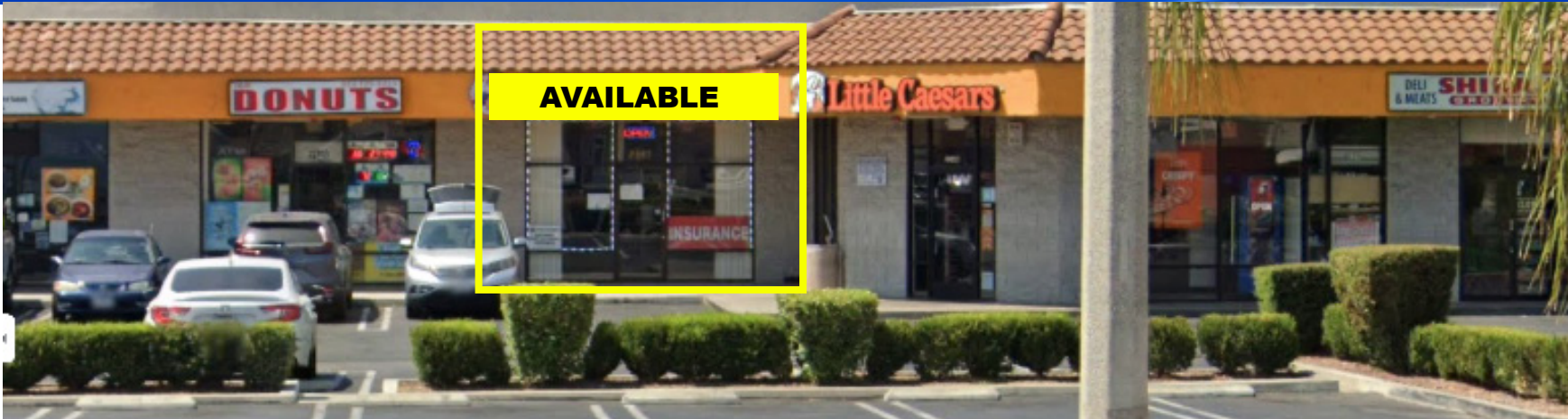


WELCOME TO

# GARMAR PLAZA - For Lease

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



## LEASE RATES & AVAILABILITY

- **Unit 2347:** ±1,360 SQ. FT. - \$2.00 PSF PLUS + .65¢ NNN Charges | **Year-1 Start Rate**

## PROPERTY HIGHLIGHTS

- Join Auto Zone, Mother's Nutrition, Little Caesars, BofA, Boost Mobile, La Michoacana Ice Cream, Jungle Smoke Shop, Jarocho Meat Market, El Milagro Family Medical Clinic, Youngevity & The Meztli Project.
- Garmar Plaza is a 38,362 SQ. FT., retail center with 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 2022:	1- Mile	3-Mile	5-Mile
Population:	31,184	203,169	673,000
Median Income:	\$56,458	\$64,572	\$65,116
Average Income:	\$76,966	\$90,236	\$89,319

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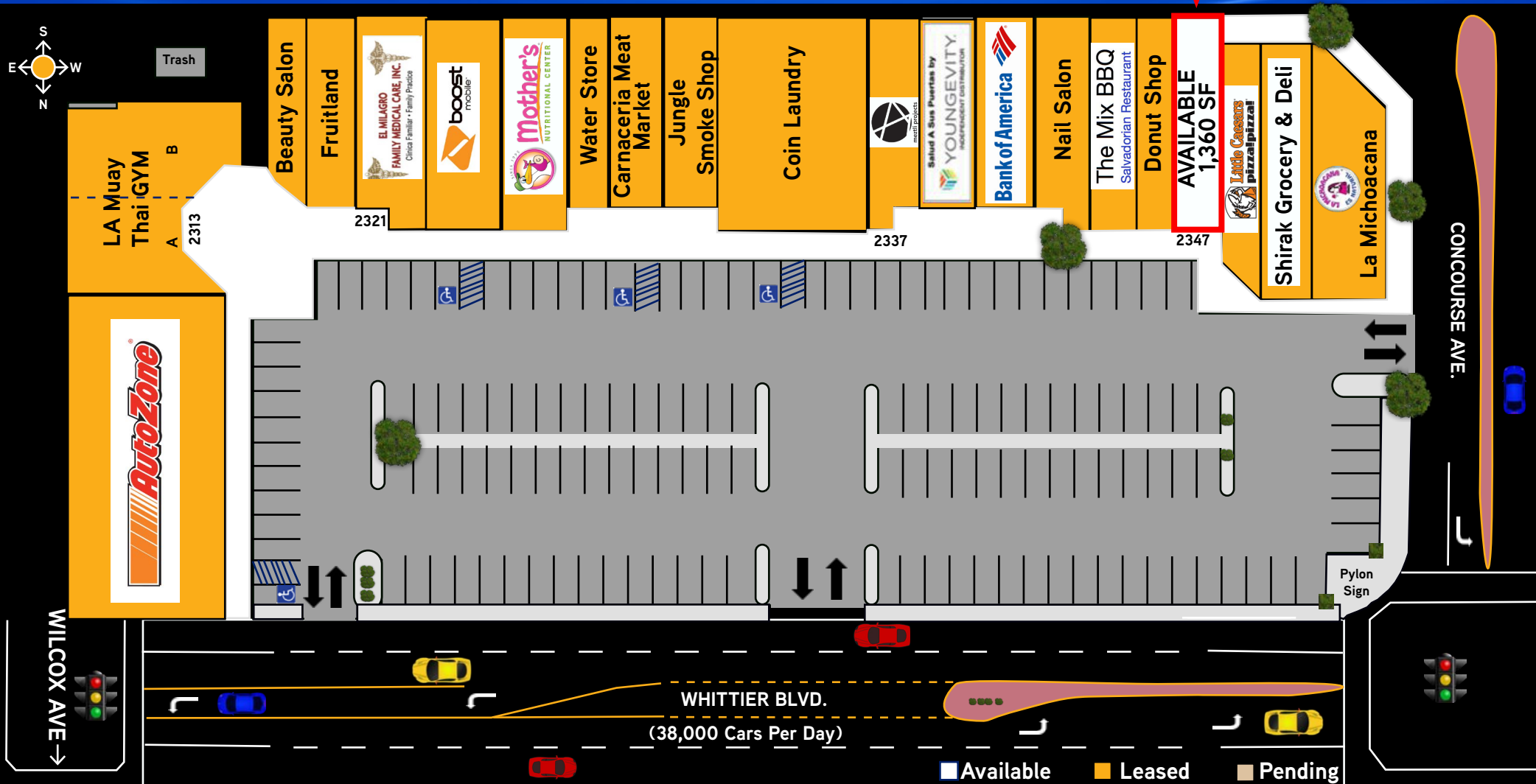
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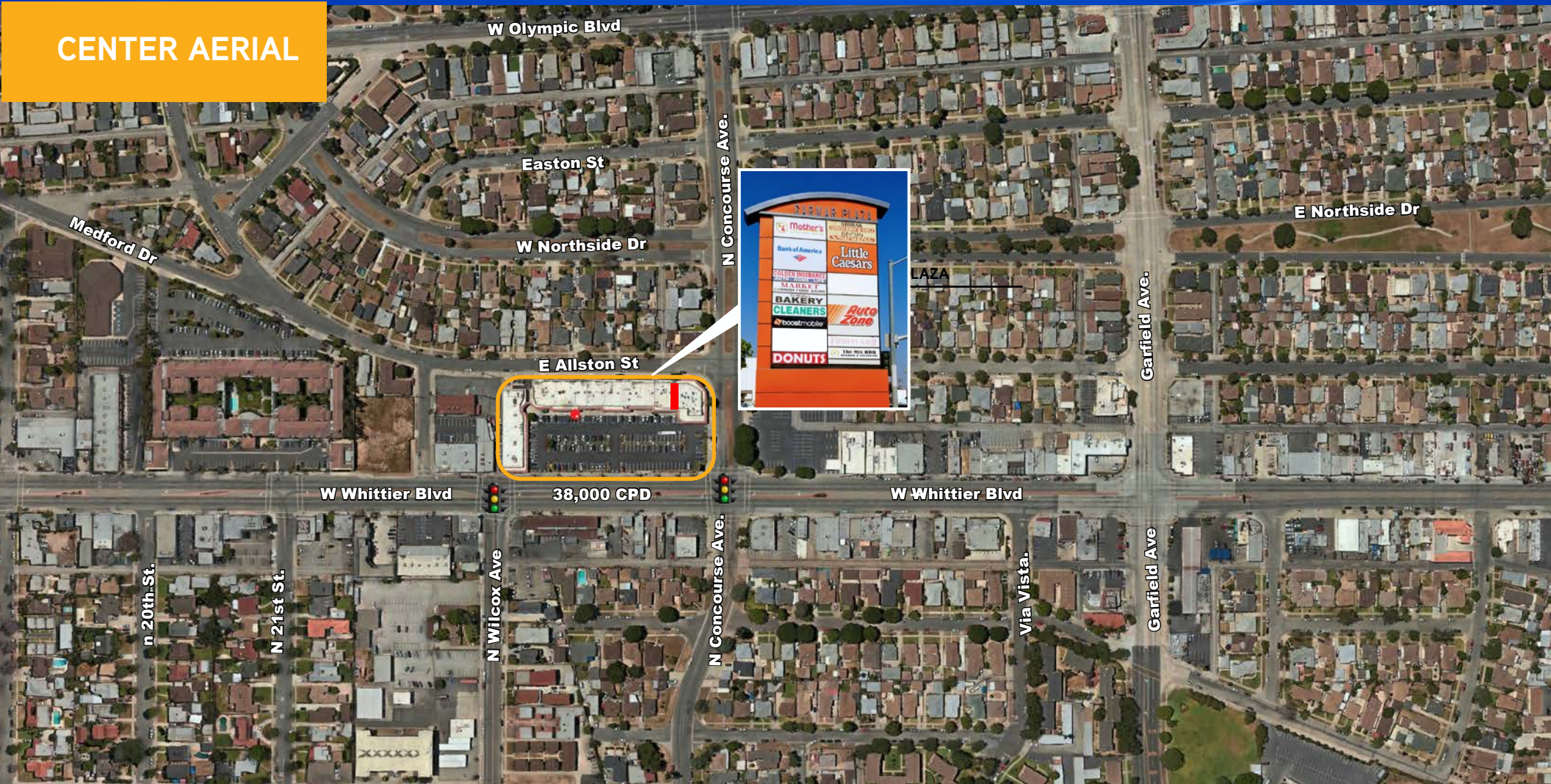
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CENTER AERIAL



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



## Executive Summary

2301 W Whittier Blvd, Montebello, California, 90640

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 34.01353

Longitude: -118.12517

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	32,017	208,029	696,321
2020 Population	31,600	205,189	679,062
2022 Population	31,184	203,169	673,008
2027 Population	30,325	197,145	654,071
2010-2020 Annual Rate	-0.13%	-0.14%	-0.25%
2020-2022 Annual Rate	-0.59%	-0.44%	-0.40%
2022-2027 Annual Rate	-0.56%	-0.60%	-0.57%
2022 Male Population	48.9%	49.1%	49.4%
2022 Female Population	51.1%	50.9%	50.6%
2022 Median Age	34.3	35.1	34.2

In the identified area, the current year population is 673,008. In 2020, the Census count in the area was 679,062. The rate of change since 2020 was -0.40% annually. The five-year projection for the population in the area is 654,071 representing a change of -0.57% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	19.3%	17.2%	16.0%
2022 Black Alone	0.7%	0.8%	1.0%
2022 American Indian/Alaska Native Alone	2.8%	2.7%	2.5%
2022 Asian Alone	7.0%	14.2%	17.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	48.2%	44.2%	43.2%
2022 Two or More Races	21.9%	20.7%	19.5%
2022 Hispanic Origin (Any Race)	86.4%	79.8%	75.7%

Persons of Hispanic origin represent 75.7% of the population in the identified area compared to 19.0% 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 82.2 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	50	72	67
2010 Households	9,460	58,876	189,250
2020 Households	9,839	60,749	195,566
2022 Households	9,789	60,312	194,647
2027 Households	9,558	58,745	190,013
2010-2020 Annual Rate	0.39%	0.31%	0.33%
2020-2022 Annual Rate	-0.23%	-0.32%	-0.21%
2022-2027 Annual Rate	-0.48%	-0.53%	-0.48%
2022 Average Household Size	3.17	3.34	3.43

The household count in this area has changed from 195,566 in 2020 to 194,647 in the current year, a change of -0.21% annually. The five-year projection of households is 190,013, a change of -0.48% annually from the current year total. Average household size is currently 3.43, compared to 3.44 in the year 2020. The number of families in the current year is 158,280 in the specified area.

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## Executive Summary

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Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 34.01353

Longitude: -118.12517

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	52.4%	49.4%	49.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$56,458	\$64,572	\$65,116
2027 Median Household Income	\$70,465	\$78,821	\$79,509
2022-2027 Annual Rate	4.53%	4.07%	4.07%
<b>Average Household Income</b>			
2022 Average Household Income	\$76,966	\$90,236	\$89,319
2027 Average Household Income	\$94,403	\$110,820	\$107,945
2022-2027 Annual Rate	4.17%	4.20%	3.86%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$24,051	\$26,849	\$25,862
2027 Per Capita Income	\$29,619	\$33,098	\$31,392
2022-2027 Annual Rate	4.25%	4.27%	3.95%

### Households by Income

Current median household income is \$65,116 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$79,509 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$89,319 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$107,945 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$25,862 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$31,392 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index	46	50	50
2010 Total Housing Units	9,851	61,176	197,134
2010 Owner Occupied Housing Units	3,797	29,412	87,974
2010 Renter Occupied Housing Units	5,663	29,463	101,276
2010 Vacant Housing Units	391	2,300	7,884
2020 Total Housing Units	10,112	62,492	201,558
2020 Vacant Housing Units	273	1,743	5,992
2022 Total Housing Units	10,071	62,156	201,006
2022 Owner Occupied Housing Units	3,570	28,933	88,856
2022 Renter Occupied Housing Units	6,219	31,379	105,791
2022 Vacant Housing Units	282	1,844	6,359
2027 Total Housing Units	10,081	62,201	201,205
2027 Owner Occupied Housing Units	3,548	28,455	87,638
2027 Renter Occupied Housing Units	6,010	30,290	102,376
2027 Vacant Housing Units	523	3,456	11,192

Currently, 44.2% of the 201,006 housing units in the area are owner occupied; 52.6%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 201,558 housing units in the area and 3.0% vacant housing units. The annual rate of change in housing units since 2020 is -0.12%. Median home value in the area is \$612,482, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.87% annually to \$671,977.

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