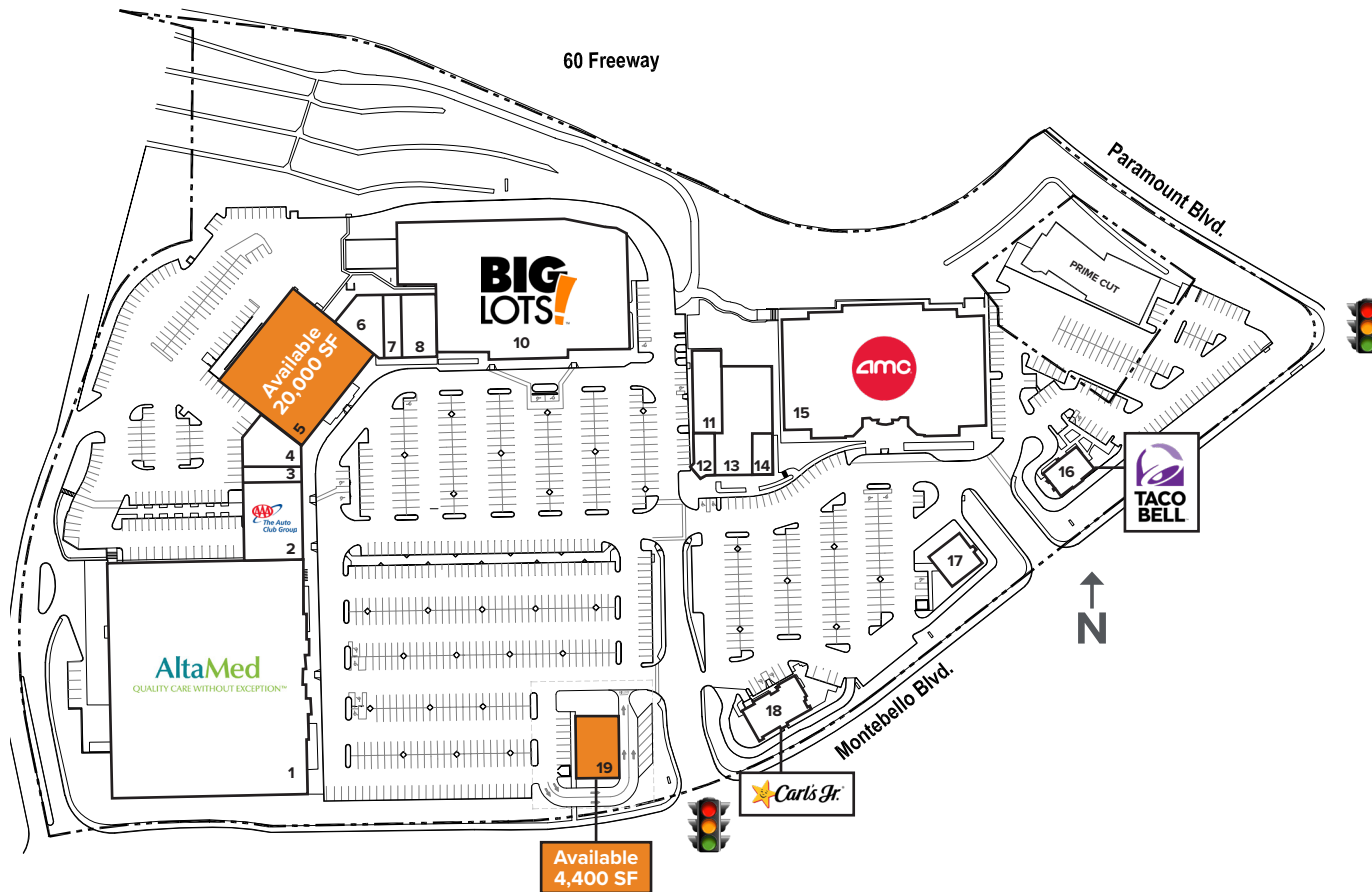


For Lease | 20,000 SF Retail & 4,440 SF Drive-Thru Pad

Montebello Town Square

60 Fwy @ Paramount Blvd, Montebello, CA



| # | Tenant | SF |
|----|---------------------------------|---------------|
| 1 | AltaMed | 105,000 |
| 2 | AAA Auto Club | 7,550 |
| 3 | Top Nails and Spa | 1,625 |
| 4 | Little Dimples Playground & CA | 3,337 |
| 5 | AVAILABLE | 20,000 |
| 6 | Versus Fitness | 3,734 |
| 7 | Express Employment | 1,500 |
| 8 | Los Angeles Federal Credit | 3,000 |
| 10 | Big Lots | 46,720 |
| 11 | Smiles West | 3,500 |
| 12 | PokiTomik | 1,250 |
| 13 | Kiddy Tyme Childcare | 6,331 |
| 14 | Trubowl | 1,250 |
| 15 | AMC Theatres | 39,623 |
| 16 | Taco Bell Express | 1,989 |
| 17 | Yoshinoya Beef Bowl | 2,356 |
| 18 | Carl's Jr | 3,534 |
| 19 | Drive-Thru Pad Available | 4,400 |

For leasing, please contact:

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Project Highlights

Located at the highly trafficked intersection of **Paramount Blvd (46,000 CPD) & Montebello Blvd (52,000 CPD)** which is in the retail heart of Montebello

Entertainment **Center** between Monterey Marketplace and The Shops at Montebello

Parking Ratio over 4.5 per 1,000 SF

| Demographics | 2 Miles | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population | 81,147 | 213,227 | 619,555 |
| Avg. Household Income | \$83,708 | \$80,044 | \$78,901 |
| Daytime Population | 51,327 | 141,077 | 471,376 |

JOIN:



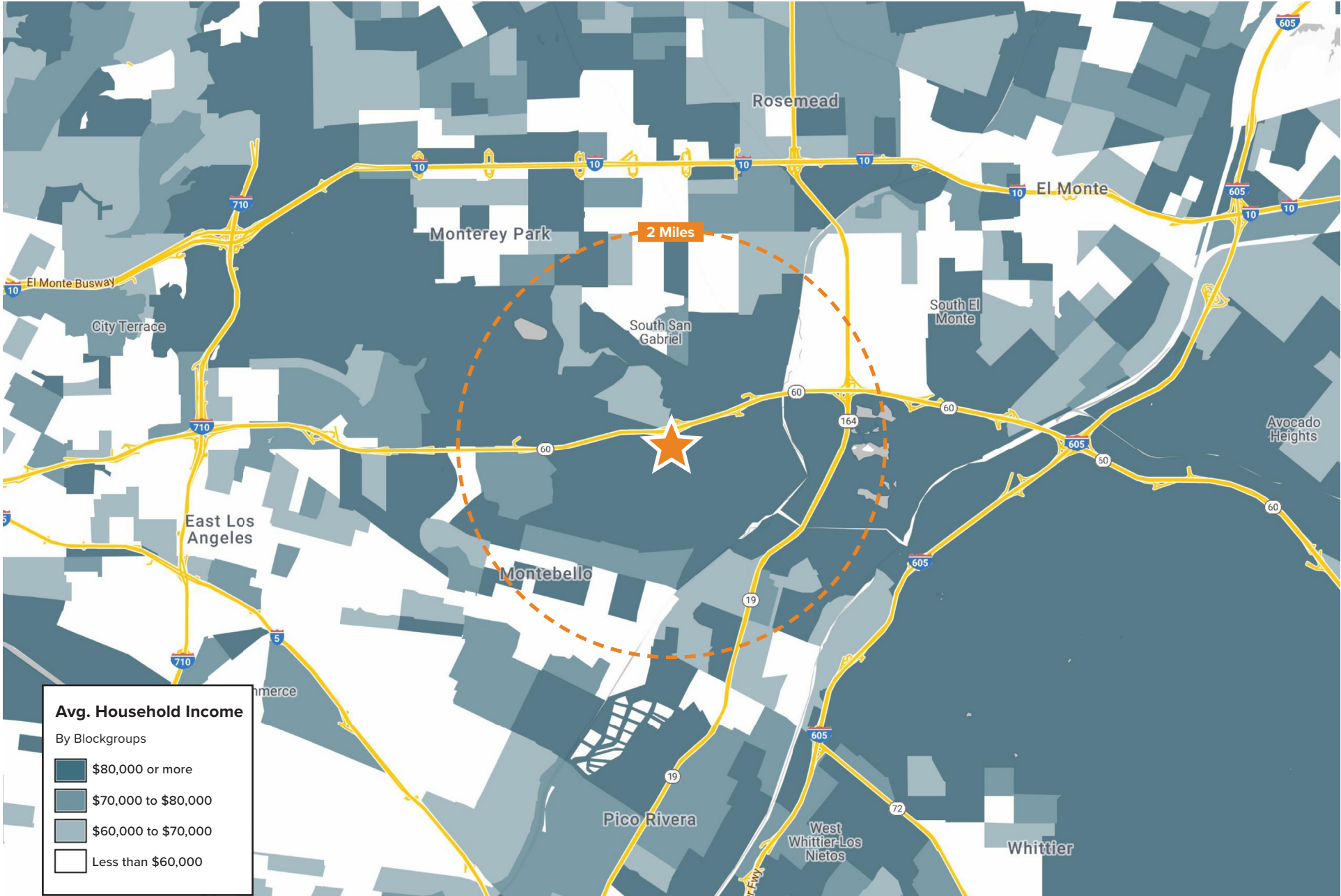
Project Overview



Competition Map



Avg. Household Income



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