



Montebello Town Square

Montebello, CA

Los Angeles-Long Beach-Anaheim (CA)



Todd Buckstein

Leasing Representative

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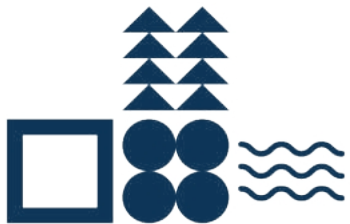
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www.kimcorealty.com/100400



AERIAL



GROSS LEASABLE AREA (GLA)

251,489 SF

PARKING SPACES

1,213

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Google Earth

DENSITY AERIAL

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■ Available ■ Potentially Available



	TENANT	SQ FT
1	AltaMed Health Services	105,000
2	AAA Auto Club	7,550
3	Top Nails and Spa	1,625
4	Little Dimples Playground	3,337
5	Petco	20,000
6	Versus Fitness	3,734
7	Express Employment	1,500
8	L.A. Federal Credit Union	3,000
10	Big Lots	46,270
11	Smiles West	3,500
12	PokiTomik	1,250
13	Kiddy Tyme Childcare	6,331
14	TruBowl Superfood Bar	1,250
15	AMC Theatres	39,263
16	Taco Bell	1,989
17	Yoshinoya Beef Bowl	2,356
18	Carl's Jr.	3,534
K21	Available	4,500

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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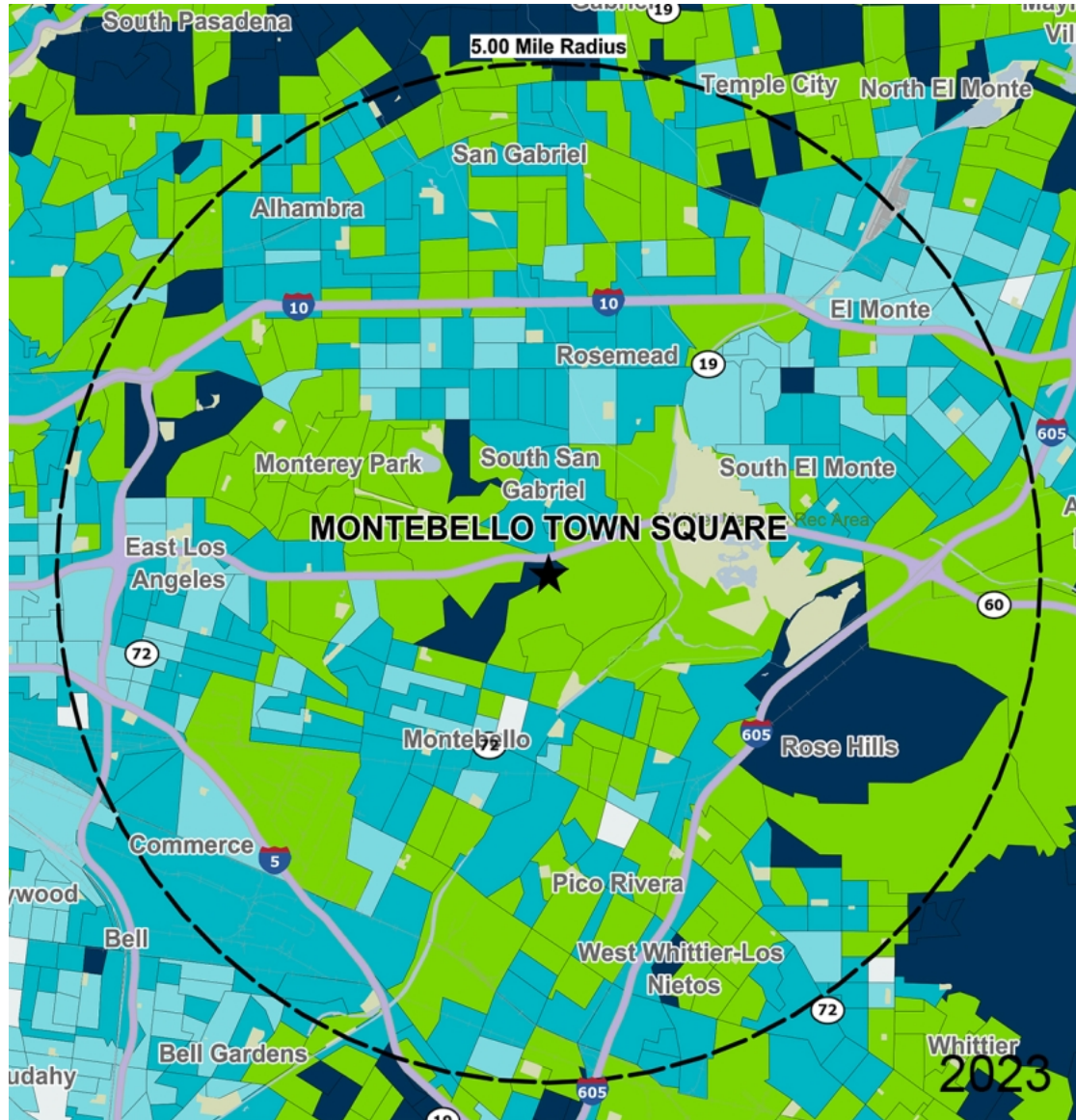


COMPETITION MAP

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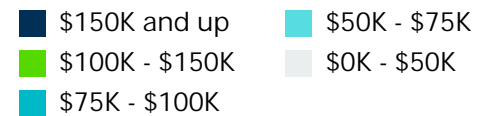
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,605	206,552	599,774
Daytime Pop	11,966	195,409	687,164
Households	4,279	62,349	180,207
Average HH Income	\$114,199	\$94,792	\$95,299
Median HH Income	\$96,637	\$73,903	\$75,606
Per Capita Income	\$39,252	\$28,749	\$28,860

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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Montebello Blvd. & Paramount Blvd., Montebello, CA



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