

2537 W.
BEVERLY BLVD
MONTEBELLO, CA



FOR LEASE

PRIME MONTEBELLO LOCATION

**EXCELLENT
RETAIL SPACE**

SPECTRUM
COMMERCIAL REAL ESTATE, INC.









spectrumcre.com | 818.252.9900

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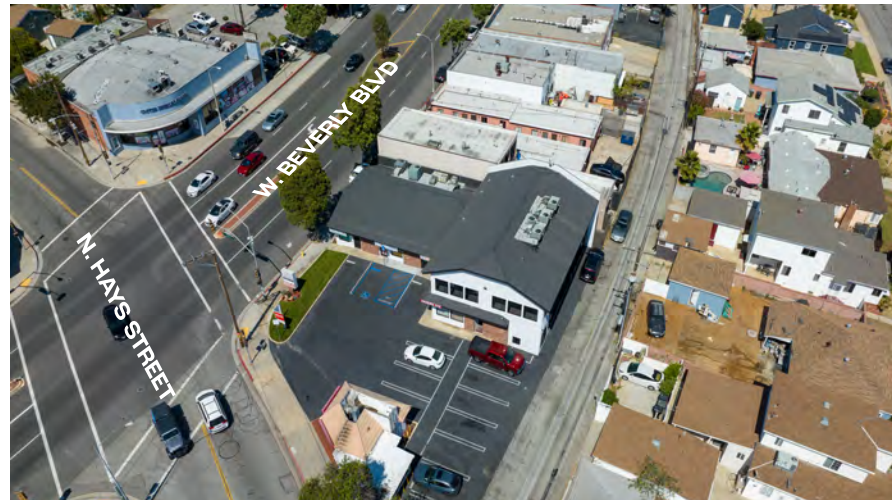
PROPERTY FEATURES

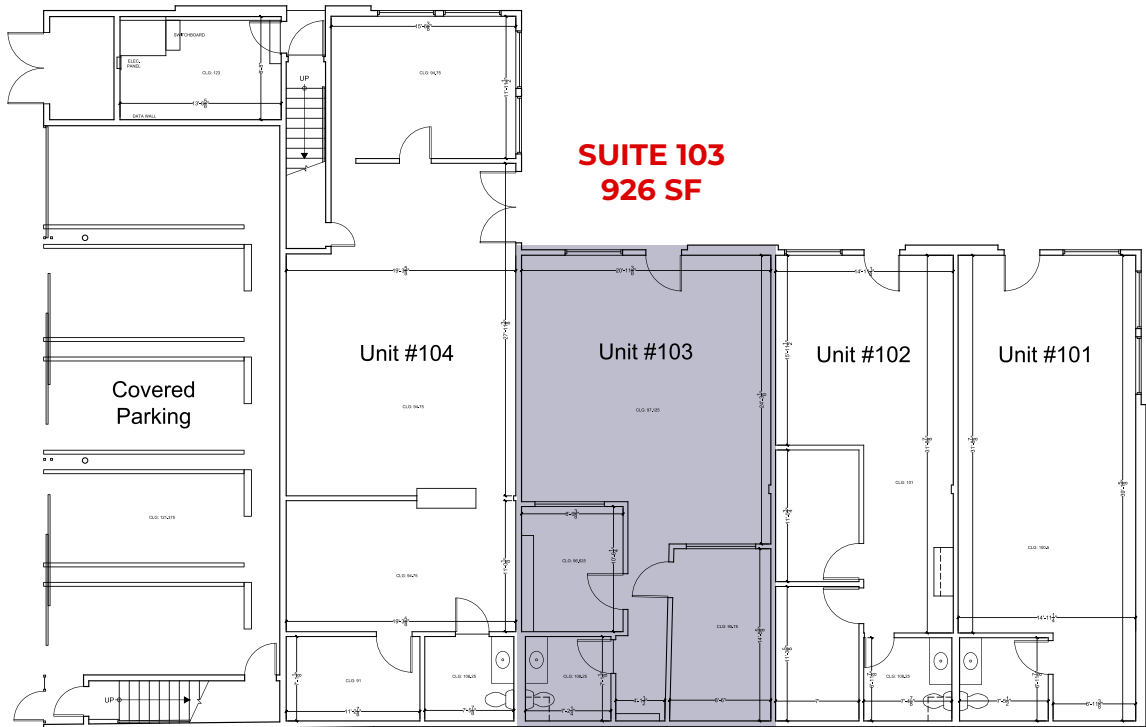
-  Newly Renovated Building
-  Suite 103: 926 SF
-  Well Designed Layout
-  Tremendous Visibility with Signage
-  Large Glass Front with Natural Light
-  Excellent Tenant Mix
-  Ample Parking
-  Professionally Managed



LOCATION HIGHLIGHTS

-  Prime Montebello Location with Excellent Visibility
-  Located on a Signalized Intersection
-  Excellent Demographics
-  Surrounded by Dense Population & Schools
-  High Vehicle and Traffic Counts





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DEMOGRAPHICS





POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	34,877	206,752	688,377
Estimated Households	10,769	62,782	199,399



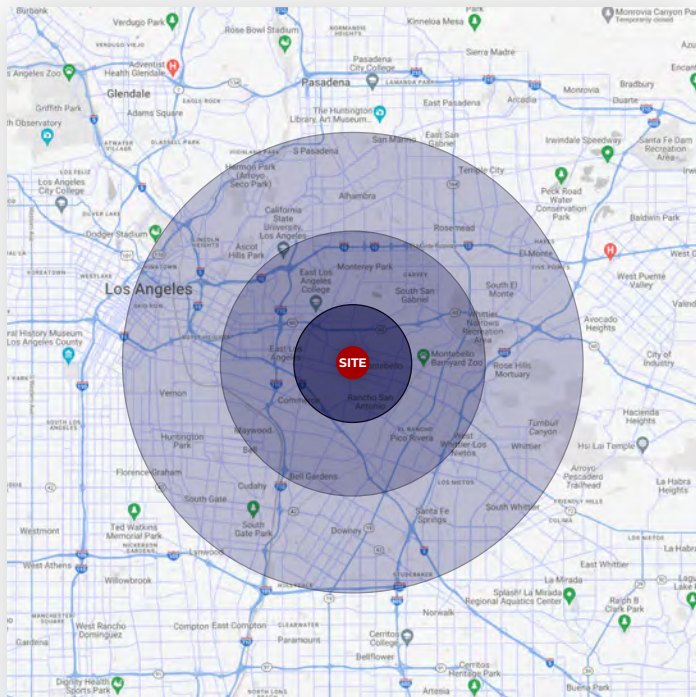
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$94,912	\$98,512	\$95,061
Median Household Income	\$75,900	\$76,520	\$74,135



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,218	8,735	24,389
Total Employees	8,553	92,354	221,657



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