

Montebello Plaza

2401-2633 West Via Campo | Montebello, CA 90640

Los Angeles County | Los Angeles-Long Beach-Anaheim, CA | 284,331 Sq Ft

34.0316, -118.1231



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 20,000 | 235,944 | 663,937 |
| Daytime Pop. | 20,413 | 275,231 | 750,082 |
| Households | 6,595 | 71,843 | 196,775 |
| Income | \$123,354 | \$109,342 | \$108,338 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked Albertsons-anchored shopping center with national tenants including Best Buy, Kohl’s, Ross Dress for Less and CVS/Pharmacy drawing an estimated 4.3M+ annual visits (Placer.ai 2025)

Surrounded by a strong daytime population of 275K+ and a dense population of 236K+ residents within 3 miles

High visibility from 260K+ vehicles daily on Pomona Fwy, 26K+ vehicles daily on N Wilcox Ave and 20K+ vehicles daily on Via Campo (Kalibrate 2025)



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Available Spaces

FS1 6,750 Sq Ft 360° FS7 5,000 Sq Ft 360°
 FS2 4,090 Sq Ft 360°

Current Tenants

Space size listed in square feet

| | | |
|----------|------------------------------|--------|
| 01 | Five Below | 8,073 |
| 02 | Best Buy | 45,041 |
| 03 | Albertsons | 52,604 |
| 04 | Kohl's | 30,360 |
| 05 | Ross Dress for Less | 26,700 |
| 06 | CVS | 32,584 |
| 07 | Quest Diagnostics | 2,936 |
| 08 | Miki-Chan's Okazu-Ya | 1,200 |
| 09 | The Tutoring Center | 1,200 |
| 10 | Dr. Dennis Kuwaye | 1,200 |
| 11/12 | Royal Academy of Music | 3,240 |
| 13 | Classy Nails | 800 |
| 14 | Beauty Queen Spa | 2,640 |
| 15 | Elite Foot Spa | 1,600 |
| 16 | Nothing Bundt Cakes | 1,600 |
| 17 | United States Postal Service | 3,200 |
| 18 | La Michoacana Premium | 2,000 |
| 19 | Leslie's Pool Supplies | 2,800 |
| 20 | Modern Thai Restaurant | 2,400 |
| 23/21 | Office Depot | 5,600 |
| 24 | Movita Juice Bar | 1,200 |
| 25 | The Flame Broiler | 1,500 |
| 26 | Nayan Threading | 900 |
| 27 | La Enchilada Mexican Food | 2,400 |
| 29/34/35 | Optum Care | 14,832 |
| 29A | Optum Care | 5,881 |
| 33 | Subway | 1,500 |
| FS3 | Del Taco | 1,500 |
| FS4 | G & M Oil | 700 |
| FS6 | Bag O' Crab | 5,300 |
| FS8 | Zen Nail Lounge | 5,000 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1321

