

Montebello Mix

804 W Beverly Blvd, Montebello, CA 90640



MONTEBELLO MIX SITE PLAN

NO. RETAILERS	SF	
10	Chipotle	2,092
20	Habit Burger Grill	2,092
30	Juan Great Fiesta	2,078
40	Jersey Mikes	1,653
50	Rios Pizza	2,500
60	Buffalo Spot	1,810
70	Unify Financial Credit Union	2,347
80	Specialty Nails and Spa	1,227
90	Baskin Robbins	1,120
100	Starbucks	1,440

NO. RETAILERS	SF	
120	Oji Sushi and Sake Bar	1,886
140	Chase Bank	7,920
150	Montebello Smiles Dentistry	2,800
170	Marshalls	33,500
190	Five Below	8,450
200	Sienna Medical Spa	2,700
210	Garimas Brows	900
220	Available	1,841
230	H&R Block	2,943
240	Kut N Beauty	3,250

NO. RETAILERS	SF	
250	Skechers	6,488
260	Available	1,500
280	Ross	32,476
300	Dollar Tree	9,000
320	Ace Hardware	7,500
350	Goodwill Industries	14,400
375	Sola Salon	11,680
400	Vons	31,152
425	Available	17,640



ANNUAL VISITORS: **3.9M**

MONTEBELLO
MIX
PHOTOS

CENTER HIGHLIGHTS

- Dominant community center located at the signalized intersection of highly traveled West Beverly and Montebello Boulevards
- Newly completed façade renovation along with the opening of Ace Hardware, Skechers, Chipotle, and The Habit Burger stores
- Center is located in a densely populated area and features a high percentage of national retail tenants



MONTEBELLO MIX TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	27,567	187,662	586,004
Households	9,374	58,488	179,024
Daytime Pop.	24,603	189,195	604,298
Avg. HH Income	\$108,451	\$109,949	\$106,200
Education Attn.	30%	25%	23%