

FOR LEASE

GREENWOOD PLAZA

MONTEBELLO, CA

±1,250 SF
RETAIL
SHOP SPACE

±2,000 SF
RETAIL
SHOP SPACE

±2,000 -
3,634 SF
RETAIL
SHOP SPACE

±1,634 -
3,634 SF
RETAIL
WAREHOUSE

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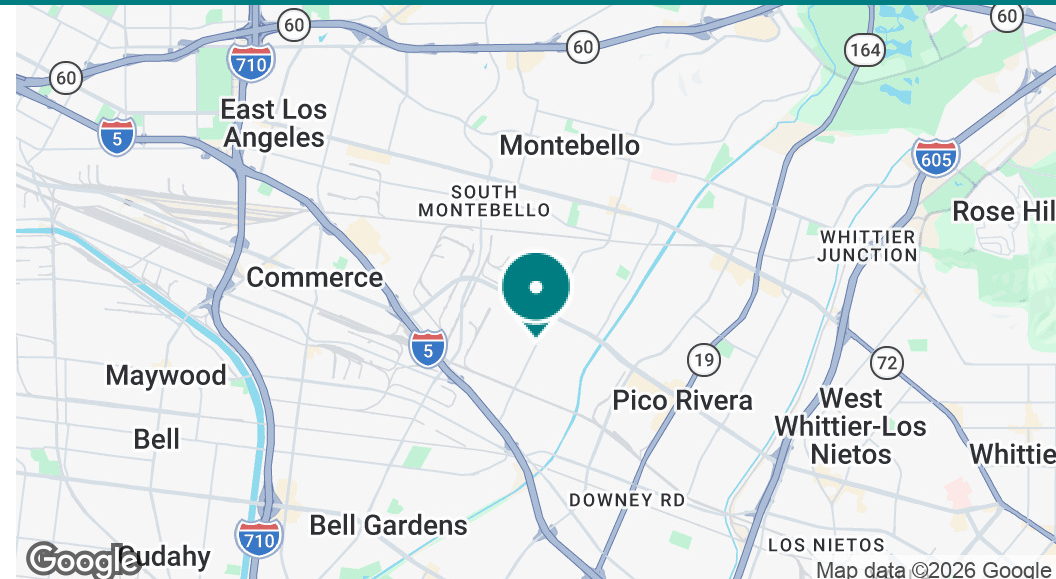
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CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

GREENWOOD PLAZA | 1200 S GREENWOOD AVE, MONTEBELLO, CA 90640

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PROPERTY DESCRIPTION

Greenwood Plaza offers a compelling leasing opportunity within a well-positioned neighborhood shopping center in Montebello. The property provides strong street frontage, excellent visibility at a signalized intersection, and easy access for both pedestrian and vehicular traffic. With a well-balanced tenant mix and consistent daily traffic drivers, the center supports a variety of retail, restaurant, medical, and service-oriented uses.

The project features ample on-site parking, prominent signage opportunities, and multiple points of ingress and egress, enhancing convenience for customers and operational efficiency for tenants. Its location within a dense residential trade area ensures a reliable customer base, while proximity to major freeways and surrounding commercial corridors supports broader regional draw.

Greenwood Plaza is ideally suited for businesses seeking a highly visible, accessible, and established retail environment within a strong Los Angeles County submarket.

LOCATION DESCRIPTION

Greenwood Plaza is strategically located in the heart of Montebello, a dense and established infill market within Los Angeles County. The property sits at the signalized intersection of Greenwood Avenue and Date Street, providing excellent visibility and convenient access for both local residents and commuter traffic. The surrounding area is characterized by strong residential density, consistent daytime population, and a stable consumer base that supports a wide range of retail and service uses.

The center benefits from close proximity to major transportation corridors including Interstate 5, allowing for easy regional connectivity to nearby cities such as Downtown Los Angeles, East Los Angeles, and Whittier. The immediate trade area is anchored by a mix of national retailers, neighborhood-serving businesses, schools, and community amenities, driving consistent foot traffic and repeat visitation.

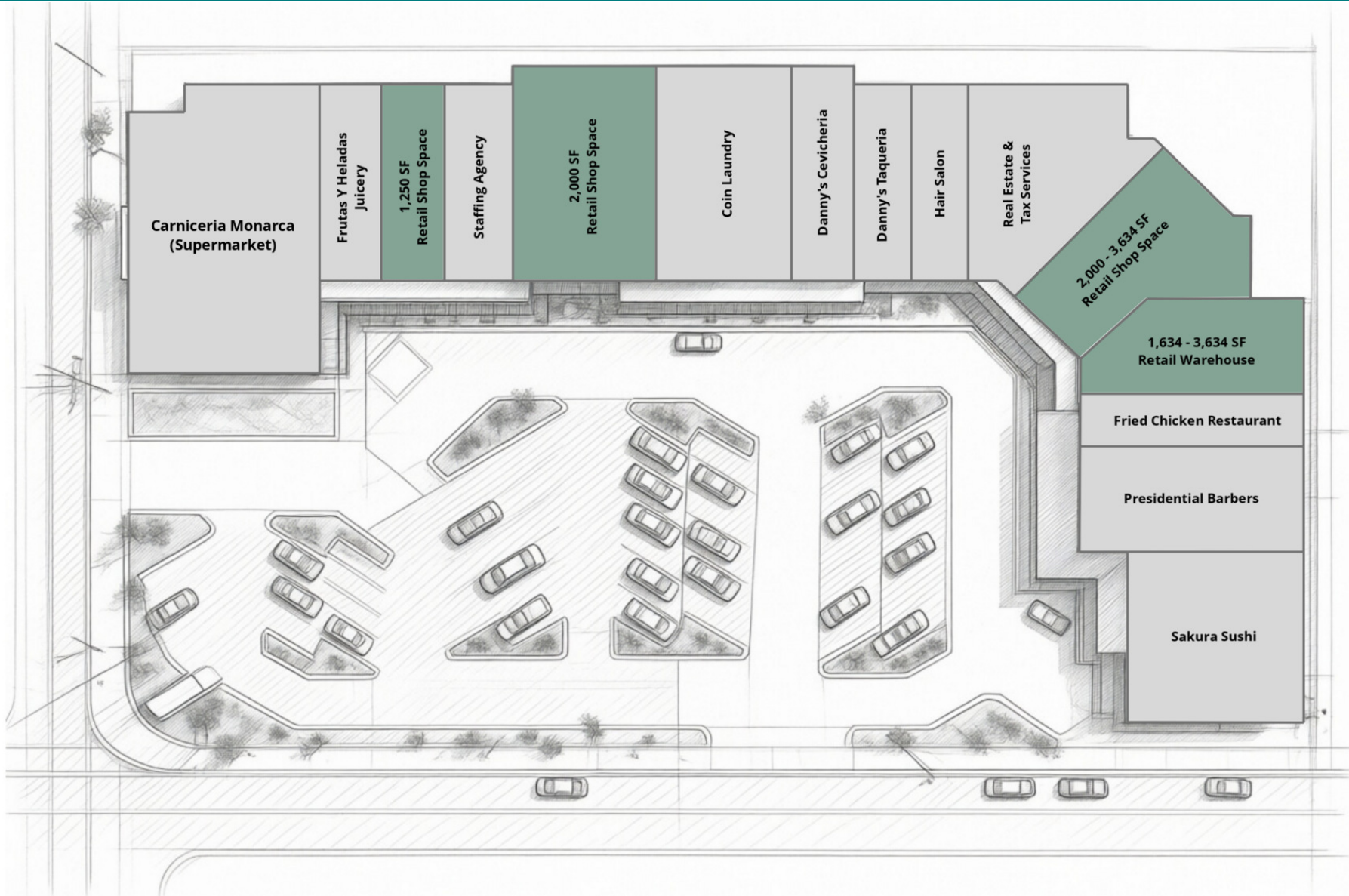
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SITE PLAN

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AVAILABLE SPACE

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PROMOTIONAL RATE IS AVAILABLE TO QUALIFIED NEW TENANTS FOR THE INITIAL 12-MONTH LEASE PERIOD, SUBJECT TO LANDLORD APPROVAL AND LEASE TERMS.

STANDARD MARKET RENTAL RATES APPLY THEREAFTER. RATES, TERMS, AND AVAILABILITY ARE SUBJECT TO CHANGE. PLEASE CONTACT BROKER FOR DETAILS.

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
■ 1204	Available	1,250 SF	Est. \$0.70 NNN	\$1.00 SF/month	Retail opportunity within a high-traffic neighborhood center in Montebello, ideally suited for salon, beauty, wellness, or service-oriented uses. The space features an efficient layout with existing plumbing infrastructure, making it highly attractive for nail salon, spa, esthetician, or similar personal care operators looking to minimize buildout costs and accelerate opening timelines. *Promotional rate is available to qualified new tenants for the initial 12-month lease period, subject to Landlord approval and lease terms. Standard market rental rates apply thereafter. Rates, terms, and availability are subject to change. Please contact broker for details.*
■ 1206	Available	2,000 SF	Est. \$0.70 NNN	\$1.00 SF/month	Prime inline retail space located within a well-established neighborhood shopping center in Montebello, offering strong visibility, functional layout, and flexibility for a wide range of retail, medical, or service users. The space is positioned along the main retail strip of the center, benefiting from consistent foot traffic and strong co-tenancy that drives repeat customer visits. *Promotional rate is available to qualified new tenants for the initial 12-month lease period, subject to Landlord approval and lease terms. Standard market rental rates apply thereafter. Rates, terms, and availability are subject to change. Please contact broker for details.*
■ 1216	Available	2,000 - 3,634 SF	Est. \$0.70 NNN	\$1.00 SF/month	Highly visible retail space in a signalized corner shopping center in Montebello, suitable for a variety of retail, service, or medical uses. The space offers a flexible layout and strong frontage within the center, allowing tenants to take advantage of consistent daily traffic and strong neighborhood demographics. The unit can be combined with the adjacent suite to create a larger contiguous 3,634 SF space. *Promotional rate is available to qualified new tenants for the initial 12-month lease period, subject to Landlord approval and lease terms. Standard market rental rates apply thereafter. Rates, terms, and availability are subject to change. Please contact broker for details.*
■ 1218	Available	1,634 - 3,634 SF	Est. \$0.70 NNN	\$1.00 SF/month	Rare retail warehouse opportunity in Montebello featuring roll-up door access, making it ideal for showroom, light industrial, storage-oriented retail, or hybrid retail/warehouse users. This space offers a unique combination of retail visibility and functional loading capability, which is increasingly difficult to find in infill Los Angeles markets. The unit can be combined with the adjacent suite to create a larger contiguous 3,634 SF space. *Promotional rate is available to qualified new tenants for the initial 12-month lease period, subject to Landlord approval and lease terms. Standard market rental rates apply thereafter. Rates, terms, and availability are subject to change. Please contact broker for details.*

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ADDITIONAL PHOTOS

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SHOP SPACE

±2,000 SF
RETAIL
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3,634 SF
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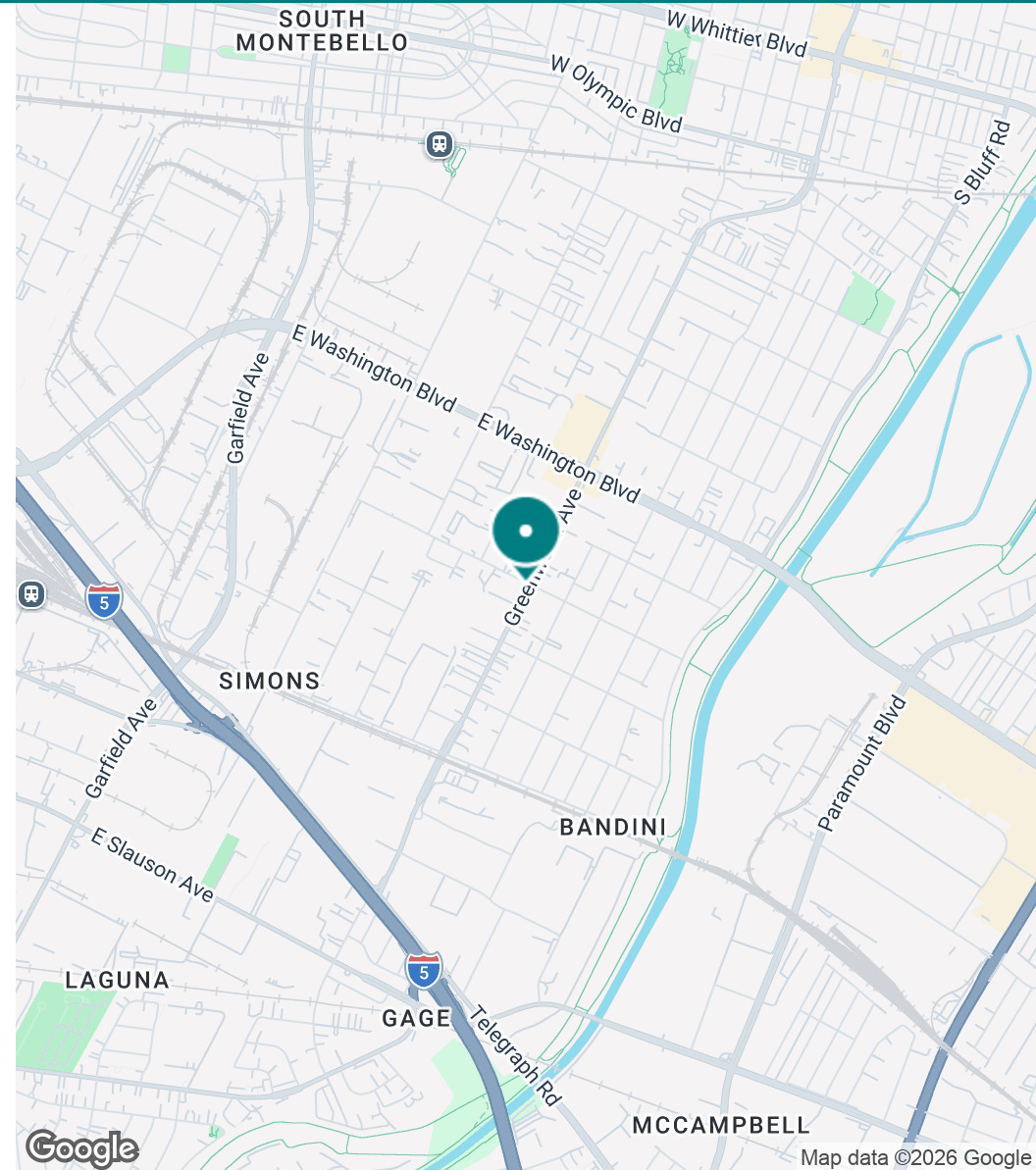
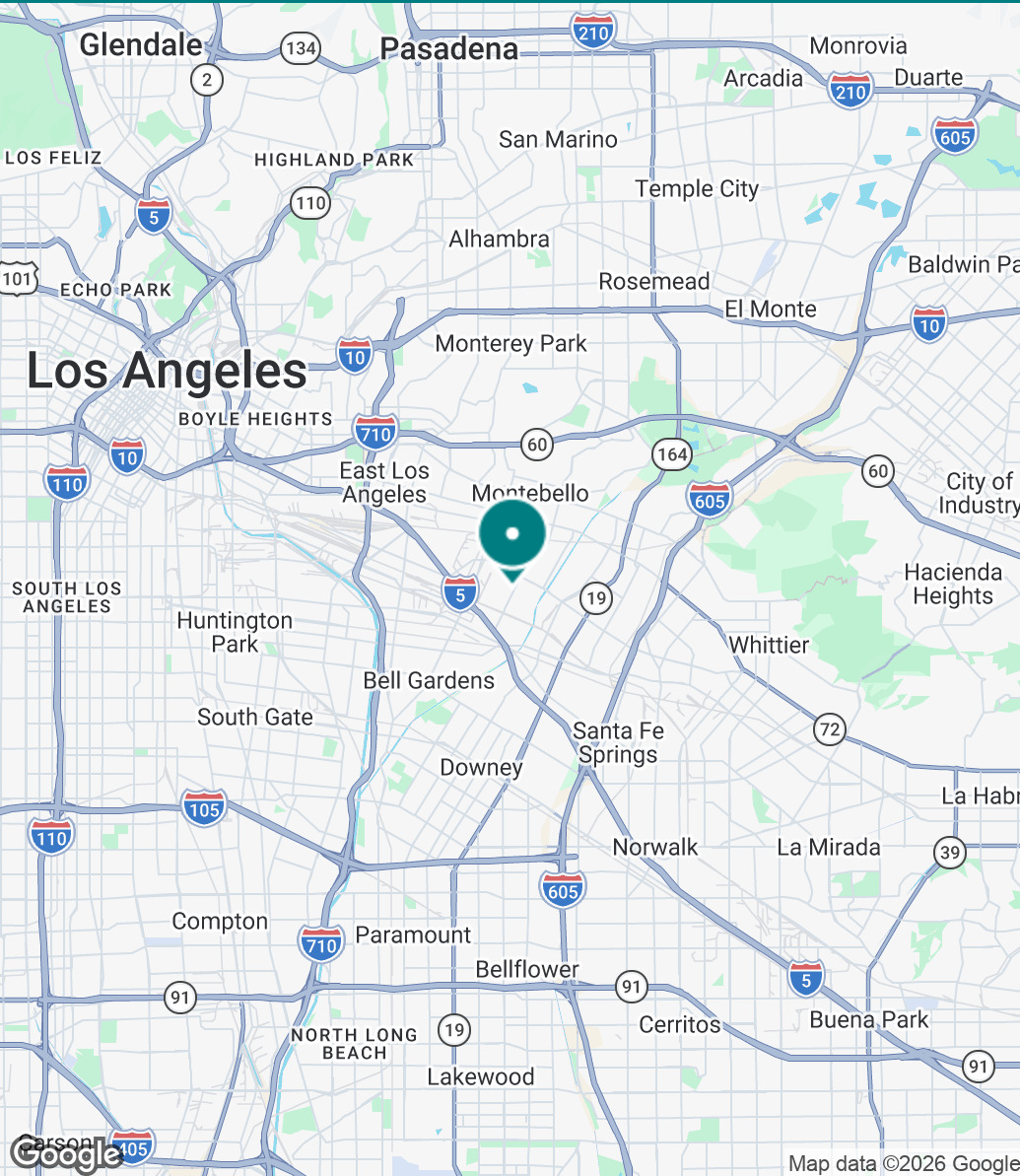
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REGIONAL MAP

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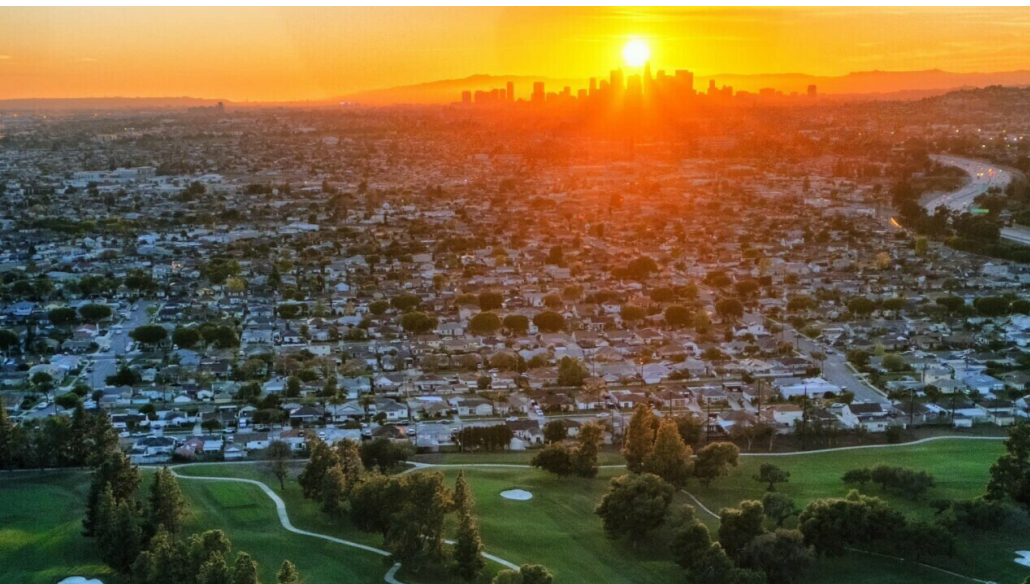
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ABOUT MONTEBELLO

Located just 8 miles southeast of Downtown Los Angeles, Montebello is a dense, infill community within Los Angeles County that offers retailers direct access to a large and established consumer base. With a population of over 60,000 residents and a strong surrounding trade area, Montebello benefits from consistent household density, stable demographics, and a built-in customer base that supports a wide range of retail, restaurant, and service-oriented uses.

The city is strategically positioned along major transportation corridors, including Interstate 5 and State Route 60, providing seamless connectivity to Downtown Los Angeles, East Los Angeles, and the broader San Gabriel Valley. This accessibility, combined with a high daytime population and strong commuter traffic, creates sustained visibility and customer flow for businesses operating in the area.

Montebello's retail landscape is anchored by established shopping destinations such as The Shops at Montebello, along with a mix of national retailers, grocery anchors, and neighborhood-serving businesses. The market continues to attract a diverse tenant base, particularly in the restaurant, medical, fitness, and service sectors, driven by limited new retail development and steady consumer demand.

For retailers and service providers, Montebello represents a proven, high-demand submarket offering strong fundamentals, excellent accessibility, and long-term stability within the greater Los Angeles region.

Montebello continues to benefit from its position as a true "daily needs" retail market, where consumer activity is driven less by tourism and more by consistent, repeat local spending. This dynamic creates a durable environment for tenants, particularly those in food service, health and wellness, personal care, and essential retail categories. Businesses in the area benefit from strong customer loyalty, frequent visitation patterns, and a community-oriented retail ecosystem that supports long-term tenancy and stable revenue performance.

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DEMOGRAPHICS MAP & REPORT

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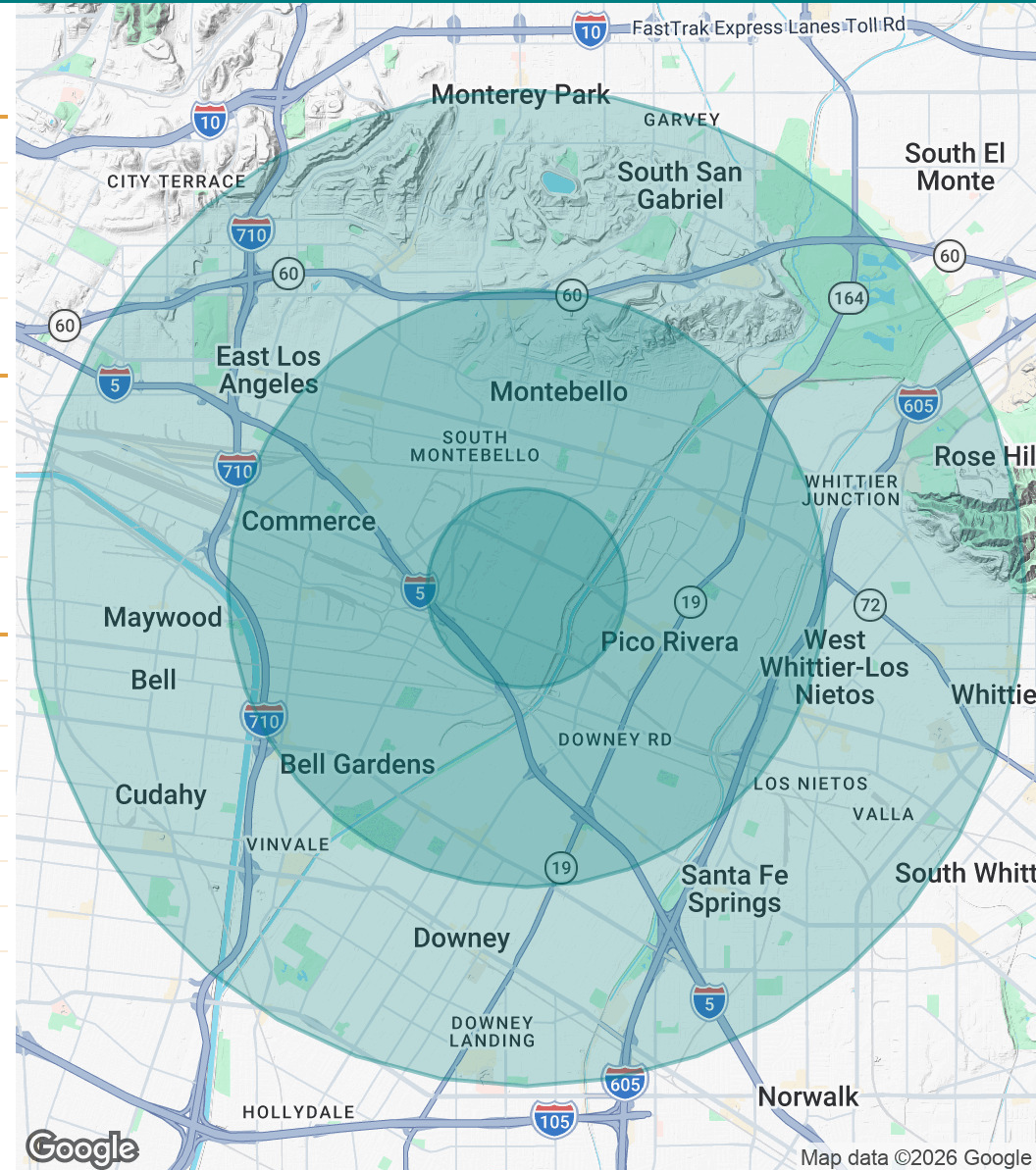
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,322	210,049	661,963
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,739	60,655	192,605
# of Persons per HH	3.6	3.5	3.4
Average HH Income	\$96,230	\$98,409	\$94,133
Average House Value	\$604,031	\$721,731	\$731,991

RACE	1 MILE	3 MILES	5 MILES
% White	18.0%	18.9%	17.6%
% Black	1.4%	1.0%	1.4%
% Asian	4.7%	4.9%	10.4%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	2.7%	2.6%	2.6%
% Latino	90.2%	89.0%	82.5%
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Demographics data derived from AlphaMap



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MEET THE TEAM

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