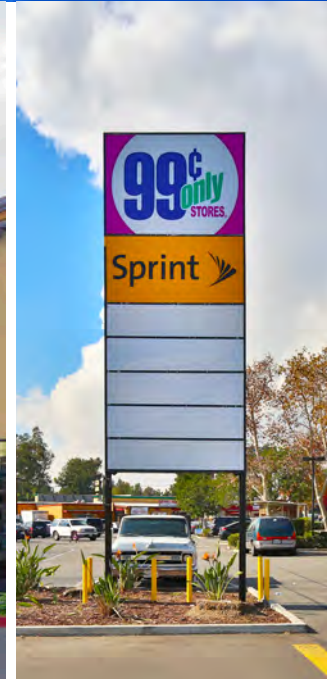


RETAIL STORES FOR LEASE VIA CAMPO PLAZA

2809 Via Campo, Montebello, CA 90640

Last 2 In-line Stores of ±936 SF & ±1,649 SF Available



Retail Availability & Lease Rates:

- > ±2,585 SF In-Line Stores Available - \$2.75 PSF + 0.45¢ NNN Charges
- > Last 2 In-line Spaces ±936 SF & ±1,649 SF
(Can be combined to ±2,585 SF, if needed)

Location & Highlights

- > 99¢ ONLY Stores, Sprint PCS & Boost Mobile Anchored Center with 31' Freeway Visible Pylon Signage
- > The property is situated at 2809 Via Campo and Garfield Ave with 58,900 Cars Per Day and next to 60 Freeway with 238,000 Cars Per Day.
- > Project and area tenants include: 99¢ ONLY, Sprint, Boost Mobile, La Ranita Michoacana, Jack In The Box, East West Bank, Smart & Final, Albertson, Ross Dress For Less, Denny's, Best Buy, Hometown Buffet, CVS Pharmacy, HealthCare Partners, Bank of America, Union 76, The Montebello Country Club and The Quiet Cannon Conference & Event Center.

2015 Demographics (Loopnet Source)

	1-Mile	3-Mile	5-Mile
Population:	23,310	262,383	736,400
Average House Hold Income:	\$74,386	\$66,319	\$63,873

Join Project & Area Tenants:



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 aaguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

RETAIL STORES FOR LEASE

VIA CAMPO PLAZA

2809 Via Campo, Montebello, CA 90640

Last 2 In-line Stores of ±936 SF & ±1,649 SF Available



CENTER HIGHLIGHTS

Credit Tenant Anchor with in-line stores

- Anchored by 99Cents Only
- Sprint Corporate Lease
- Internet Resistant Tenant Mix

99 Cents Only Long Term Success

- Previously operated in adjacent shopping center for 12 years
- Relocated to new location due to grocery restriction of Albertsons
- Expanded product line to include groceries insures greater success
- Occupies 74% of the total square footage

Easy Accessibility and Major Visibility

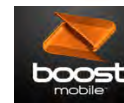
- Located in freeway adjacent center
- Freeway entrance/exit on Via Campo
- Ingress/Egress from both corridors
- Plentiful parking for property alone
- Frontage and visibility from freeway
- Over 238k cars per day
- Visible signage from freeway

Accompanied by Major Area Retailers

- Daily shoppers attracted to retail area
- Local tenants include:
Smart & Final, Albertsons
Ross Dress For Less, Best Buy
CVS, & Ford Dealership

Adjacent to Main Montebello Attractions

- Montebello Country Club
18 Hole Golf Course
- Quiet Cannon Conference/Event Center
- New Development | Home2 Suites Hotel
137k SF 203 room hotel
Summer 2018 planned completion



Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
aaguirre@legendarycre.com



Sheretta Morris
Leasing Specialist
License No. 01739452
213.842.2670
smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

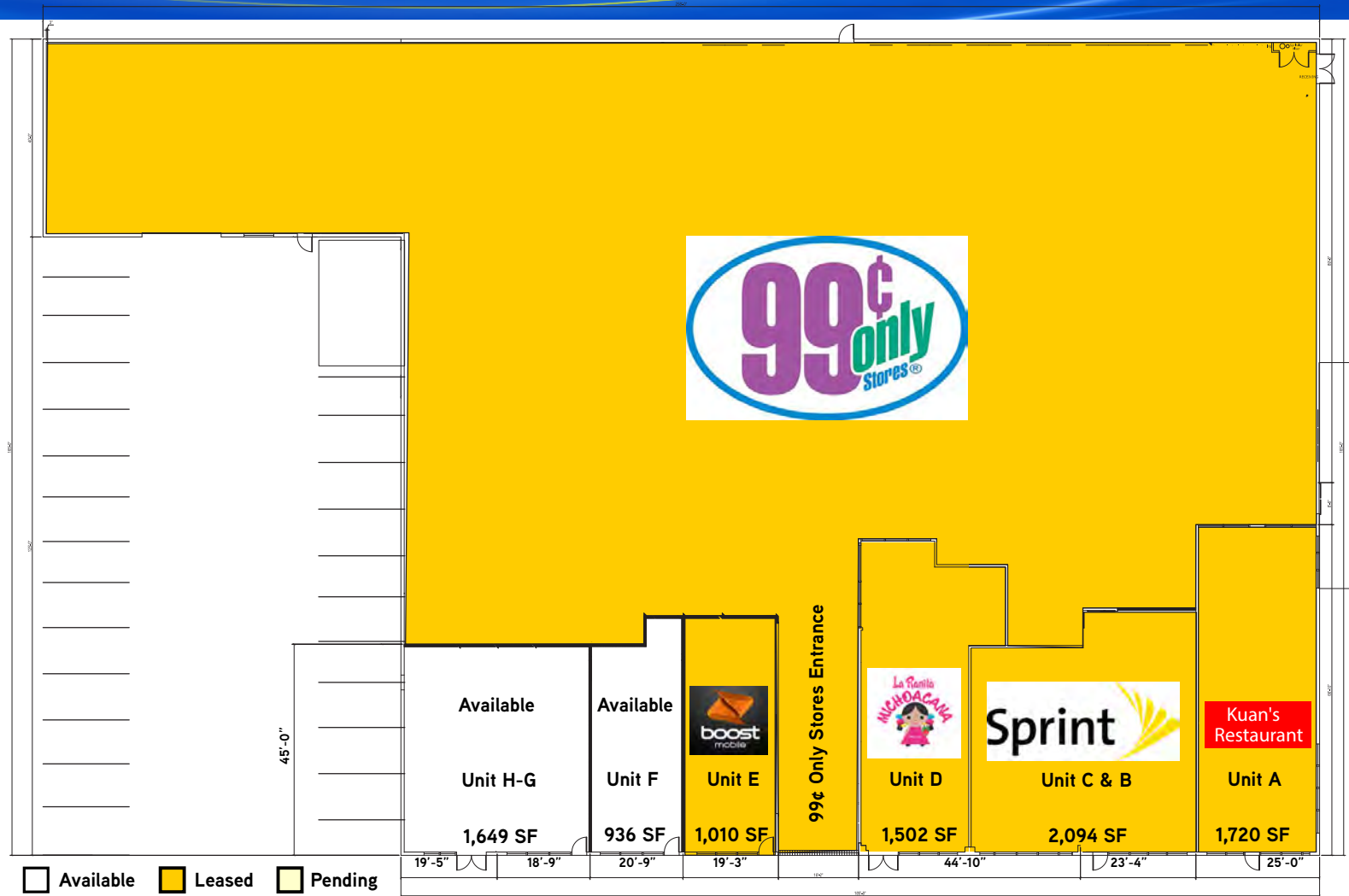
The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

RETAIL STORES FOR LEASE

VIA CAMPO PLAZA

2809 Via Campo, Montebello, CA 90640

Last 2 In-line Stores of ±936 SF & ±1,649 SF Available



Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
aaguirre@legendarycre.com



Sheretta Morris
Leasing Specialist
License No. 01739452
213.842.2670
smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

RETAIL STORES FOR LEASE

VIA CAMPO PLAZA

2809 Via Campo, Montebello, CA 90640

Last 2 In-line Stores of ±936 SF & ±1,649 SF Available



Founder | Corporate Broker
License No. 01245842
213.926.5595
aaguirre@legendarycre.com



Leasing Specialist
License No. 01739452
213.842.2670
smorris@legendarycre.com

RETAIL STORES FOR LEASE VIA CAMPO PLAZA

2809 Via Campo, Montebello, CA 90640

Last 2 In-line Stores of ±936 SF & ±1,649 SF Available



Demographics for 2809 Via Campo Avenue, Montebello, CA 90640

RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,039,037	\$20,563,162	\$55,004,533
2015 Jewelry stores	\$718,093	\$7,102,680	\$18,613,160
2015 Mens clothing stores	\$2,407,159	\$23,857,637	\$63,152,456
2015 Shoe stores	\$2,457,311	\$24,383,078	\$64,766,636
2015 Womens clothing stores	\$4,063,140	\$39,934,689	\$104,639,683
2015 Automobile dealers	\$31,045,516	\$303,433,787	\$794,399,077
2015 Automotive parts and accessories stores	\$6,094,154	\$59,751,104	\$156,351,865
2015 Other motor vehicle dealers	\$804,542	\$8,030,465	\$20,885,440
2015 Tire dealers	\$2,717,328	\$26,656,665	\$69,818,310
2015 Hardware stores	\$128,956	\$1,210,136	\$3,133,523
2015 Home centers	\$1,267,009	\$12,015,737	\$31,040,411
2015 Nursery and garden centers	\$1,524,047	\$14,439,308	\$36,878,399
2015 Outdoor power equipment stores	\$700,044	\$6,695,400	\$17,343,816
2015 Paint andwallpaper stores	\$147,553	\$1,418,744	\$3,702,766
2015 Appliance, television, and other electronics stores	\$4,160,447	\$40,478,235	\$105,636,468
2015 Camera andphotographic supplies stores	\$315,940	\$3,060,278	\$7,968,166
2015 Computer andsoftware stores	\$11,348,623	\$112,728,089	\$296,414,732
2015 Beer, wine, and liquor stores	\$2,005,259	\$19,741,018	\$51,775,441
2015 Convenience stores	\$9,028,448	\$90,292,255	\$239,727,282
2015 Restaurant Expenditures	\$8,388,712	\$82,196,987	\$215,583,403
2015 Supermarkets and other grocery (except convenience) stores	\$32,789,798	\$326,374,831	\$860,491,837
2015 Furniture stores	\$2,968,769	\$29,112,684	\$76,359,247
2015 Home furnishings stores	\$10,290,744	\$100,398,673	\$261,848,057
2015 General merchandise stores	\$54,384,987	\$529,507,373	\$1,382,086,010
2015 Gasoline stations with convenience stores	\$28,013,974	\$278,305,629	\$735,516,839
2015 Other gasoline stations	\$20,075,756	\$198,961,636	\$524,975,114
2015 Department stores (excl leased depts)	\$53,666,894	\$522,404,693	\$1,363,472,850
2015 General merchandise stores	\$54,384,987	\$529,507,373	\$1,382,086,010
2015 Other health and personal care stores	\$2,110,450	\$20,570,402	\$53,575,345
2015 Pharmacies and drug stores	\$8,451,485	\$82,701,002	\$215,520,344
2015 Pet and pet supplies stores	\$2,229,966	\$21,885,415	\$57,197,827
2015 Book, periodical, and music stores	\$339,679	\$3,293,730	\$8,508,174
2015 Hobby, toy, and game stores	\$964,673	\$9,538,242	\$25,091,177
2015 Musical instrument and supplies stores	\$97,840	\$954,574	\$2,486,627
2015 Sewing, needlework, and piece goods stores	\$184,732	\$1,777,154	\$4,608,870
2015 Sporting goods stores	\$943,755	\$9,179,037	\$24,018,145

Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 aaguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

RETAIL STORES FOR LEASE VIA CAMPO PLAZA

2809 Via Campo, Montebello, CA 90640

Last 2 In-line Stores of ±936 SF & ±1,649 SF Available



Demographics for 2809 Via Campo Avenue, Montebello, CA 90640

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	23,310	262,383	726,400
2015 Total Daytime Population	23,995	305,248	742,548
2015 Total Employees	10,061	147,007	306,023
2015 White alone	10,124	101,584	299,915
2015 Black or African American alone	132	1,741	7,008
2015 American Indian and Alaska Native alone	220	2,289	7,312
2015 Asian alone	6,301	78,572	168,022
2015 Native Hawaiian and OPI alone	15	165	538
2015 Some Other Race alone	5,601	68,860	217,553
2015 Two or More Races alone	917	9,172	26,052
2015 Hispanic	15,471	170,874	519,083
2015 Not Hispanic	7,839	91,509	207,317
% 2015 White alone	43.43%	38.72%	41.29%
% 2015 Black or African American alone	0.57%	0.66%	0.96%
% 2015 American Indian and Alaska Native alone	0.94%	0.87%	1.01%
% 2015 Asian alone	27.03%	29.95%	23.13%
% 2015 Native Hawaiian and OPI alone	0.06%	0.06%	0.07%
% 2015 Some Other Race alone	24.03%	26.24%	29.95%
% 2015 Two or More Races alone	3.93%	3.50%	3.59%
% 2015 Hispanic	66.37%	65.12%	71.46%
% 2015 Not Hispanic	33.63%	34.88%	28.54%
2015 Households	7,363	74,971	198,768
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	7,493	75,922	202,771
2015 Occupied Housing Units	7,308	73,463	195,935
2015 Owner Occupied Housing Units	4,504	35,024	86,413
2015 Renter Occupied Housing Units	2,804	38,439	109,522
2015 Vacant Housings Units	185	2,465	6,846
% 2015 Occupied Housing Units	97.53%	96.76%	96.63%
% 2015 Owner occupied housing units	61.63%	47.68%	44.10%
% 2015 Renter occupied housing units	38.37%	52.32%	55.90%
% 2000 Vacant housing units	2.47%	3.25%	3.38%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$55,595	\$47,175	\$46,546
2015 Household Income: Average	\$74,386	\$66,319	\$63,873
2015 Per Capita Income	\$23,520	\$19,062	\$17,632

Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 aaguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com