

WELCOME TO

GARMAR PLAZA - For Lease

2301 - 2353 W. WHITTIER BLVD. | MONTEBELLO | CA 90640



MOTIVATED OWNER OFFERING!

Free Rent Till 2021 at this Center
Generous TI Allowance to Help with Tenant Improvements
\$1.00 to \$1.35 Per Sq. Ft. Start Lease Rate, with
Graduated Rent thereafter



LEASE RATES & AVAILABILITY

- **Unit 2313:** ±3,645 SQ. FT. (Divisible) - \$1.35 - \$1.90 PSF - (If divided) + 0.50¢ + NNN Charges
- **Unit 2321:** ±2,200 SQ. FT. - \$1.90 PSF + 0.50¢ + NNN Charges - Existing Built-Out Medical Office
- **Unit 2329:** ±1,100 SQ. FT. - \$1.90 PSF + 0.50¢ + NNN Charges - Retail, Restaurant or Medical
- **Unit 2331:** ±1,420 SQ. FT. - \$1.90 PSF + 0.50¢ + NNN Charges - Retail, Restaurant or Medical
- **Unit 2331 1/2:** ±1,000 SQ. FT. - \$1.90 PSF + 0.50¢ + NNN Charges - For Retail, Restaurant or Medical

PROPERTY HIGHLIGHTS

- Join Auto Zone, Mother's Nutrition, Little Caesars, BofA, Boost Mobile and La Michoacana Ice Cream.
- Garmar Plaza is a 38,362 SQ. FT., retail center that caters to a blend of retail and restaurant needs.
- Located at the busy signalized S. E. corner of W. Whittier Blvd. and Wilcox Ave.
- Excellent visibility with 400 feet of block to block frontage, creating tremendous exposure, visibility and curb side appeal.
- Immaculately maintained center with store front signage and additional Pylon Signs.

JOIN CENTER TENANTS:



- Large Freshly Painted and Paved Parking Lot with 202 Parking Spaces at 5.26 per/1000 Parking Ratio
- Excellent Access with 2 entry points on W. Whittier Blvd. and one on Wilcox Ave.
- Large Remodeled Pylon Signage & One Smaller Pylon Sign

TRAFFIC COUNTS: 38,000 Cars Per Day

DEMOGRAPHICS 2019:	1- Mile	3-Mile	5-Mile
Population:	33,007	212,250	714,621
Average Income:	\$64,711	\$72,027	\$72,004

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

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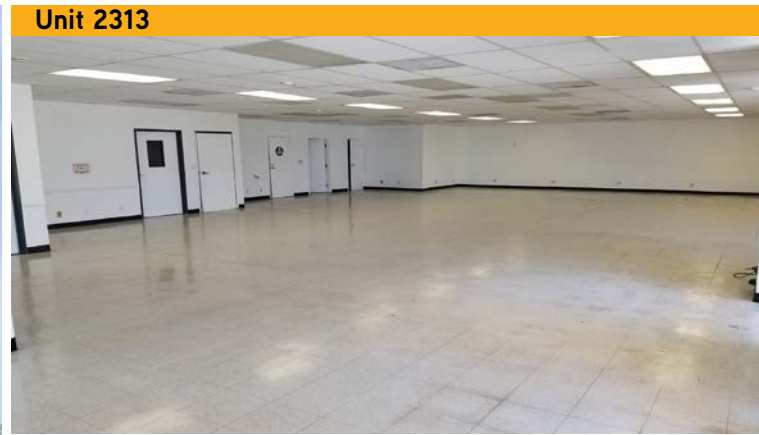
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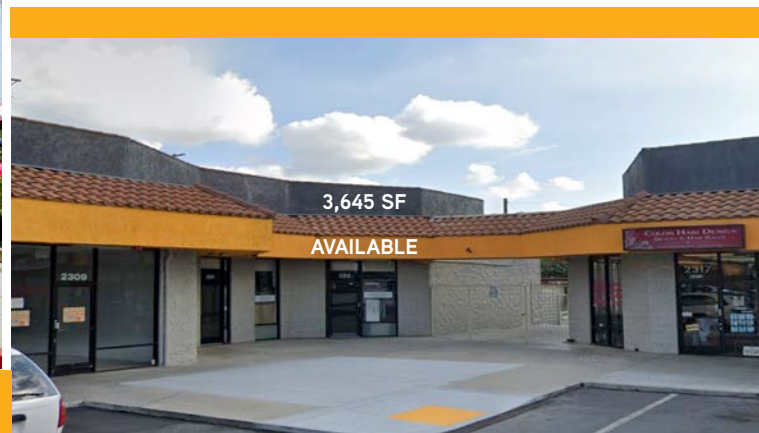
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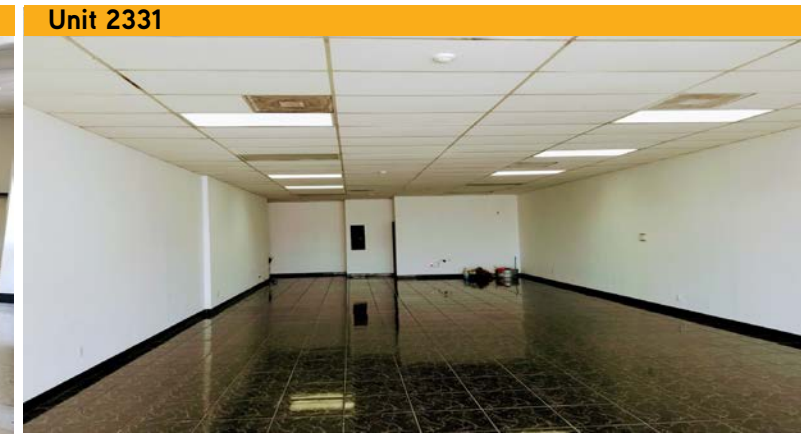
Pylon Signage Availability



Unit 2313



Unit 2313



Unit 2331



Unit 2331

- Unit 2313: 3,645 Sq. Ft. - Former Medical Space
- Can be divided as needed.
- Seeking Retail, Medical Clinic, Dental or Office Uses.

- Unit 2331: ±1,420 Sq. Ft. - Seeking Retail, Restaurant or Medical Uses.

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Unit 2321

Former AltaMed Medical Office. Full Medical Offices Build out, 6 Private Exam Rooms, Nurse Station, Employee Lounge, Mop and Storage Room, Private Office, Partitioned Offices, IT Room , 2 Restrooms, Bio-Hazard Disposals Room, Lobby and Reception Area.



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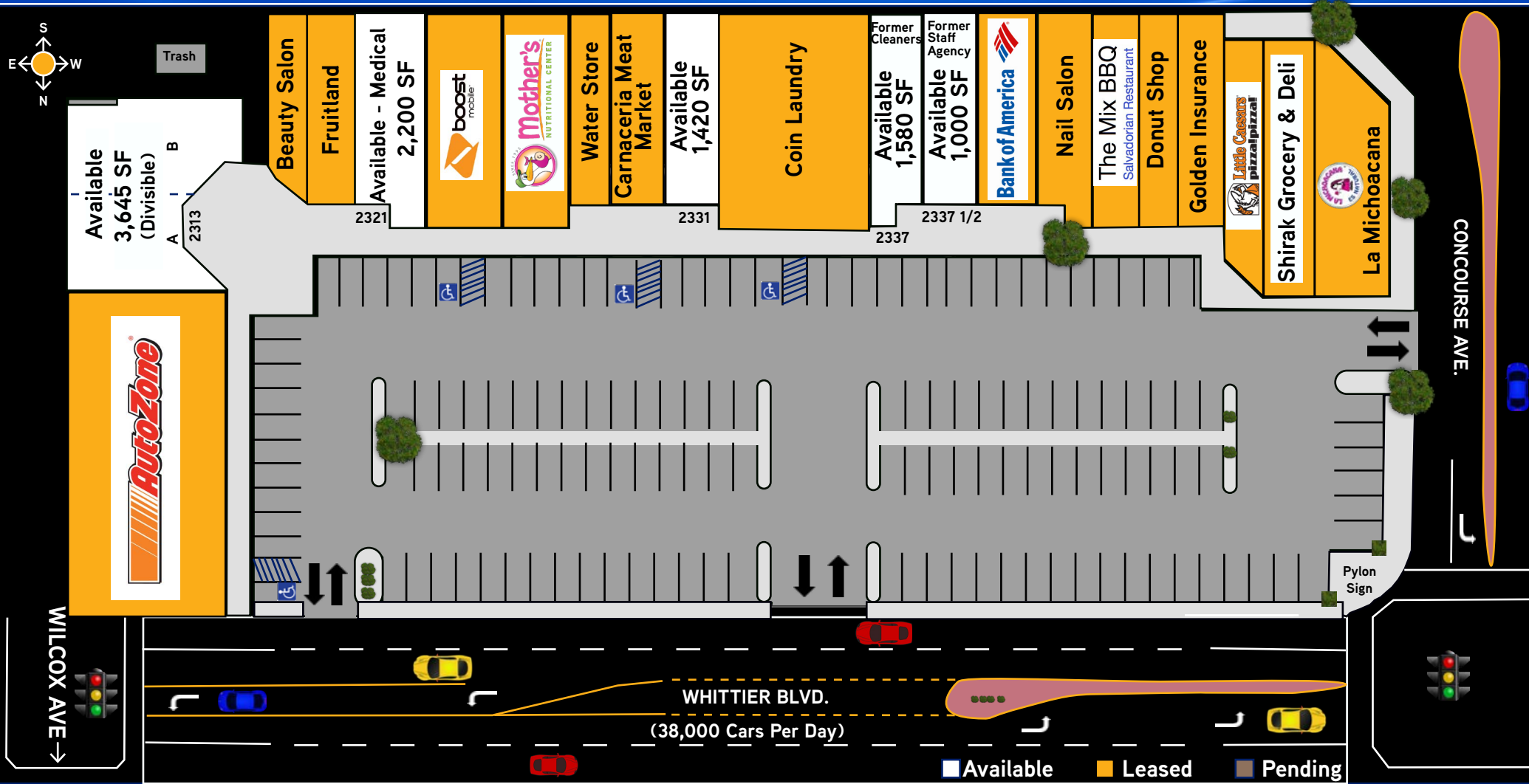
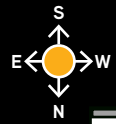
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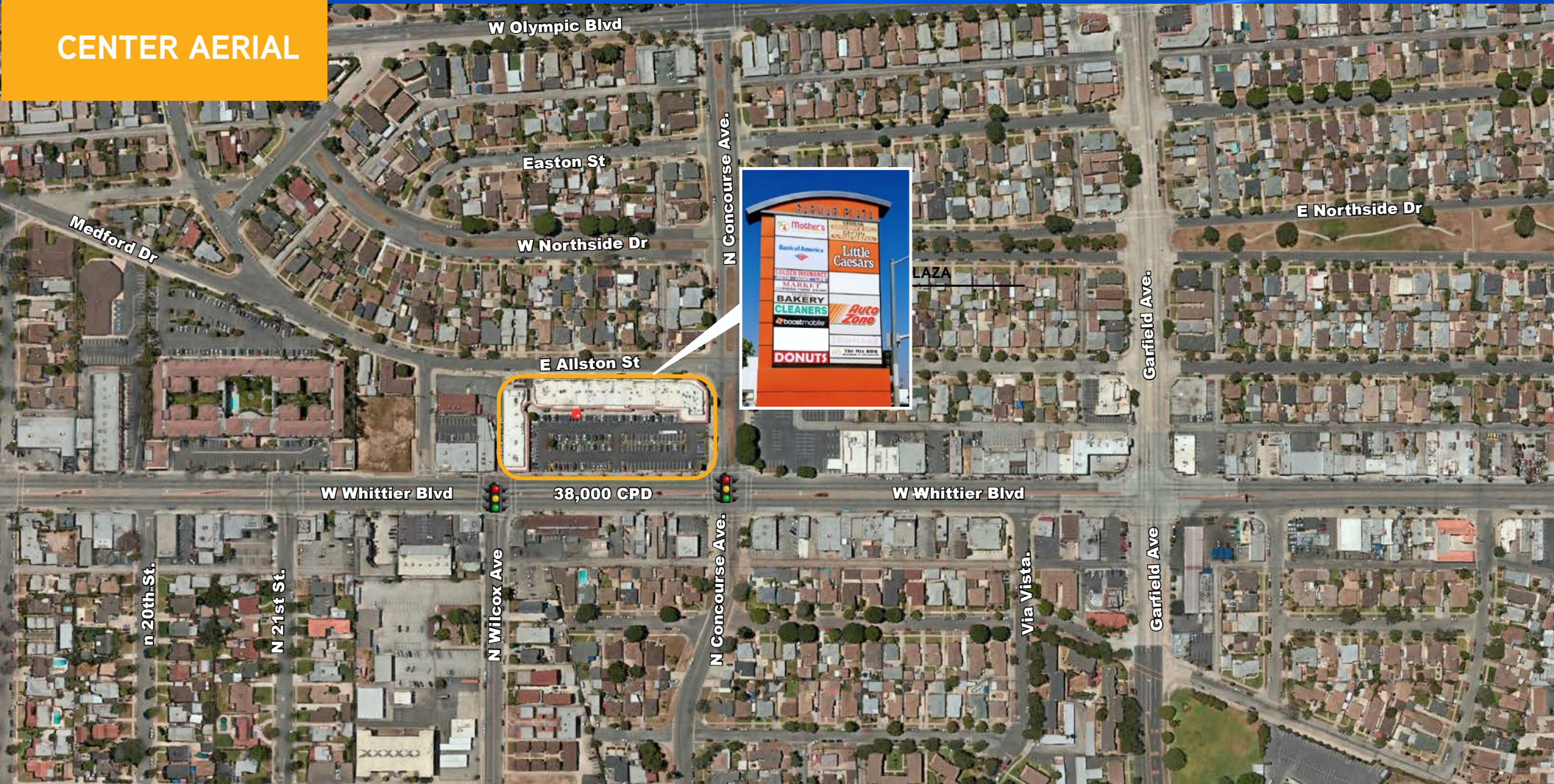
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CENTER AERIAL



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Executive Summary

2301 W Whittier Blvd, Montebello, California, 90640
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.01352
Longitude: -118.12517

	1 mile	3 miles	5 miles
Population			
2000 Population	31,847	206,790	700,006
2010 Population	31,881	207,222	696,429
2019 Population	33,007	212,250	714,621
2024 Population	33,446	214,365	722,135
2000-2010 Annual Rate	0.01%	0.02%	-0.05%
2010-2019 Annual Rate	0.38%	0.26%	0.28%
2019-2024 Annual Rate	0.26%	0.20%	0.21%
2019 Male Population	48.9%	49.1%	49.3%
2019 Female Population	51.1%	50.9%	50.7%
2019 Median Age	34.0	34.7	33.8

In the identified area, the current year population is 714,621. In 2010, the Census count in the area was 696,429. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 722,135 representing a change of 0.21% annually from 2019 to 2024. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	54.2%	49.1%	45.6%
2019 Black Alone	0.6%	0.8%	0.9%
2019 American Indian/Alaska Native Alone	1.1%	1.0%	0.9%
2019 Asian Alone	5.3%	13.0%	17.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	34.6%	32.3%	31.9%
2019 Two or More Races	4.0%	3.7%	3.5%
2019 Hispanic Origin (Any Race)	88.7%	81.5%	76.8%

Persons of Hispanic origin represent 76.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	52	69	65
2000 Households	9,428	57,989	187,756
2010 Households	9,437	58,784	189,419
2019 Total Households	9,677	59,805	192,886
2024 Total Households	9,758	60,147	194,058
2000-2010 Annual Rate	0.01%	0.14%	0.09%
2010-2019 Annual Rate	0.27%	0.19%	0.20%
2019-2024 Annual Rate	0.17%	0.11%	0.12%
2019 Average Household Size	3.39	3.52	3.68

The household count in this area has changed from 189,419 in 2010 to 192,886 in the current year, a change of 0.20% annually. The five-year projection of households is 194,058, a change of 0.12% annually from the current year total. Average household size is currently 3.68, compared to 3.65 in the year 2010. The number of families in the current year is 157,415 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	47.3%	47.7%	48.6%
Median Household Income			
2019 Median Household Income	\$47,757	\$54,002	\$53,833
2024 Median Household Income	\$55,573	\$62,648	\$62,303
2019-2024 Annual Rate	3.08%	3.01%	2.97%
Average Household Income			
2019 Average Household Income	\$64,711	\$72,027	\$72,004
2024 Average Household Income	\$77,270	\$85,749	\$85,432
2019-2024 Annual Rate	3.61%	3.55%	3.48%
Per Capita Income			
2019 Per Capita Income	\$18,884	\$20,313	\$19,446
2024 Per Capita Income	\$22,440	\$24,079	\$22,969
2019-2024 Annual Rate	3.51%	3.46%	3.39%

Households by Income

Current median household income is \$53,833 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$62,303 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$72,004 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,432 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$19,446 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$22,969 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	51	51	50
2000 Total Housing Units	9,709	59,712	193,743
2000 Owner Occupied Housing Units	3,940	29,505	87,843
2000 Renter Occupied Housing Units	5,489	28,483	99,913
2000 Vacant Housing Units	280	1,724	5,987
2010 Total Housing Units	9,818	61,097	197,263
2010 Owner Occupied Housing Units	3,808	29,396	88,060
2010 Renter Occupied Housing Units	5,629	29,388	101,359
2010 Vacant Housing Units	381	2,313	7,844
2019 Total Housing Units	10,080	62,338	201,279
2019 Owner Occupied Housing Units	3,779	28,907	86,241
2019 Renter Occupied Housing Units	5,898	30,898	106,645
2019 Vacant Housing Units	403	2,533	8,393
2024 Total Housing Units	10,175	62,804	202,778
2024 Owner Occupied Housing Units	3,895	29,624	88,297
2024 Renter Occupied Housing Units	5,863	30,523	105,761
2024 Vacant Housing Units	417	2,657	8,720

Currently, 42.8% of the 201,279 housing units in the area are owner occupied; 53.0%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 197,263 housing units in the area - 44.6% owner occupied, 51.4% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 0.90%. Median home value in the area is \$534,877, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.72% annually to \$582,424.

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