

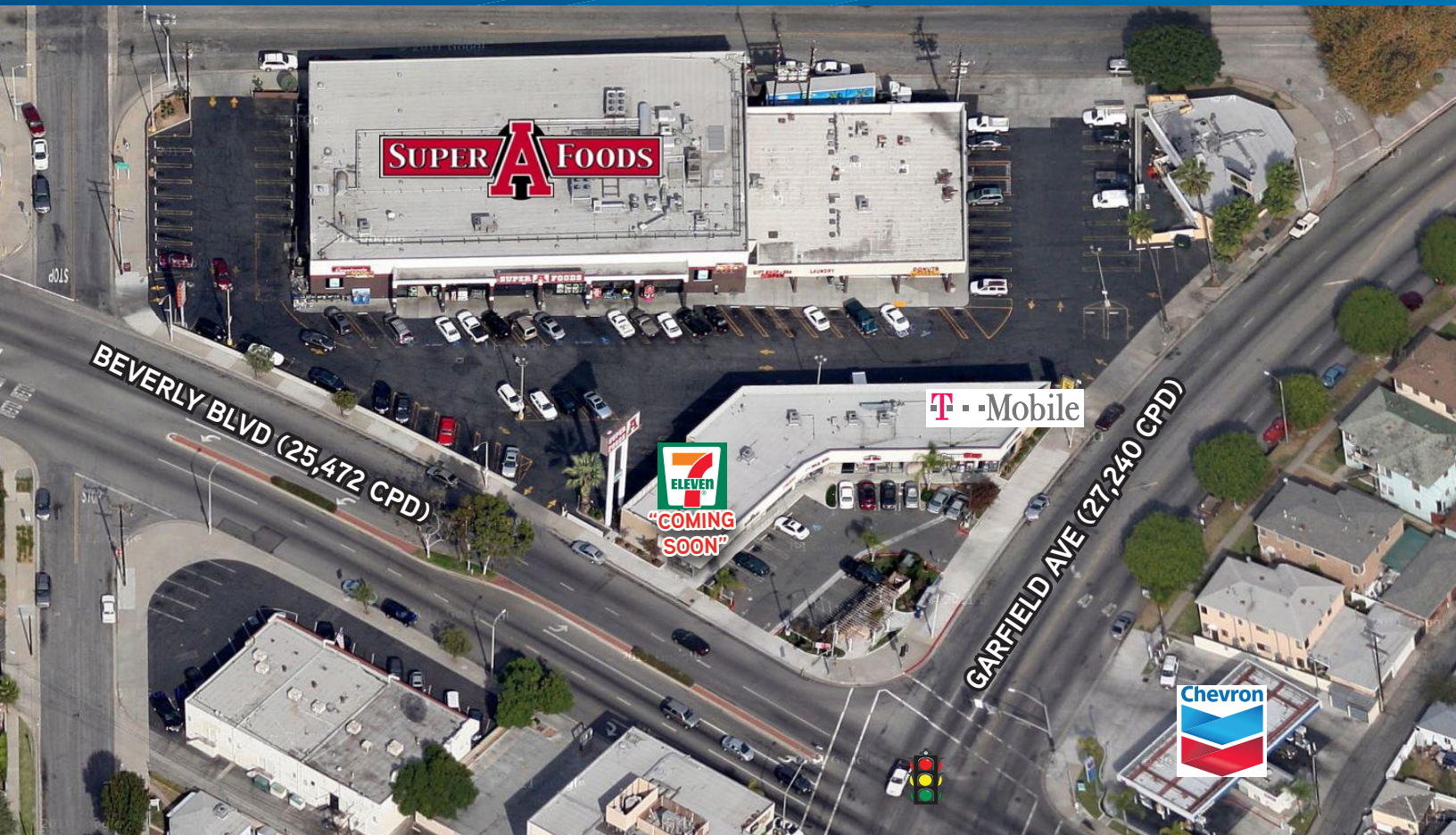
FOR LEASE > PRIME CORNER LOCATION

NWC BEVERLY & GARFIELD

2900 W. BEVERLY BLVD | MONTEBELLO, CA 90640



RETAIL FORESIGHT



Availability

> ±1,066 SF - Retail

Traffic Counts

> ±52,712 Cars / Day (Beverly Blvd & Garfield Ave)

(Source: CoStar 2018)

Location & Highlights

- > NEW 7-Eleven anchor opening soon!
- > Super A Foods shadow-anchored shopping center with strong foot traffic.
- > High population density with over 236,000 people within a 3-mile radius and daytime population over 67,000.
- > Strong signalized intersection with excellent visibility and close proximity to 60, 5, & 710 freeways.
- > Great opportunity to penetrate the Hispanic Market (92% Hispanic within 1 mile).

FOR FURTHER INFORMATION PLEASE CALL: 323-609-3172

JAMES RODRIGUEZ
SR. VICE PRES. | LIC. NO. 01164377
james.rodriguez@colliers.com

MICHAEL BOHORQUEZ
VICE PRES. | LIC. NO. 01870842
michael.bohorquez@colliers.com

COLLIERS INTERNATIONAL GREATER LOS ANGELES, INC. | DTLA
865 S. Figueroa St., Suite 3500 | Los Angeles, CA 90017
<https://tinyurl.com/RodriguezBohorquezTeam>

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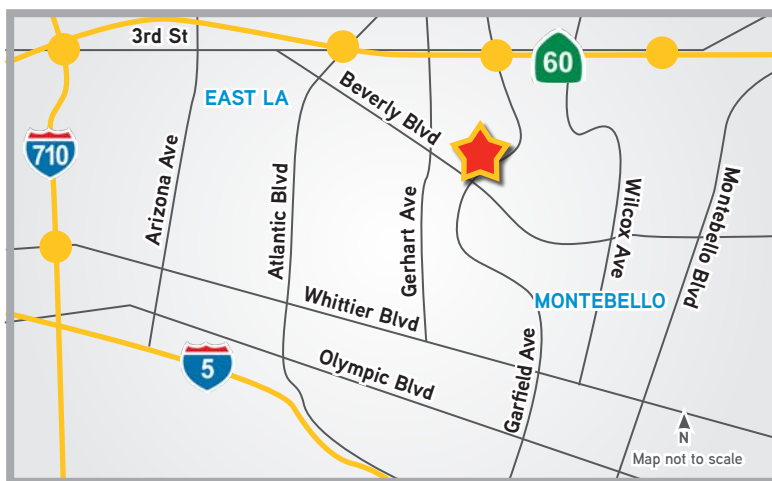
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2019 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	40,915	230,555	736,639
Total Households:	11,432	65,139	198,722
Hispanic Population:	90.3%	75.1%	75.9%
Avg. HH Income:	\$66,268	\$72,253	\$69,525
Daytime Population:	9,967	152,125	336,112

Source: Esri, US Census

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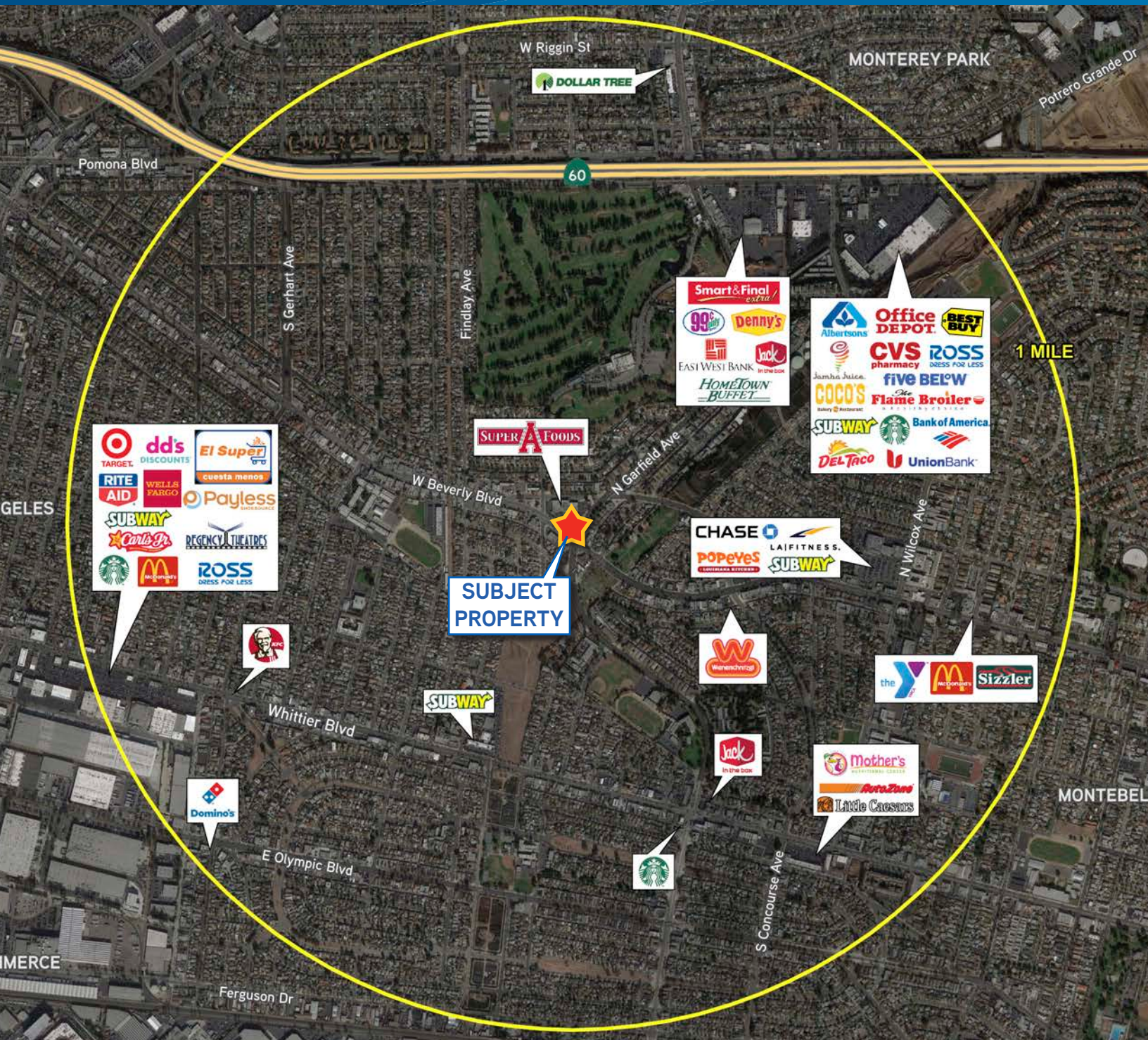
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