

For Lease | 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	Petco	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

