

FREESTANDING RETAIL SPACE ON A MAJOR SIGNALIZED INTERSECTION

801 W BEVERLY BOULEVARD, MONTEBELLO, CA 90640



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SIGNALIZED CORNER OF BEVERLY BLVD AND MONTEBELLO BLVD

801 W. BEVERLY BOULEVARD, MONTEBELLO, CA 90640

Highlights

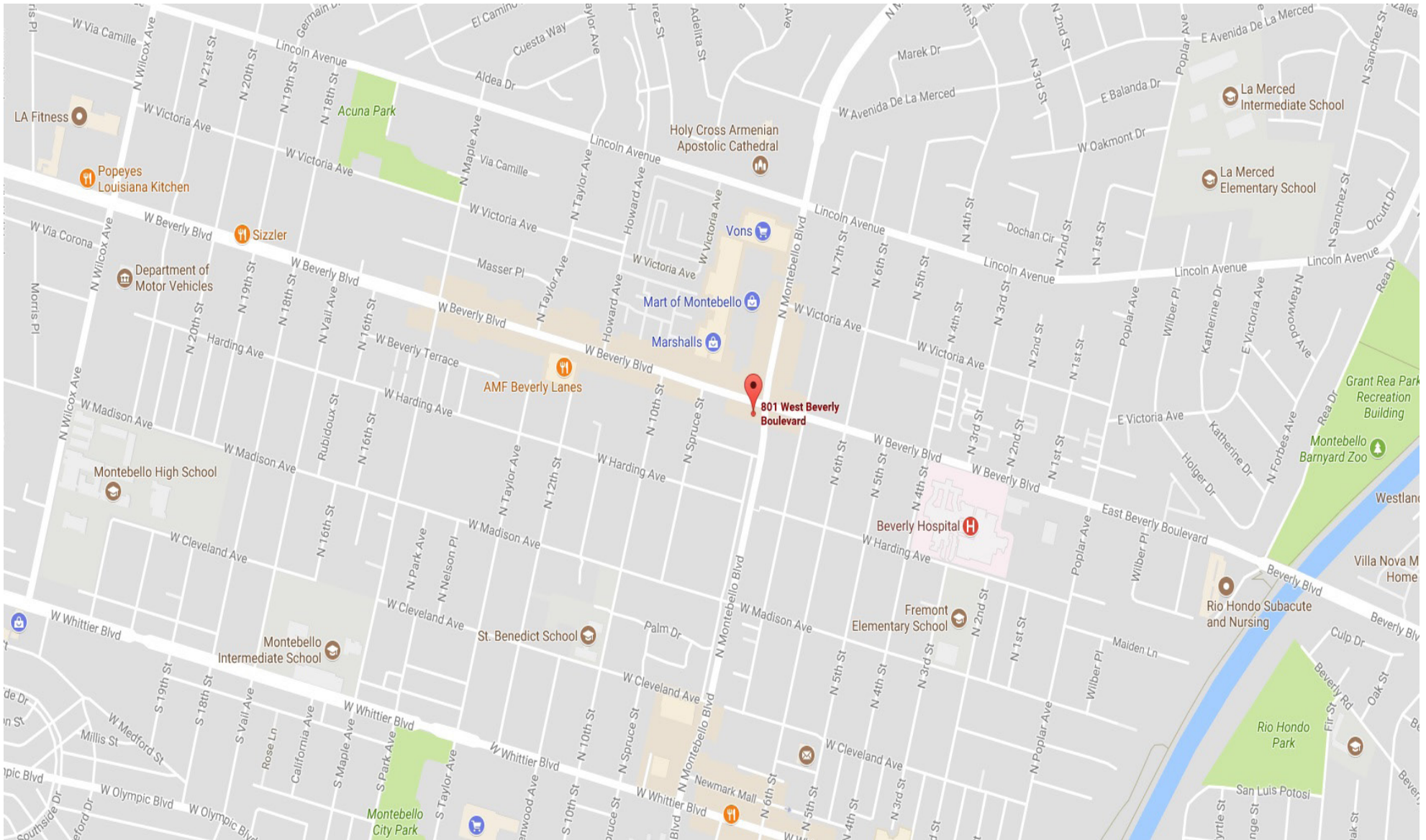
- Available: Approximately 1,120 Sq Ft
- Freestanding Building
- 7 Parking Spaces
- Lot size: 4,800 SF
- Ideal for Cell Phone, Foot Massage, Title Loans, Hair Salon, Insurance, Tax Office, Takeout Food, Pharmacy and more

Area Amenities

- Prime Montebello Location
- Situated on a Signalized Intersection
- Outstanding Traffic Count
- Excellent Area Demographics
- In Close Proximity to Beverly Medical Hospital. Traffic Average: 50,000 CPD
- Directly Across from Starbucks

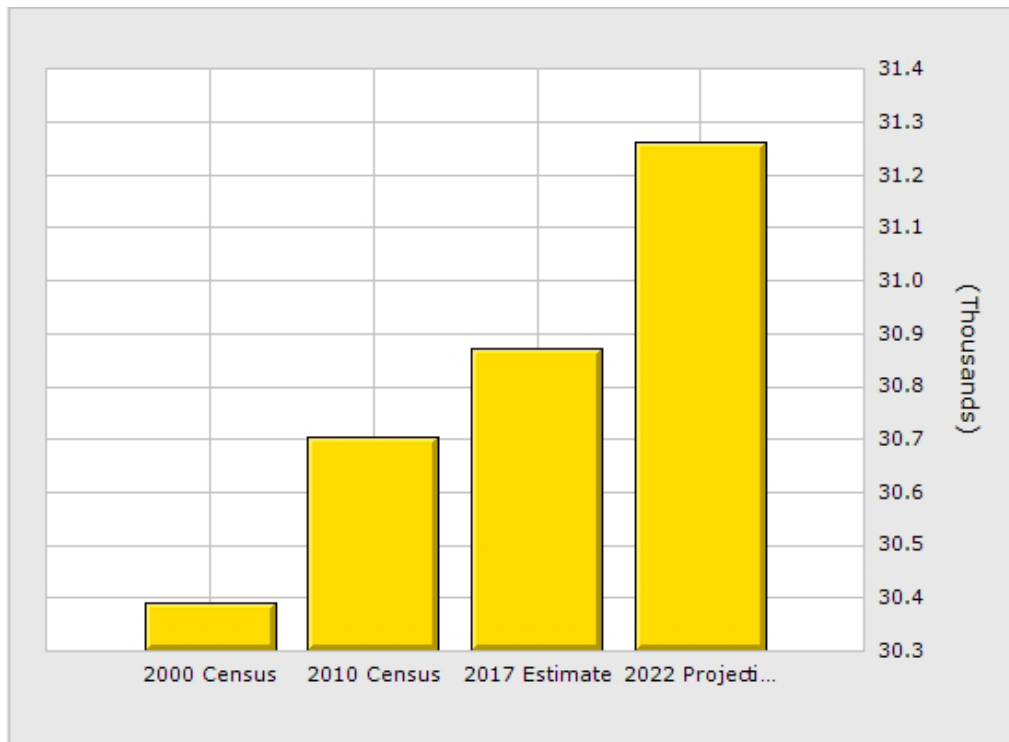
MAP

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DEMOGRAPHICS

801 W. BEVERLY BOULEVARD, MONTEBELLO, CA 90640



	1 Mile	2 Mile	3 Mile
Population			
2017 Total Population:	30,871	96,179	199,499
2022 Population:	31,261	97,713	202,611
Pop Growth 2017-2022:	1.26%	1.59%	1.56%
Average Age:	38.50	37.90	38.00
Households			
2017 Total Households:	9,571	28,412	57,327
HH Growth 2017-2022:	1.31%	1.63%	1.59%
Median Household Inc:	\$47,488	\$50,888	\$53,886
Avg Household Size:	3.20	3.40	3.40
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$488,168	\$435,235	\$434,410
Median Year Built:	1964	1960	1958



For more information, please call.



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