

For Lease



Montebello Mix

802 W Beverly Blvd,
Montebello, CA

us.jll.com/retail

**Shop space
opportunity**

Jones Lang LaSalle Brokerage, Inc. | CA License # 01237652 | Scott Burns | +1 310 694 3188 | 2029 Century Park E 30th Floor, Los Angeles, CA 90067

Property Highlights

Montebello Mix | Montebello

- > Dominant community center located at the signalized intersection of West Beverly and Montebello Boulevards
- > Jr. anchor and shop space vacancies in highly-coveted spaces next to top-tier anchor tenants
- > Center is located in a densely populated area that is continuing to grow. Notably, the new development, Metro Heights, is a Toll Brothers luxury residential project being developed that will add over 600 new homes to the community
- > Strong retail cotenancy featuring dynamic credit tenants including Marshalls, Ross, Vons, Starbucks, The Habit, Chipotle & Skechers

Featured Tenants

VONS

CHASE

**RITE
AID**



Marshalls



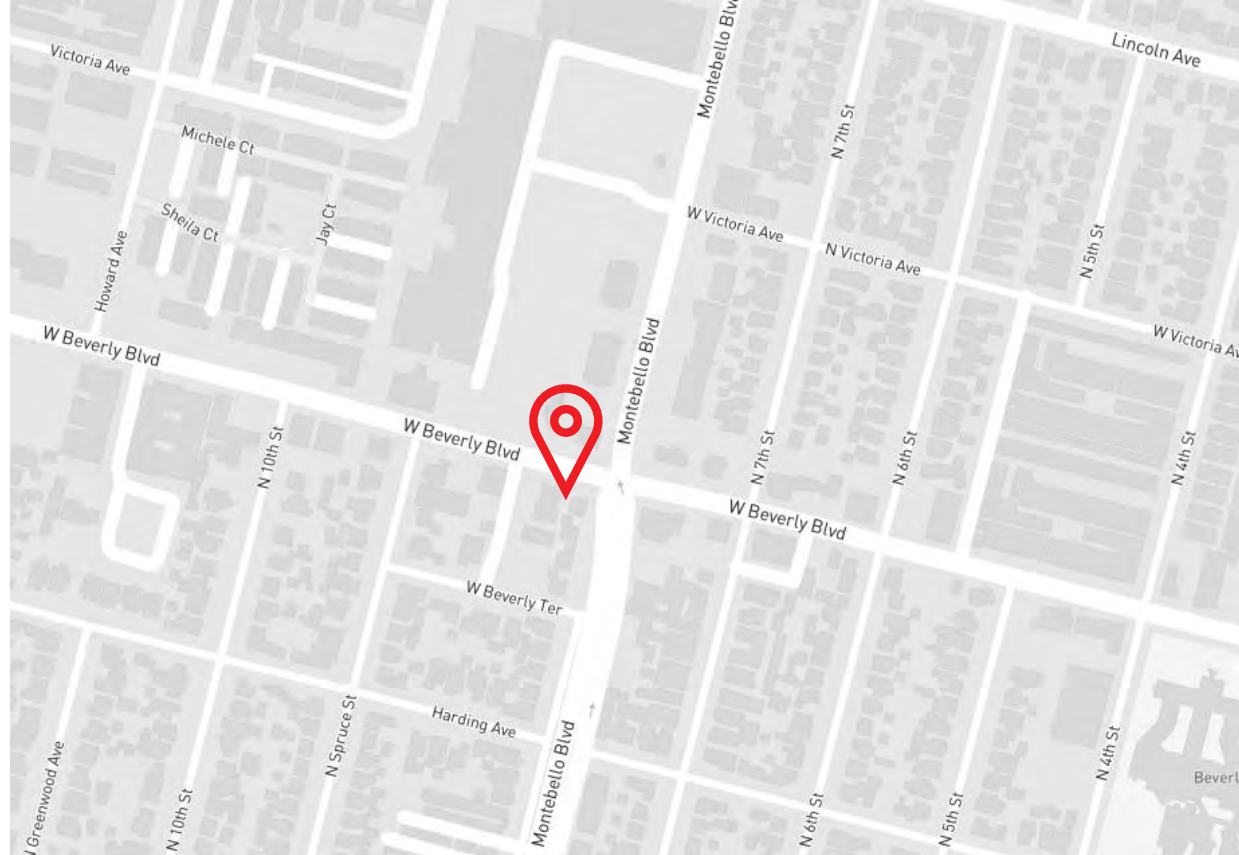
SKECHERS

ROSS
DRESS FOR LESS®

DOLLAR TREE



**the
Habit**
BURGER GRILL



Demographics (ESRI 2022)

1 mile ▼

2 miles ▼

3 miles ▼



29,901
Total Population



3.06
Ave. Household Size



\$88,463
Ave. HH Income



\$621,052
Median Home Value



92,291
Total Population



3.24
Ave. Household Size



\$92,822
Ave. HH Income



\$601,269
Median Home Value



191,640
Total Population



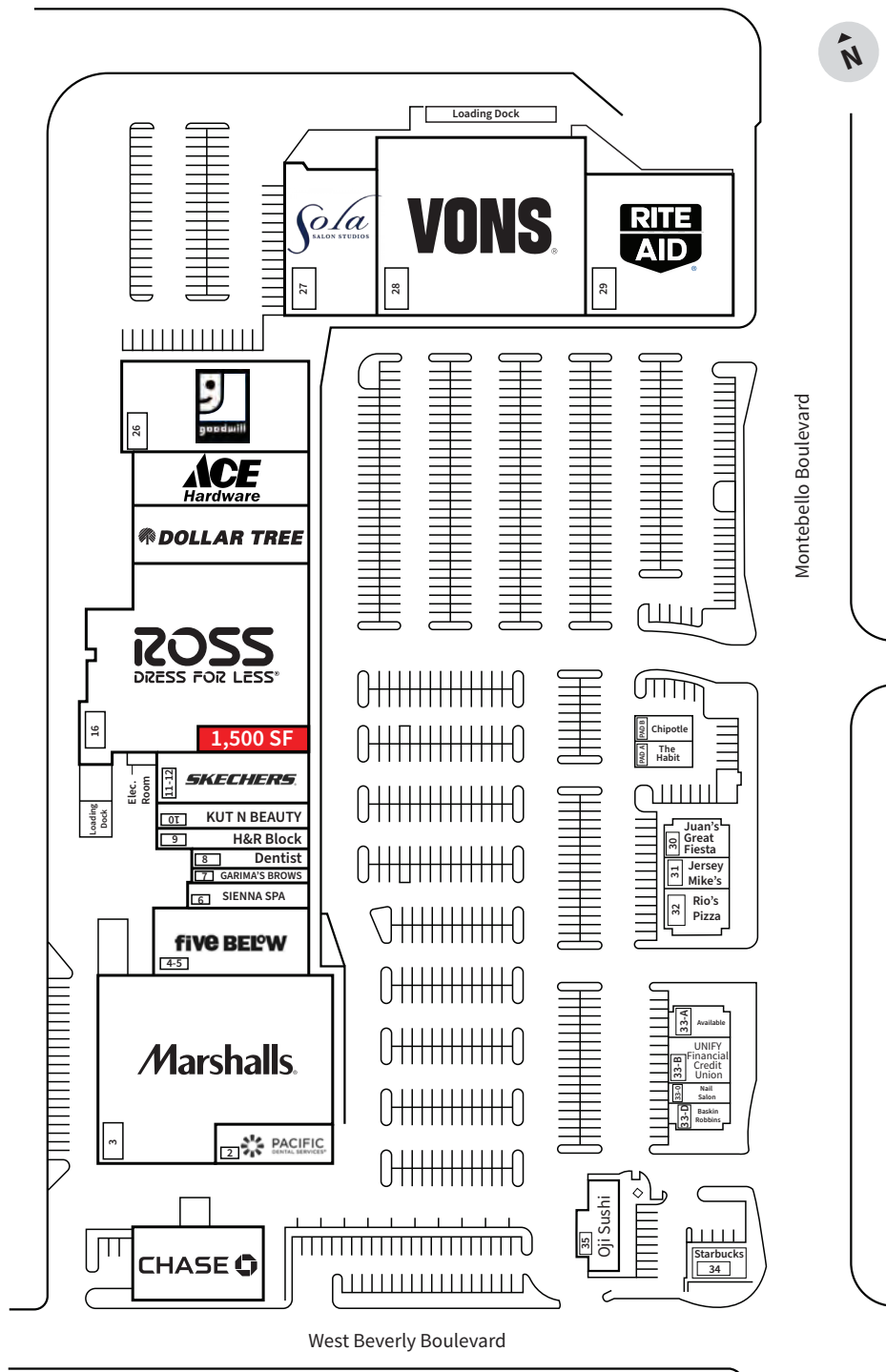
3.31
Ave. Household Size



\$95,281
Ave. HH Income



\$606,848
Median Home Value



Site Plan

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

Aerial





Shauna Mattis
Managing Director
License #01071320
Tel +1 310 694 3190
shauna.mattis@jll.com

Liam Bredberg
Associate
License #02174288
+1 424 294 3450
liam.bredberg@jll.com

Ian Jost
Associate
License #02182056
+1 424 294 3443
ian.jost@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.