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CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

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

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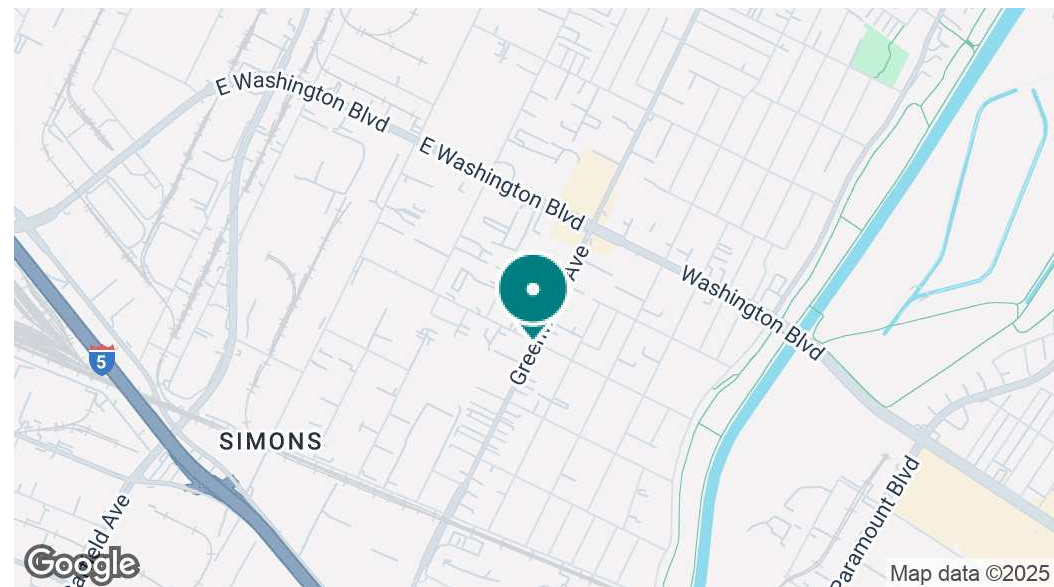


PROPERTY DESCRIPTION

Greenwood Plaza offers multiple retail and restaurant spaces for lease, suitable for retail, restaurant, and medical uses. The center features high street visibility, prominent monument signage, convenient access via multiple entrances, and ample onsite parking with 62 surface spaces. Existing tenants include a diverse tenant mix that draws consistent foot traffic. The plaza's location at a signalized intersection further enhances its accessibility and prominence in the community.

LOCATION DESCRIPTION

Greenwood Plaza is a well-established neighborhood shopping center situated at the bustling intersection of Greenwood Avenue and Date Street, the plaza benefits from high daily traffic counts and excellent visibility. Its proximity to major thoroughfares, including the I-5 freeway, and nearby attractions such as Commerce Casino and the Citadel Outlets, enhances its accessibility and appeal to both local residents and visitors. The surrounding area is characterized by strong Hispanic demographics, contributing to a vibrant and dynamic retail environment.



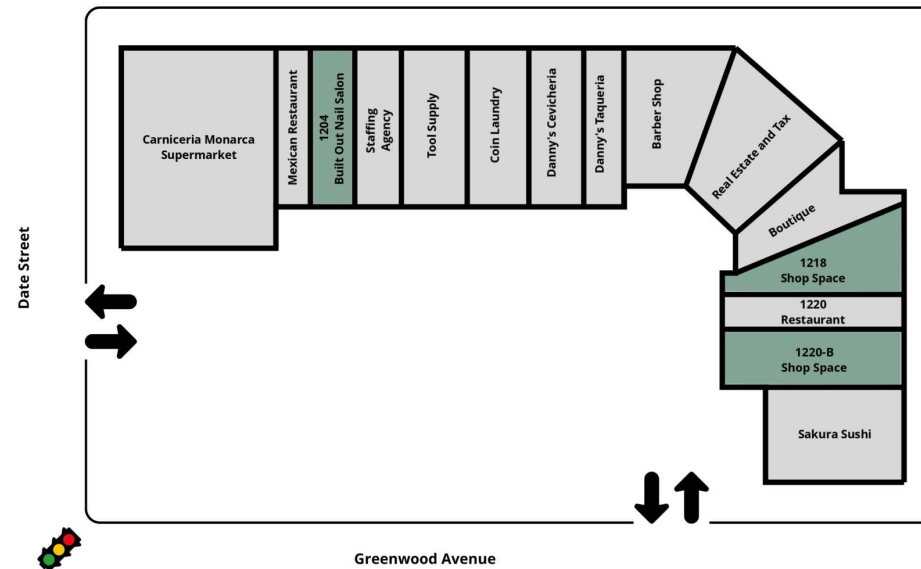
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AVAILABLE SPACE

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AVAILABLE SPACES

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
1204	Available	1,250 SF	Est. \$0.70 NNN	Negotiable	Built Out Nail Salon Spa
1218	Available	1,634 SF	Est. \$0.70 NNN	\$1.50 SF/month	Vanilla Retail Shell Shop Space
1220-B	Available	2,040 SF	Est. \$0.70 NNN	\$1.50 SF/month	Vanilla Retail Shell Shop Space

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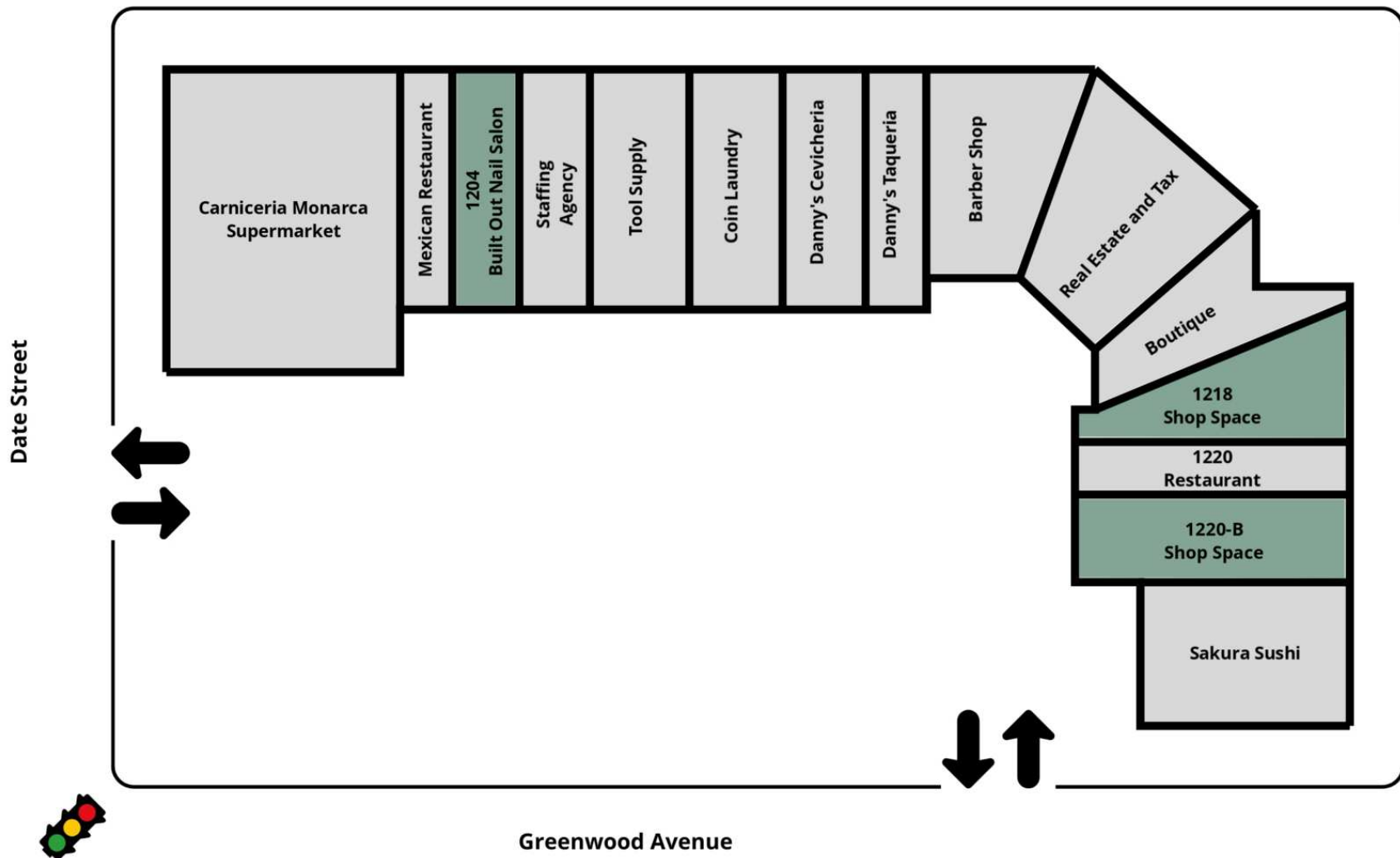
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SITE PLAN

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ADDITIONAL PHOTOS

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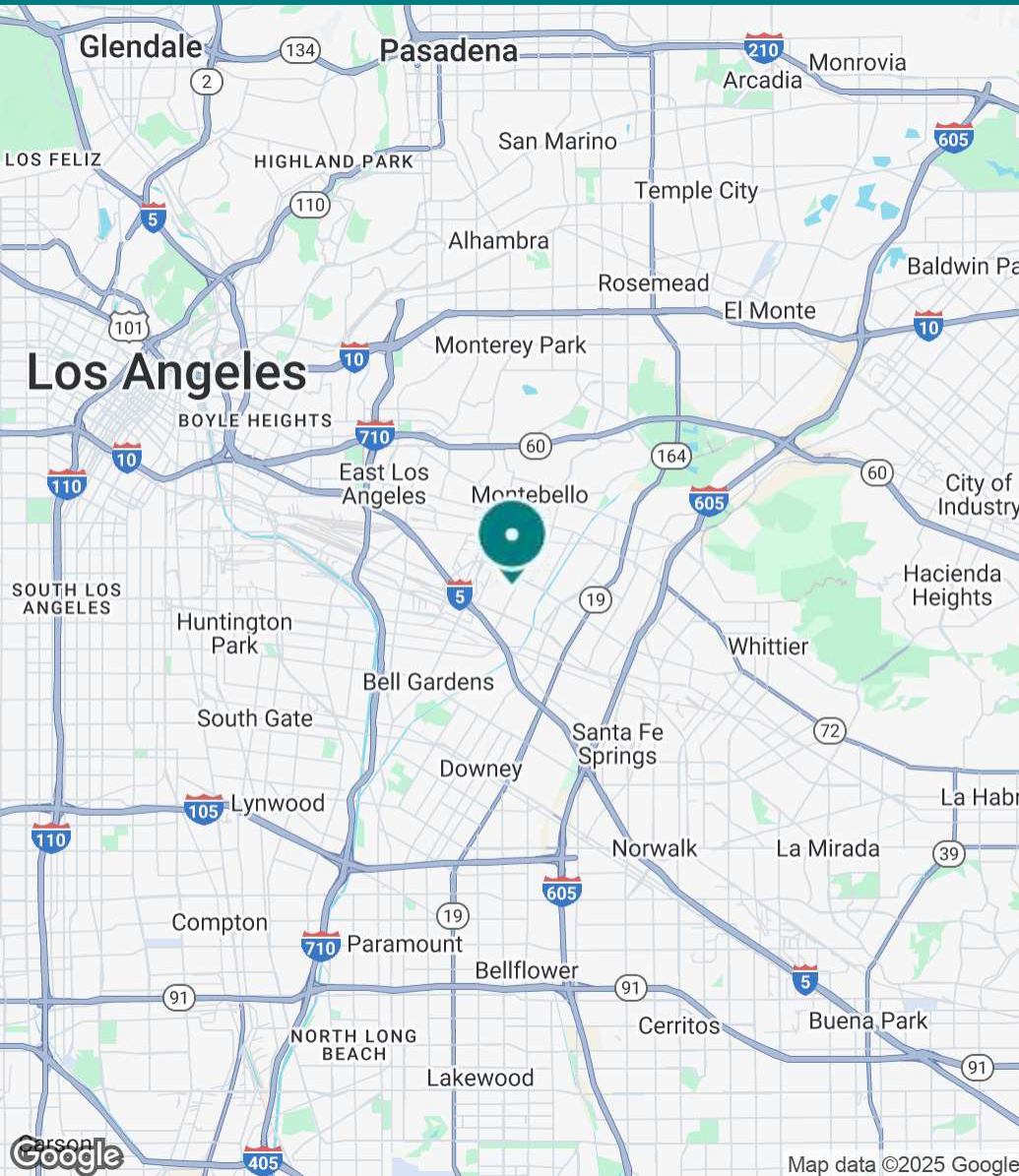
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REGIONAL MAP

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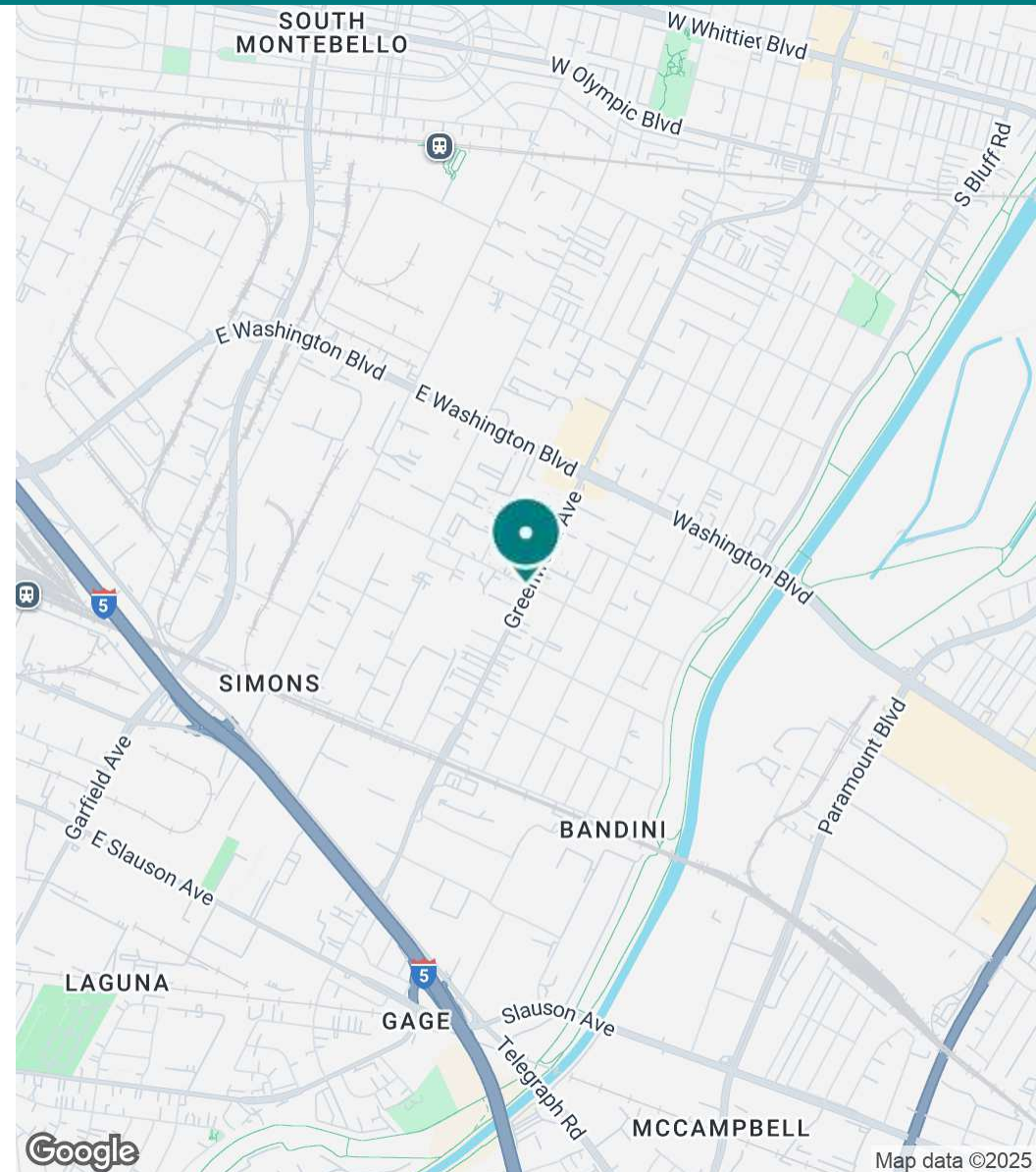
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Map data ©2025 Google

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Map data ©2025

DEMOGRAPHICS MAP & REPORT

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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%

Demographics data derived from AlphaMap

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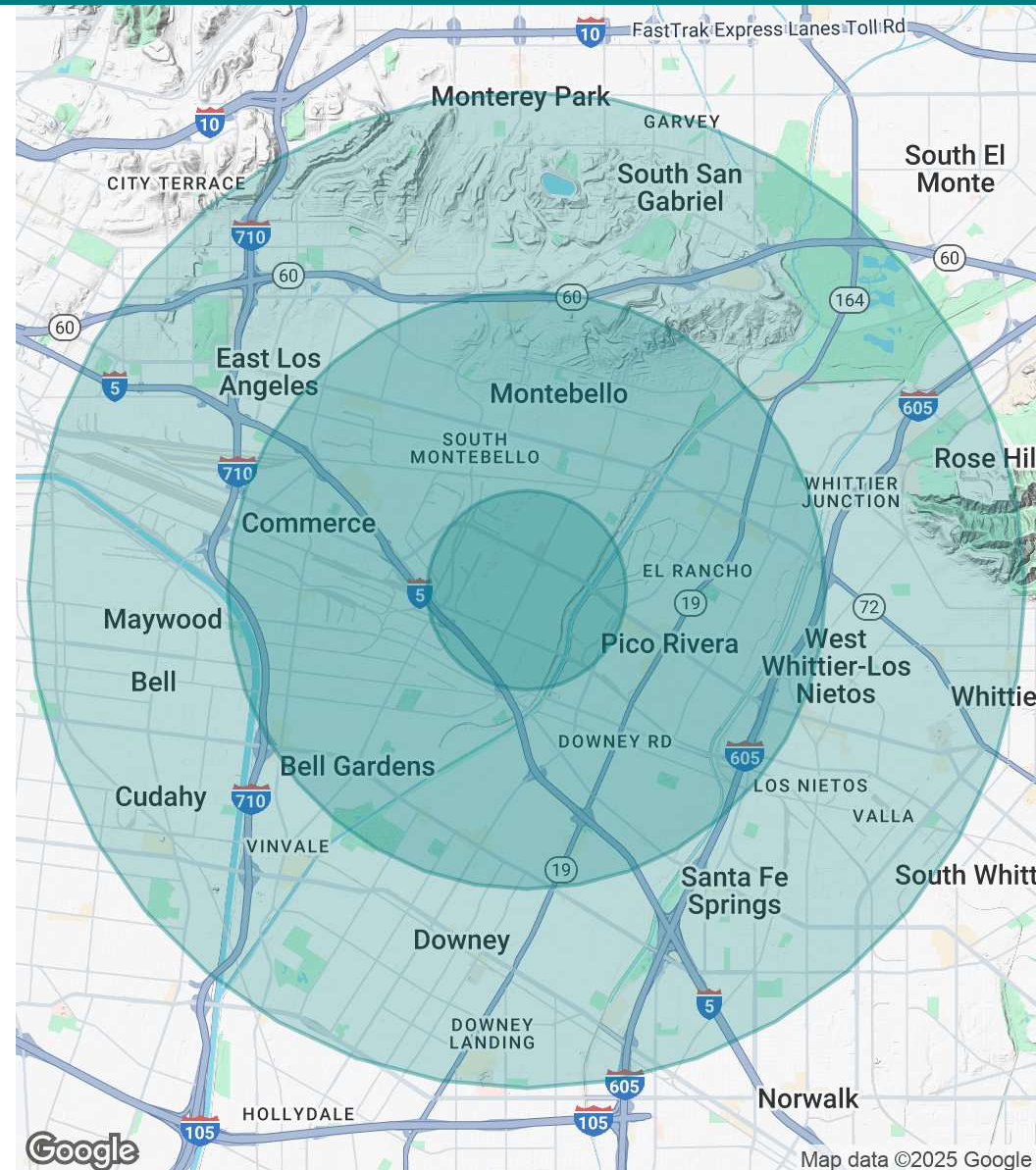
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MEET THE TEAM

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