

For Lease



Montebello Mix

802 W Beverly Blvd
Montebello, CA

us.jll.com/retail

Shop Space Opportunities

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Property Highlights

Montebello Mix | Montebello

- > Dominant community center located at the signalized intersection of West Beverly and Montebello Boulevards
- > Shop leasing opportunities 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

**ACE
Hardware**



Marshalls



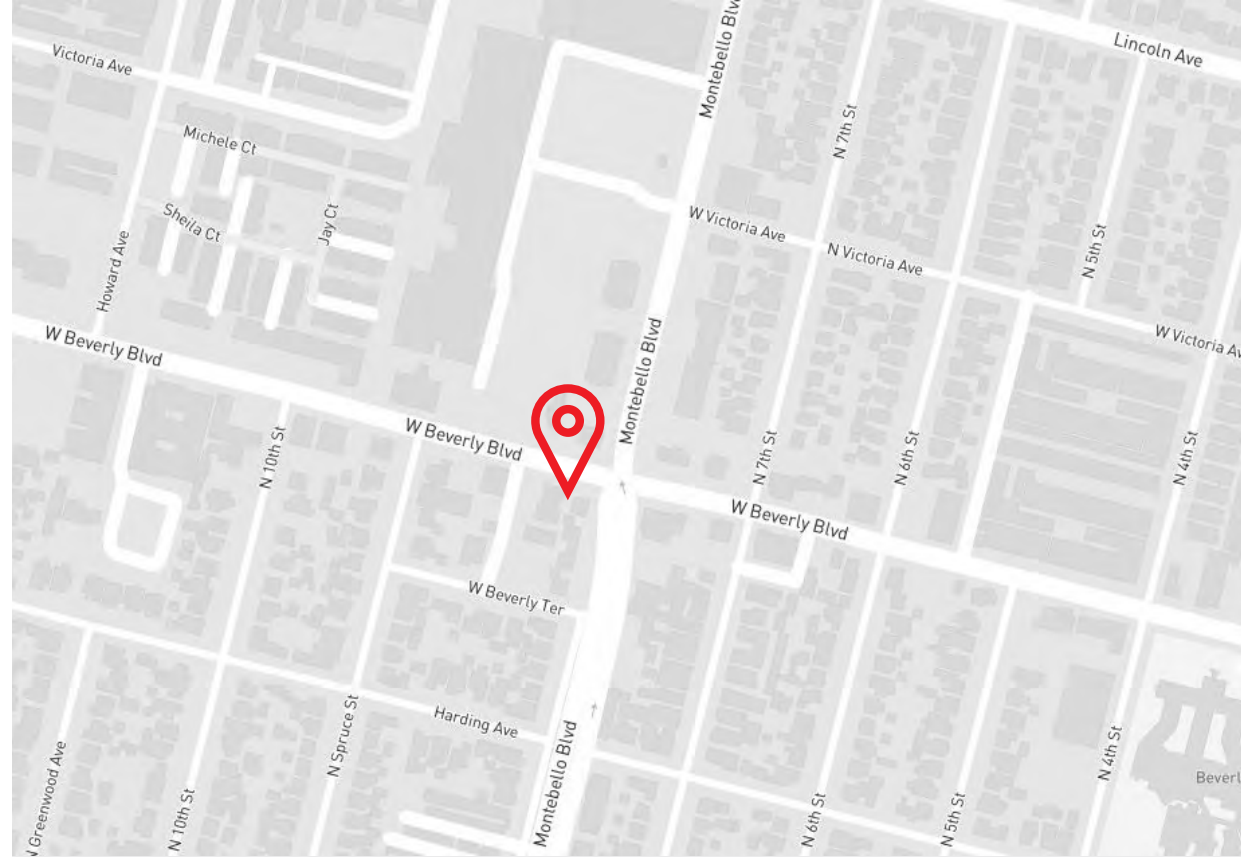
SKECHERS

**ROSS
DRESS FOR LESS**

DOLLAR TREE



**the
Habit
BURGER GRILL**



Demographics

1 mile ▼

3 miles ▼

5 miles ▼



29,543
Total Population

186,667
Total Population

586,240
Total Population



2.97
Avg. Household Size

3.19
Avg. Household Size

3.24
Avg. Household Size



\$104,446
Avg. HH Income

\$109,873
Avg. HH Income

\$105,955
Avg. HH Income

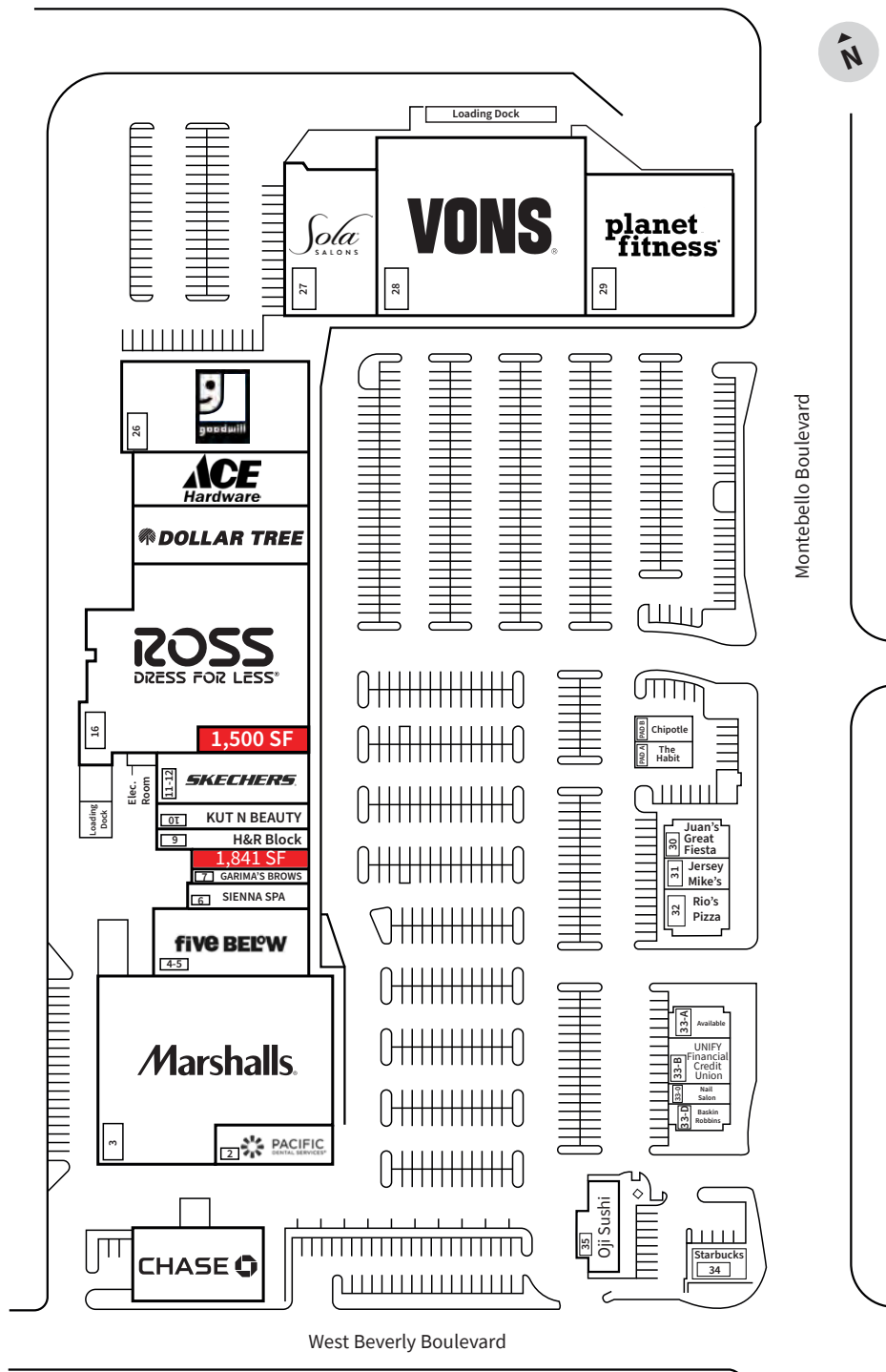


\$795,563
Median Home Value

\$735,029
Median Home Value

\$756,550
Median Home Value

Source : Esri, 2025



Site Plan

Unit #	Tenant	SF
1	Chase Bank	7920
2	Pacific Dental	2800
3	Marshalls	33500
4-5	Five Below	8450
6	Sienna Spa	2700
7	Garima's Brows	900
8	AVAILABLE	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	Planet Fitness	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
Pad B	Chipotle	2092

Aerial





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