LEASING > FITNESS ANCHORED RETAIL CENTER

BEVERLY WILCOX VILLAGE







SHOPPING CENTER CHARACTERISTICS

CENTER TYPE: Neighborhood Shopping Center

LA Fitness, AT&T, Western Dental,

Popeye's, Subway & more

AVAILABILITY

CO-TENANTS:

AVAILABILITY: 750 SF

1.035 SF Office (2nd Floor)

LEASE RATE: Negotiable

TRAFFIC COUNTS

BEVERLY BLVD &

±54,325 CPD (Regis 2023)

WILCOX AVE:

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

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



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WILCOX

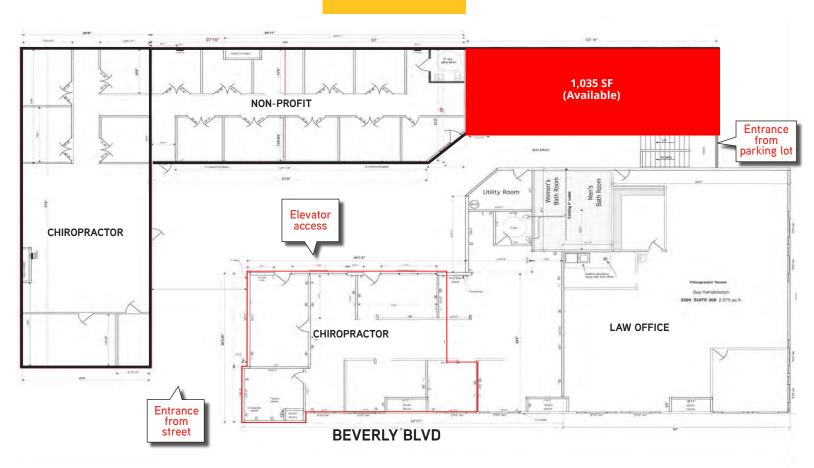
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2ND FLOOR





2023 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	30,839	213,867	660,365
Total Households:	9,921	64,361	192,647
Hispanic Population:	79.3%	72.6%	73.0%
Avg. HH Income:	\$82,695	\$91,494	\$89,648
Daytime Population:	17,670	123,216	374,102
			Source: Esri

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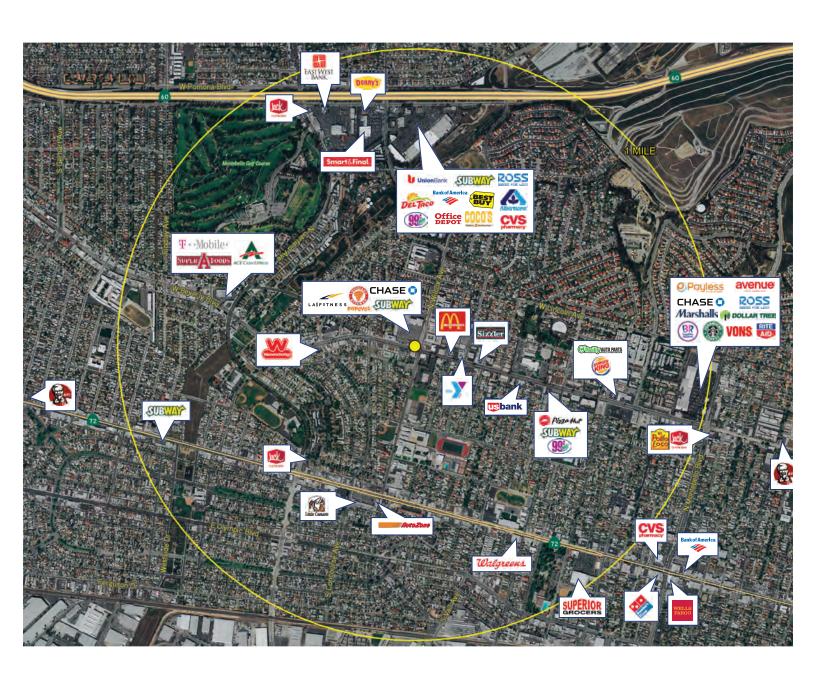
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