

# 477- 495 Washington Blvd.

**WASHINGTON CENTER** | Montebello, CA

713 SQ. FT. – 1,278 SQ. FT.  
Retail Type Uses



FOR MORE INFORMATION,  
CONTACT:

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## PROPERTY OVERVIEW | UNITS AVAILABLE



### PROPERTY HIGHLIGHTS:

- Units range from 700 to 1,278 square feet
- 24/7 Virtual Security
- Very Walkable Center
- An approximate 35,000 CPD traffic count on Washington Blvd & S 5th St

### AVAILABLE UNITS:

➤ 713 SF	Call for Price
➤ 844 SF	Call for Price
➤ 1,278 SF	Call for Price

## DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>
POPULATION	17,524	193,189
HOUSEHOLDS	4,779	54,855
MEDIAN AGE	35.6	38.2
MEDIAN HOUSEHOLD INCOME	\$68,685	\$73,642
DAYTIME EMPLOYEES	8,036	89,329

source: Costar

*This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.*

## SITE MAP



## CONTACT EXCLUSIVE AGENTS:

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