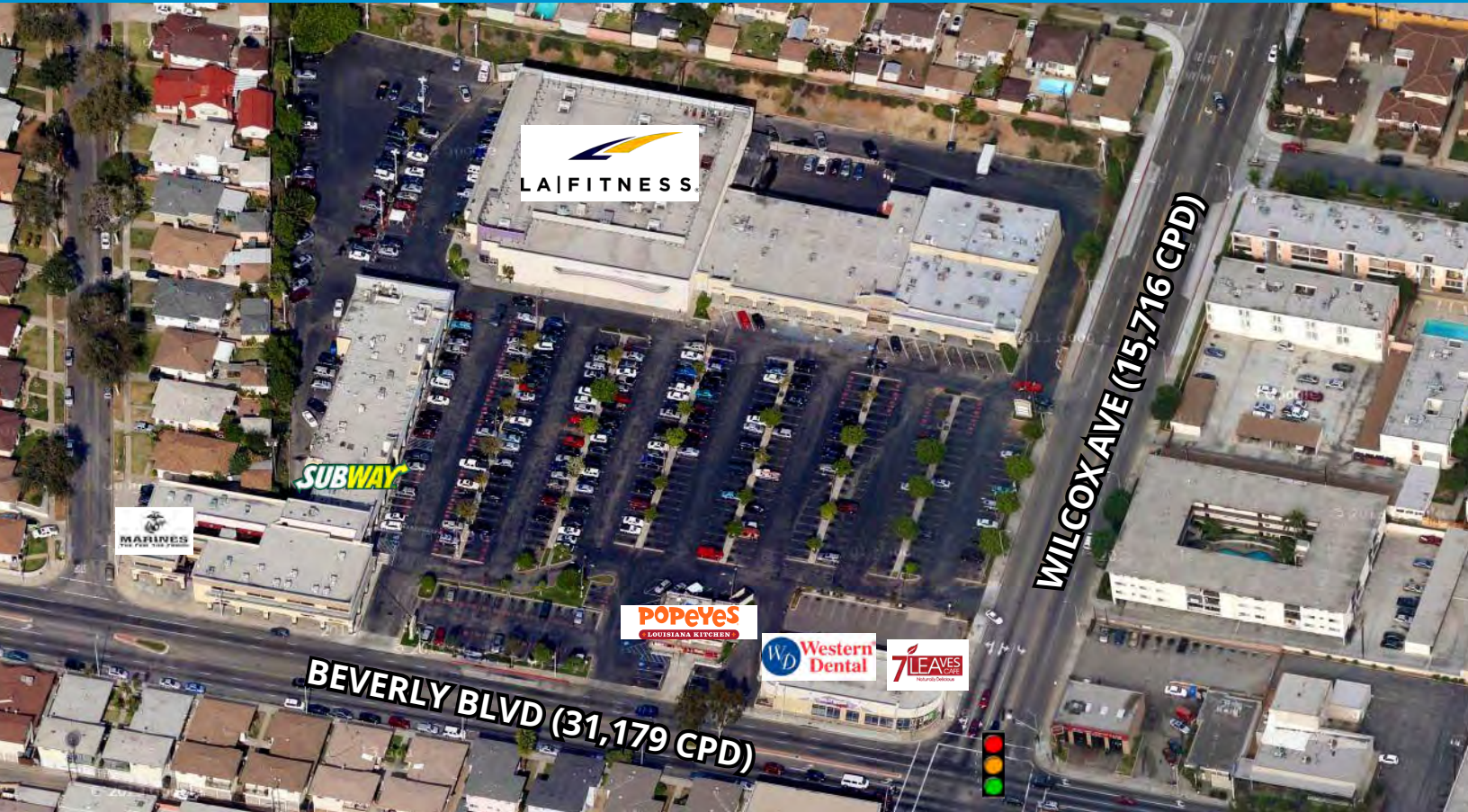




BEVERLY WILCOX VILLAGE

2200 W. BEVERLY BLVD (NWC BEVERLY BLVD & WILCOX AVE)
MONTEBELLO, CA 90640



SHOPPING CENTER CHARACTERISTICS

CENTER TYPE: Neighborhood Shopping Center

CO-TENANTS: LA Fitness, Western Dental, Popeye's, Subway & more

AVAILABILITY

AVAILABILITY: 1,250 SF
1,035 SF Office (2nd Floor)

LEASE RATE: Negotiable

TRAFFIC COUNTS

BEVERLY BLVD & WILCOX AVE: ±46,895 CPD (Inrix 2025)

HIGHLIGHTS

- > Neighborhood shopping center at the Northwest corner of Beverly Blvd & Wilcox Ave, a strong signalized intersection
- > Excellent mix of national and regional restaurants, retail and service tenants
- > Located in the heart of Montebello near Montebello's Civic Center, DMV, and two high schools
- > Strong 1-mile demographics with over 30,000 residents, over 10,000 in daytime population, and average household income of \$82,000

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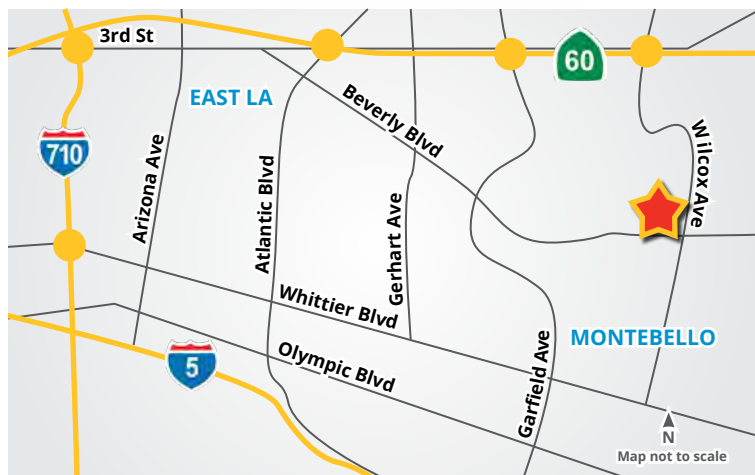
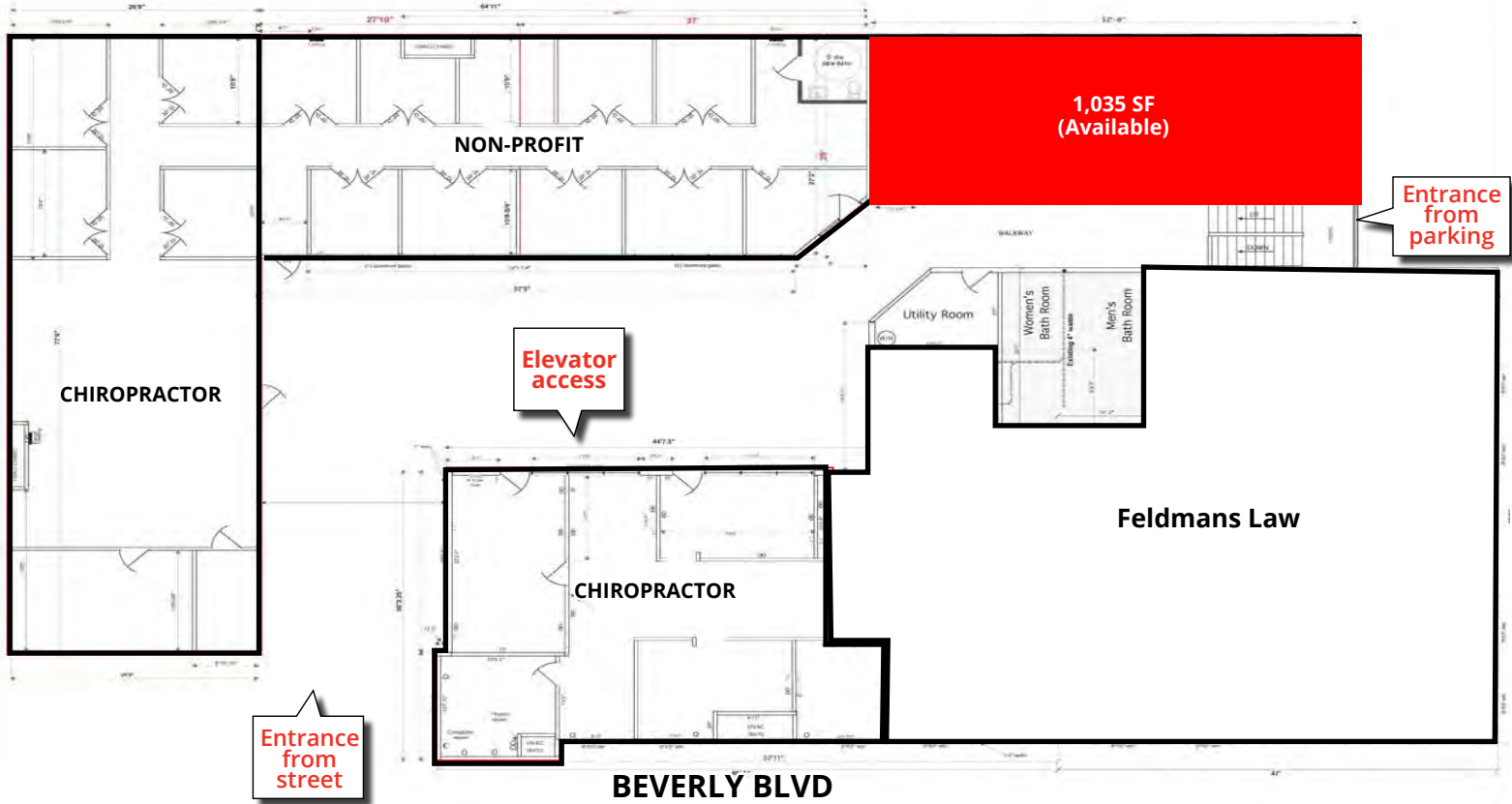
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2ND FLOOR



2025 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	30,195	209,095	643,366
Total Households:	9,912	64,549	193,070
Hispanic Population:	80.2%	73.2%	73.6%
Avg. HH Income:	\$98,658	\$101,744	\$98,760
Daytime Population:	9,814	94,280	261,089

Source: Esri

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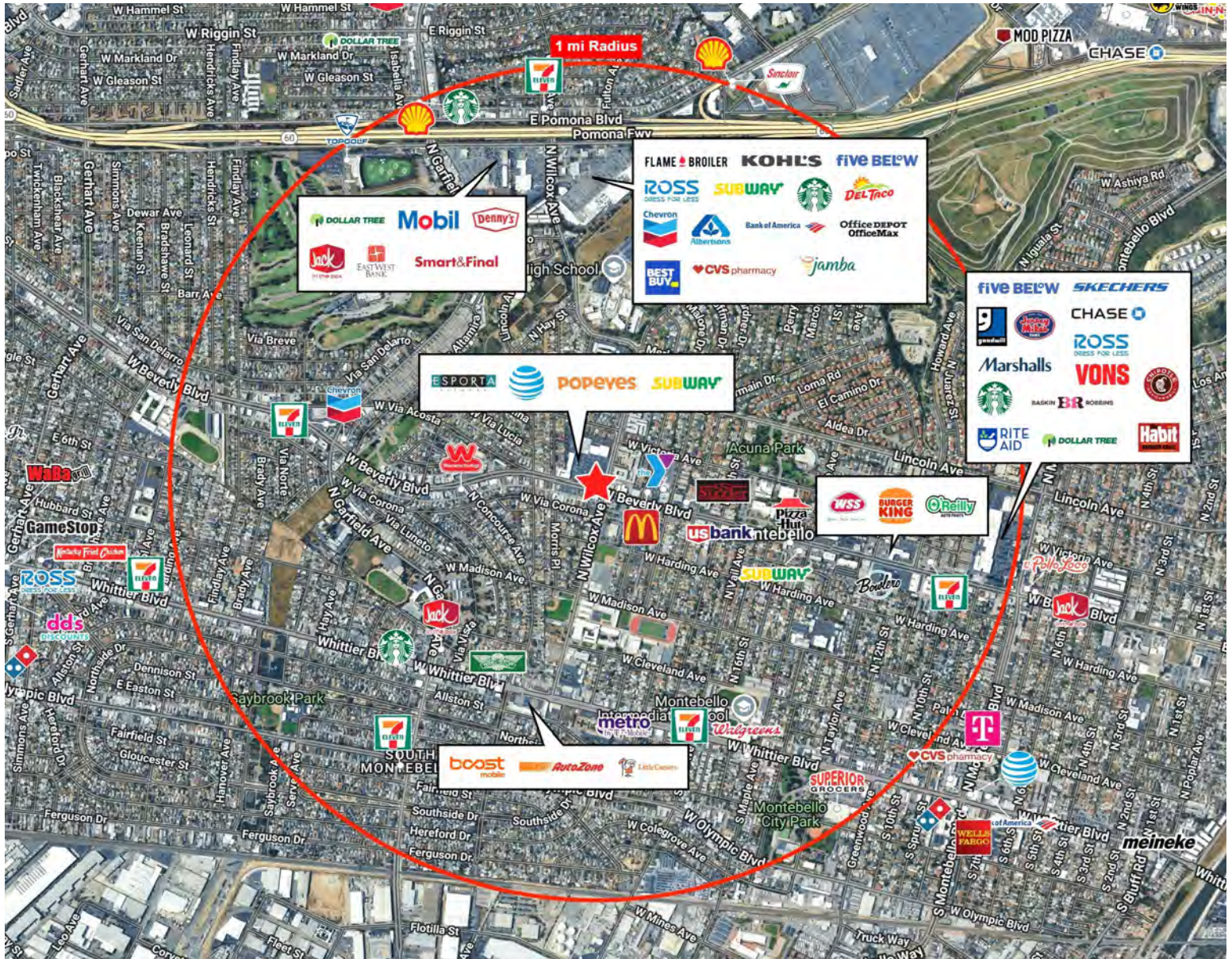
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LEASING > FITNESS ANCHORED RETAIL CENTER



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