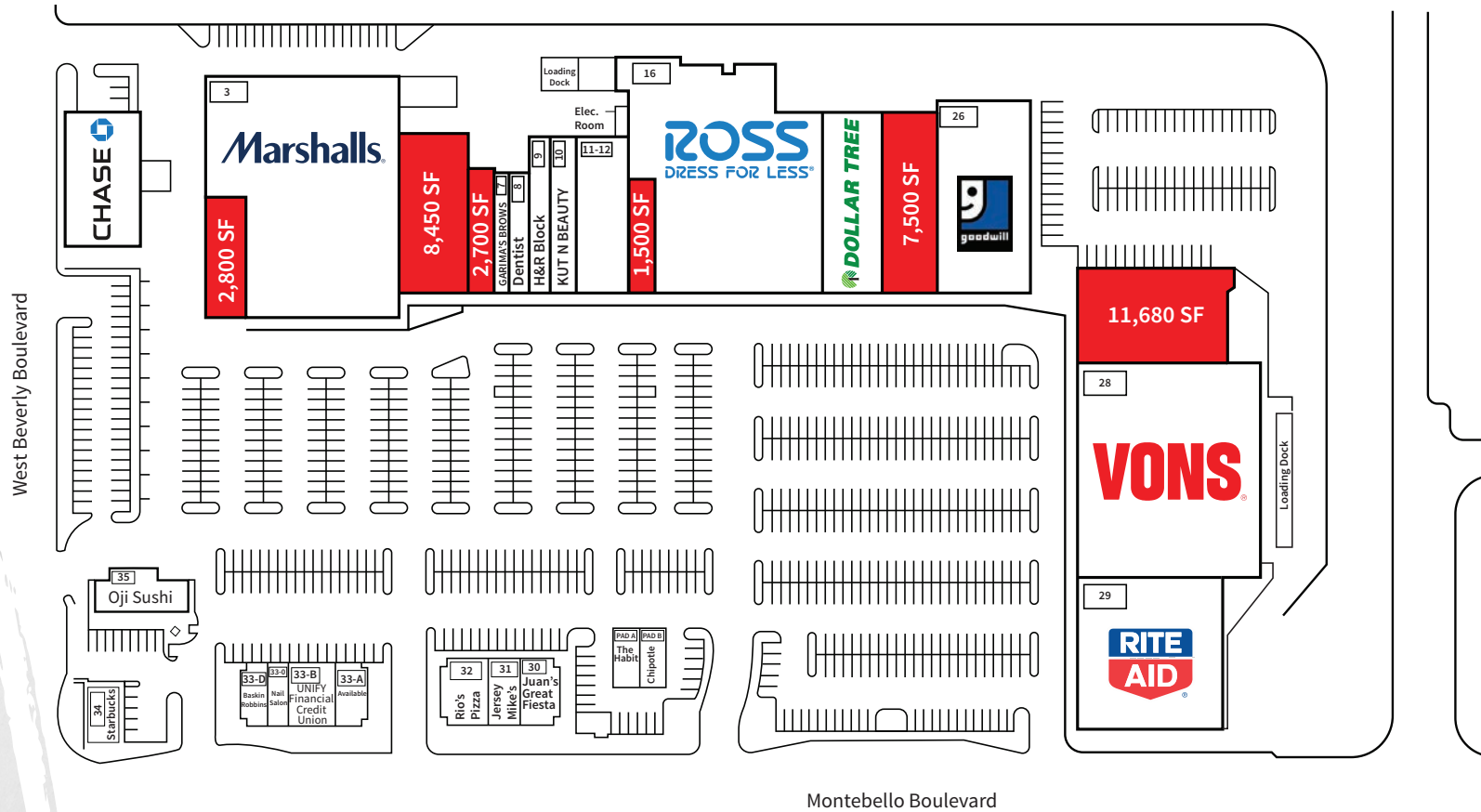
\$493,607

Median Home Value

\$495,980

Median Home Value

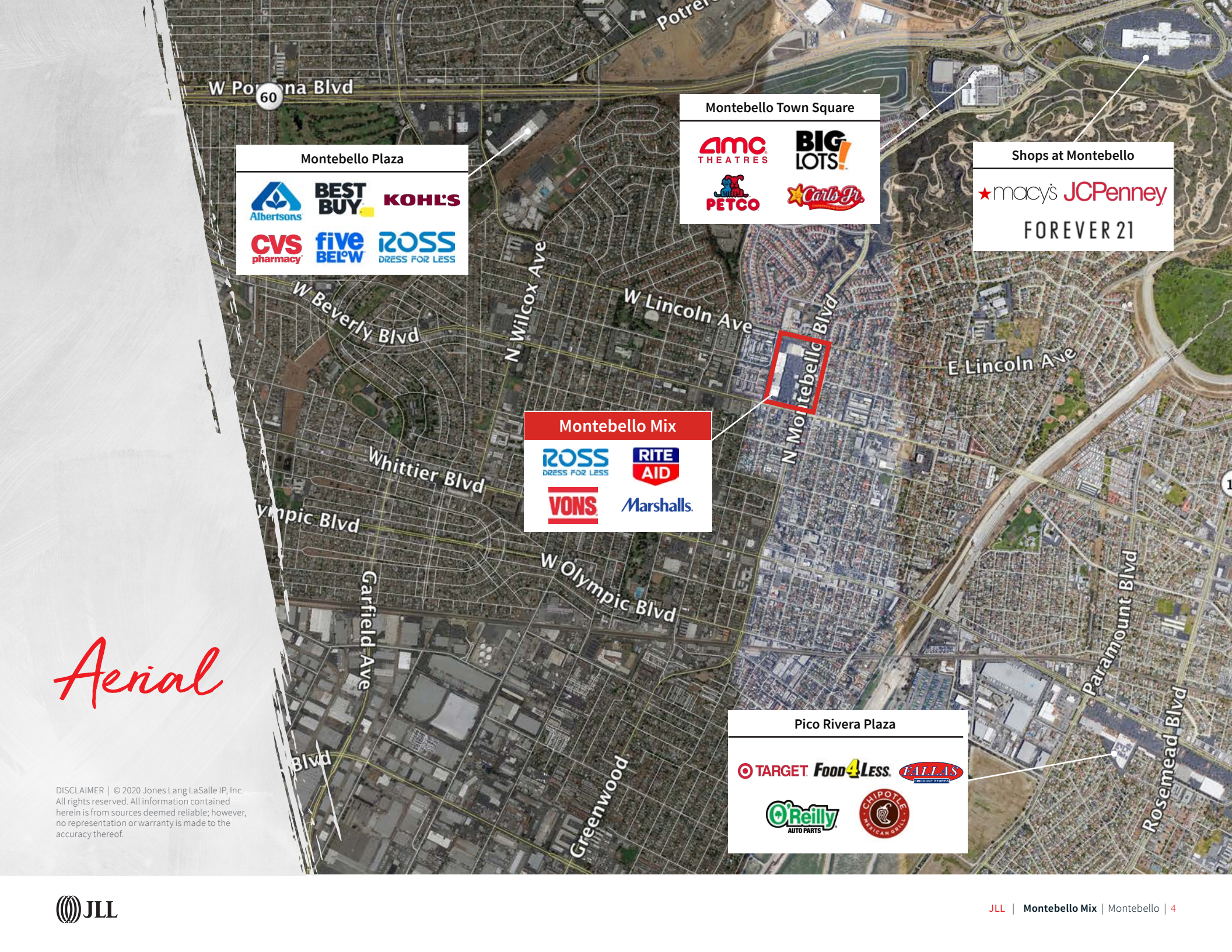
# Site Plan



## List of Tenants

Unit #	Tenant	SF	Unit #	Tenant	SF	Unit #	Tenant	SF
1	Chase Bank	7920	13	AVAILABLE	1500	32	Rio's Pizza	2500
2	AVAILABLE	2800	16-20	Ross	32476	33A	The Buffalo Spot	1810
3	Marshalls	33500	21	Dollar Tree	9000	33B	UNIFY Financial Credit Union	2347
4-5	AVAILABLE	8450	24-25	AVAILABLE	7500	33C	Specialty Nail & Spa	1227
6	AVAILABLE	2700	26	Goodwill	14400	33D	Baskin Robbins	1120
7	Garima's Brows	900	27	COMING AVAILABLE	11680	34	Starbucks	1440
8	Children's Dentist	1841	28	Vons	31152	35	Oji Sushi	1886
9	H&R Block	2943	29	Rite Aid	17640	Pad A	The Habit	2092
10	Kut N Beauty	3250	30	Juan Great Fiesta	2078	Bad B	Chipotle	2092
11-12	Skechers	6488	31	Jersey Mike's	1653			

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W Pomona Blvd

60

Montebello Plaza



Montebello Town Square



Shops at Montebello



Montebello Mix



Pico Rivera Plaza



Aerial

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