



Retail Space For Lease

424 W Whittier Blvd Montebello, CA 90640



C. ROGER JEFFRIES III, EdM, CCIM / #02064346
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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For Lease for \$2.00 / SqFt



PROPERTY FEATURES

- **\$2.00 / sf Plus \$0.30 NNN**
- End-Cap Available
- 1,600 Square Feet
- Strong Visibility
- 1 Bathrooms
- Off Street Parking

NEIGHBORHOOD FEATURES

- Highly Walkable Neighborhood
- Part of the Whittier Blvd Revitalization
- Located in Beautiful Downtown Montebello, CA
- Centrally Located Between the 5, the 605 & the 60 freeways

DEMOGRAPHICS

- 190,999 - 2022 3-Mile Population
- 54,238 - 2022 3-Mile Households
- \$75,720 - 2022 3-Mile Median HH Inc.
- \$29,866 - 2022 3-Mile Median Per Capita Inc.
- 25K CPD on W. Whittier Blvd

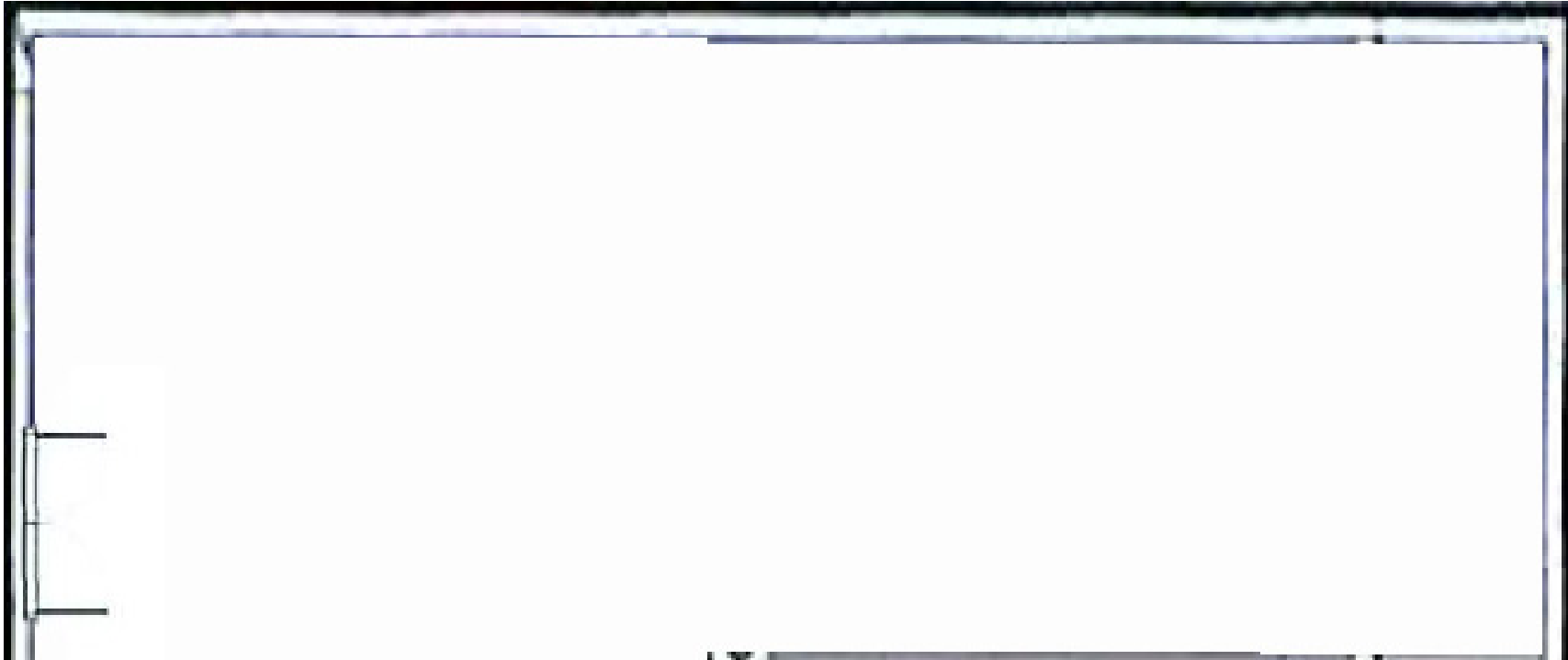
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424 W Whittier Floorplan



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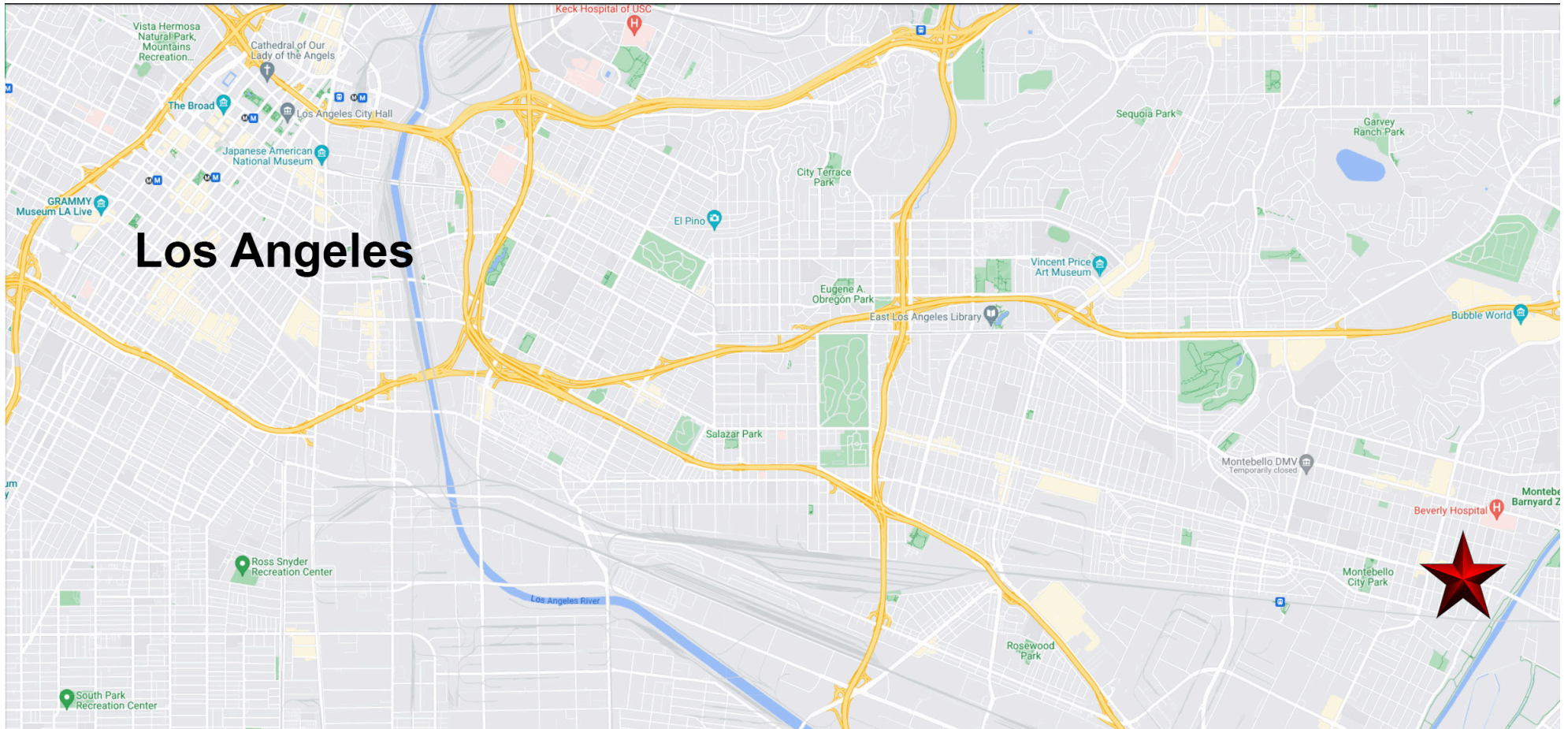
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