

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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YAIR HAIMOFF, SIOR
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818.203.5429
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PROPERTY FEATURES



Newly Renovated Building



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



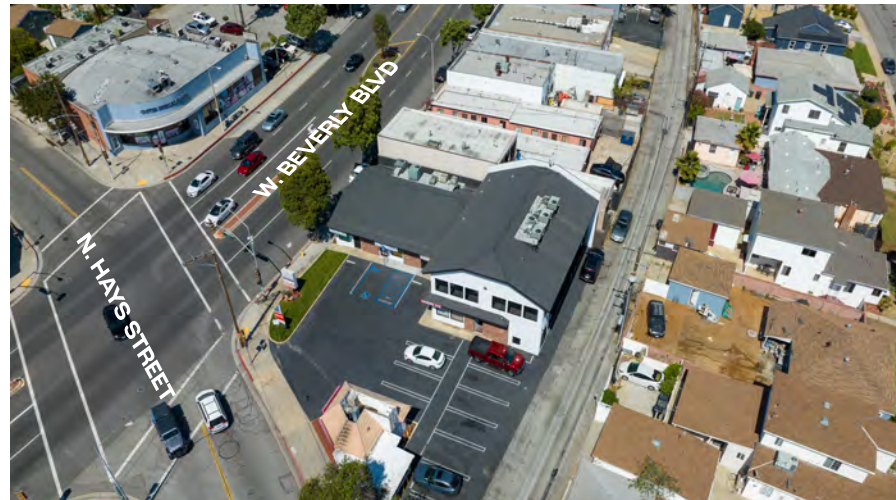
Excellent Demographics



Surrounded by Dense Population & Schools



High Vehicle and Traffic Counts



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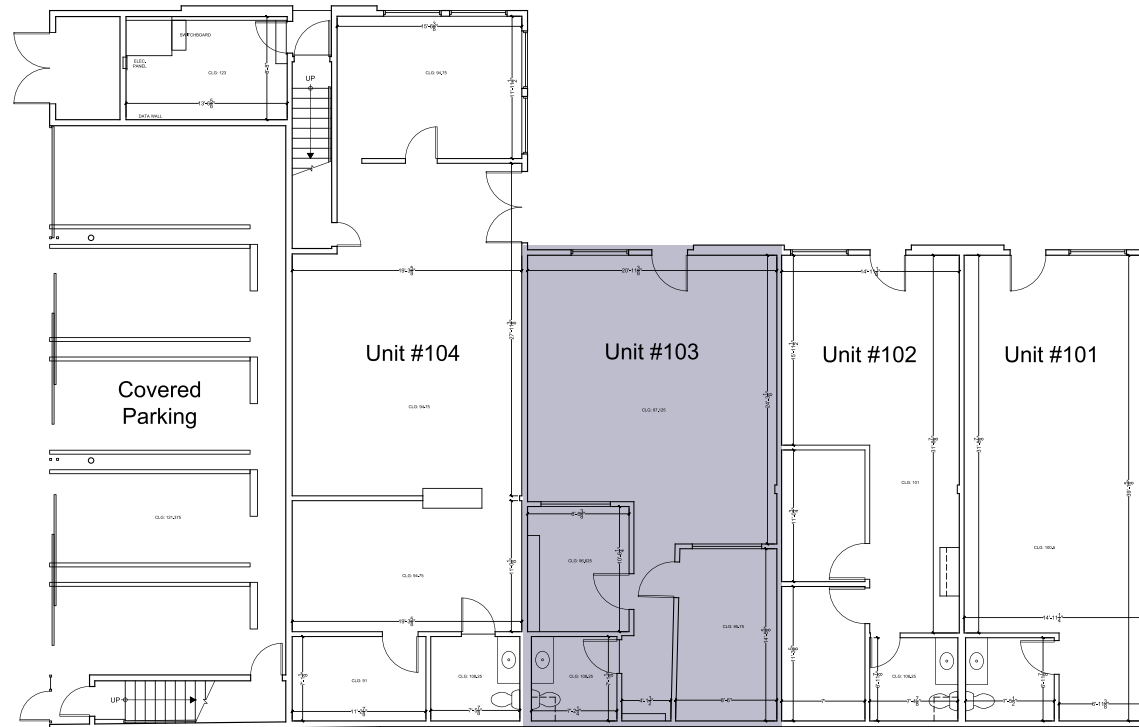
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PROPERTY PHOTOS



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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



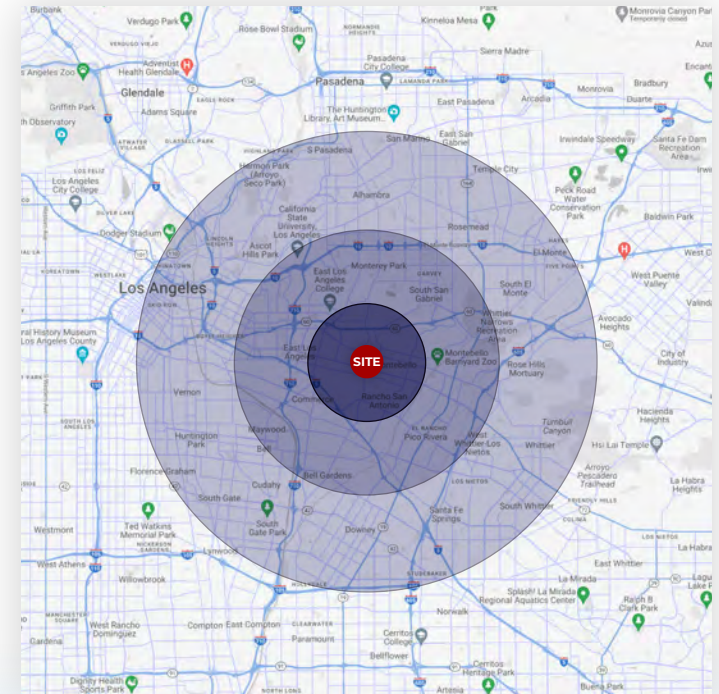
HOUSEHOLD INCOME

	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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