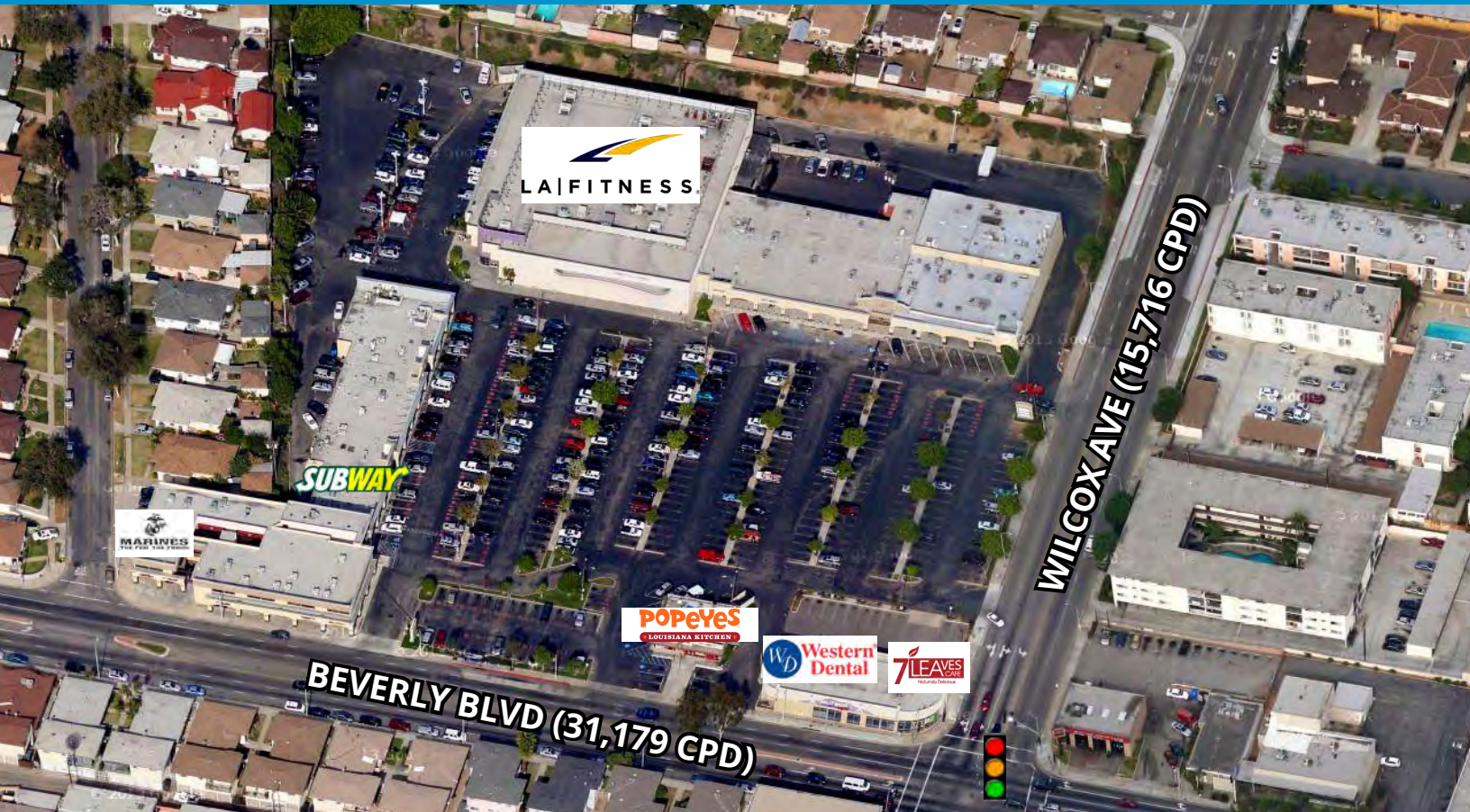


LEASING > FITNESS ANCHORED RETAIL CENTER

# 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:** 750 - 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

**FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172**

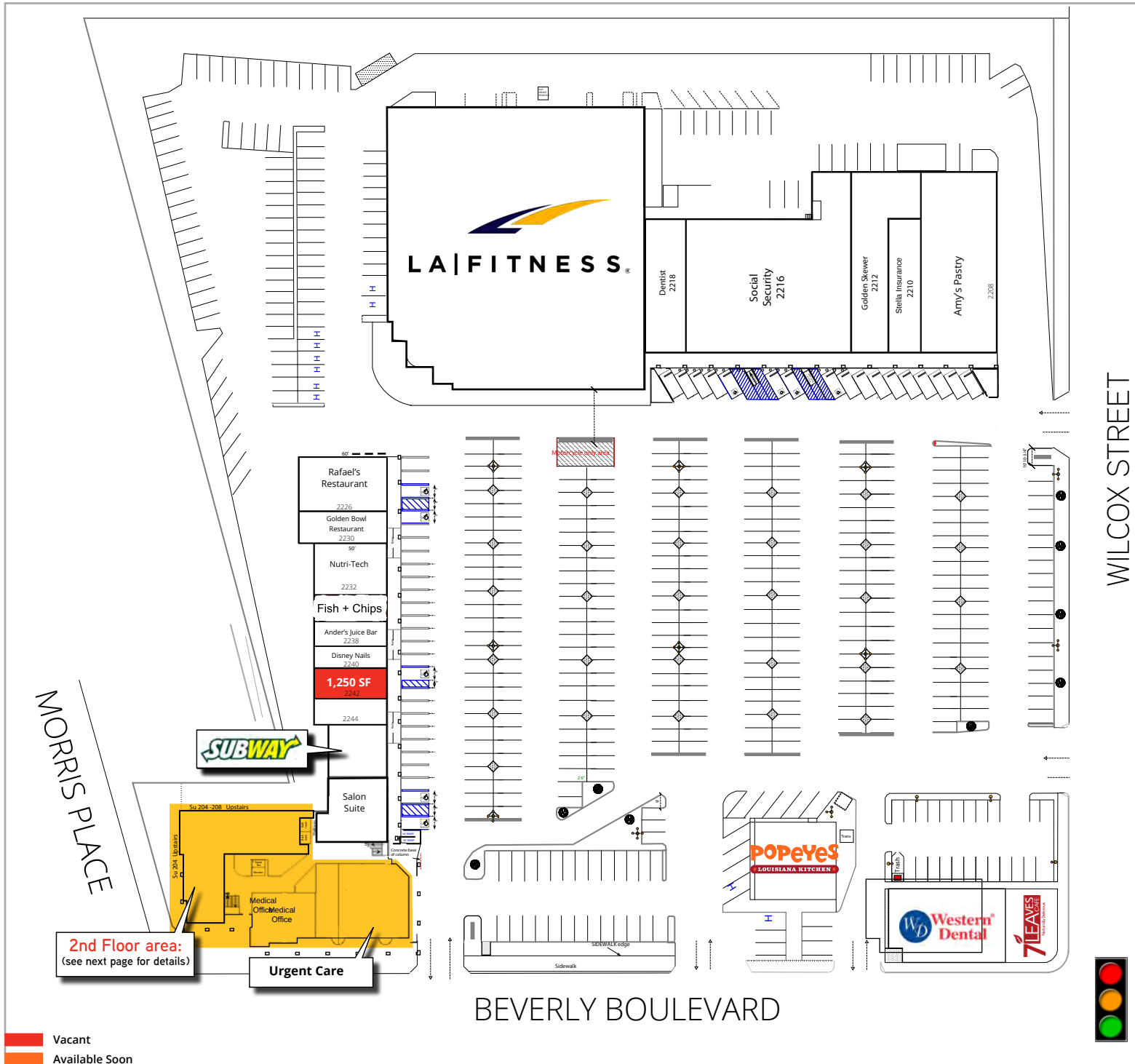
**JAMES RODRIGUEZ**  
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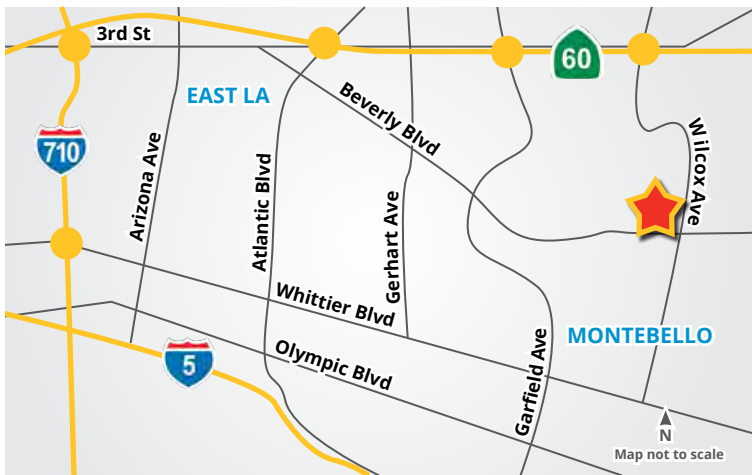
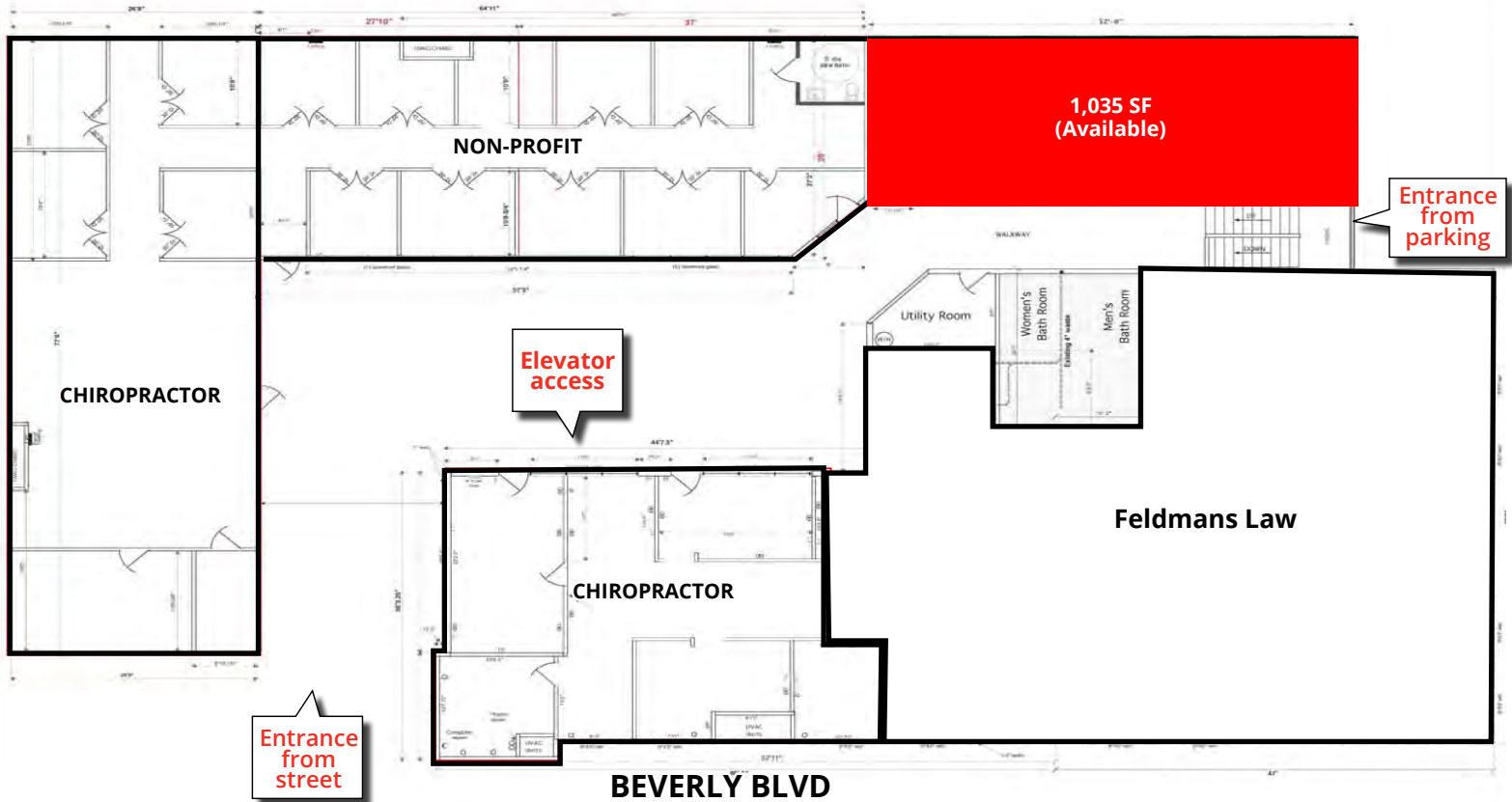
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## 2ND FLOOR



| 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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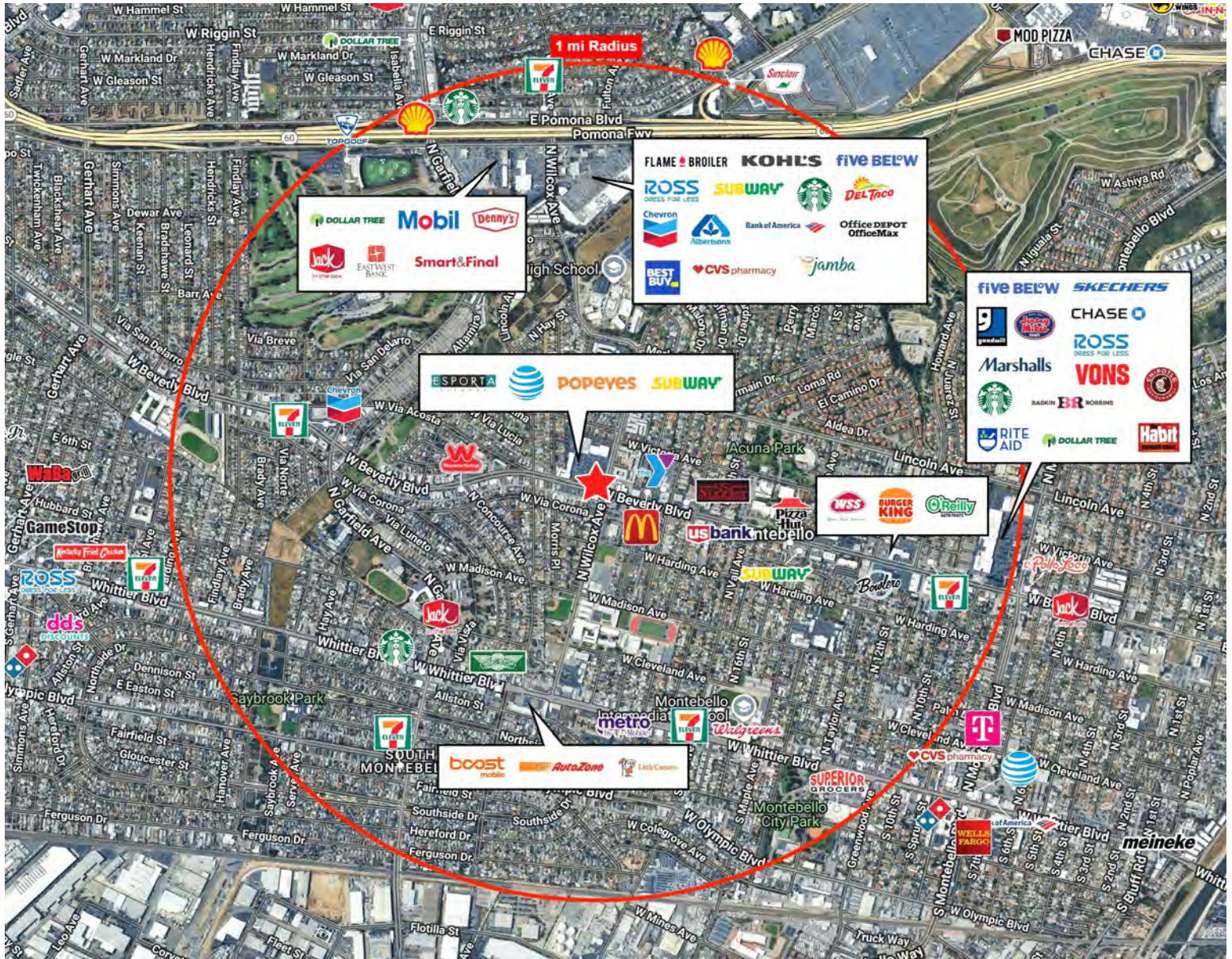
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