



Welcome to

The Shops at Montebello

2134 Montebello Town Center Dr.
Montebello, CA 90640
323.722.1776

ShopsatMontebello.com



A Dominant Center Serving the populous East LA area

The Shops at Montebello is a modern indoor super regional shopping center that is conveniently located east of downtown Los Angeles and directly adjacent to the Pomona (60) Freeway. The shops feature retailers such as Macy's, Macy's Home, H&M, Forever 21, JCPenney, COACH, plus more than 140 specialty retailers. The center also includes several restaurants such as Lucille's Smokehouse BBQ, BJ's Restaurant and more. The Shops at Montebello, with its modernized look and feel, strives to provide the best shopping experience with its retailer and dining selections for the entire family.





Overview

GLA
773,945 SF

Property Type
Regional

Site Acreage
59 Acres

Mall Stores Open
147

Key Retailers

Forever 21

Bath & Body Works/
White Barn

Pink/Victoria's Secret

Kay Jewelers

Express

Cotton On

Build-A-Bear

JD Sports

Box Lunch

Windsor

Steve Madden

H&M

Coach

Restaurants & Entertainment

Lucille's BBQ

BJ's Restaurant &
Brewhouse

Olive Garden

Hikari Sushi Bar



Demographics at a Glance

		Trade Area	10 Mile Area		Trade Area	10 Mile Area	
Population	Trade Area Population:	1,231,496	2,547,653	Age	Median Age:	37	37
	Total Daytime Population:	1,285,511	2,793,104				
Income	Household Avg:	\$77,993	\$84,463	Households	Total Households:	347,600	745,989
	2025 Projected:	\$88,600	\$95,937		HH with Children:	33%	32%
Housing	Avg Home Value:	\$761,087	\$790,221	Education & Occupation	College Grads:	21%	23%
	Owner Occupied:	50%	49%		White Collar:	142,521	366,022
Household Income	\$50,000-\$74,999:	18%	17%	Race/ Ethnicity	White:	9%	13%
	\$75,000-\$99,999:	13%	13%		Hispanic/Latino:	67%	65%
	\$100,000-\$149,999:	15%	15%		Asian:	22%	18%
	\$150,000 or more:	11%	13%		Black:	0%	3%
					Other:	1%	2%



Trade Area

National Brands

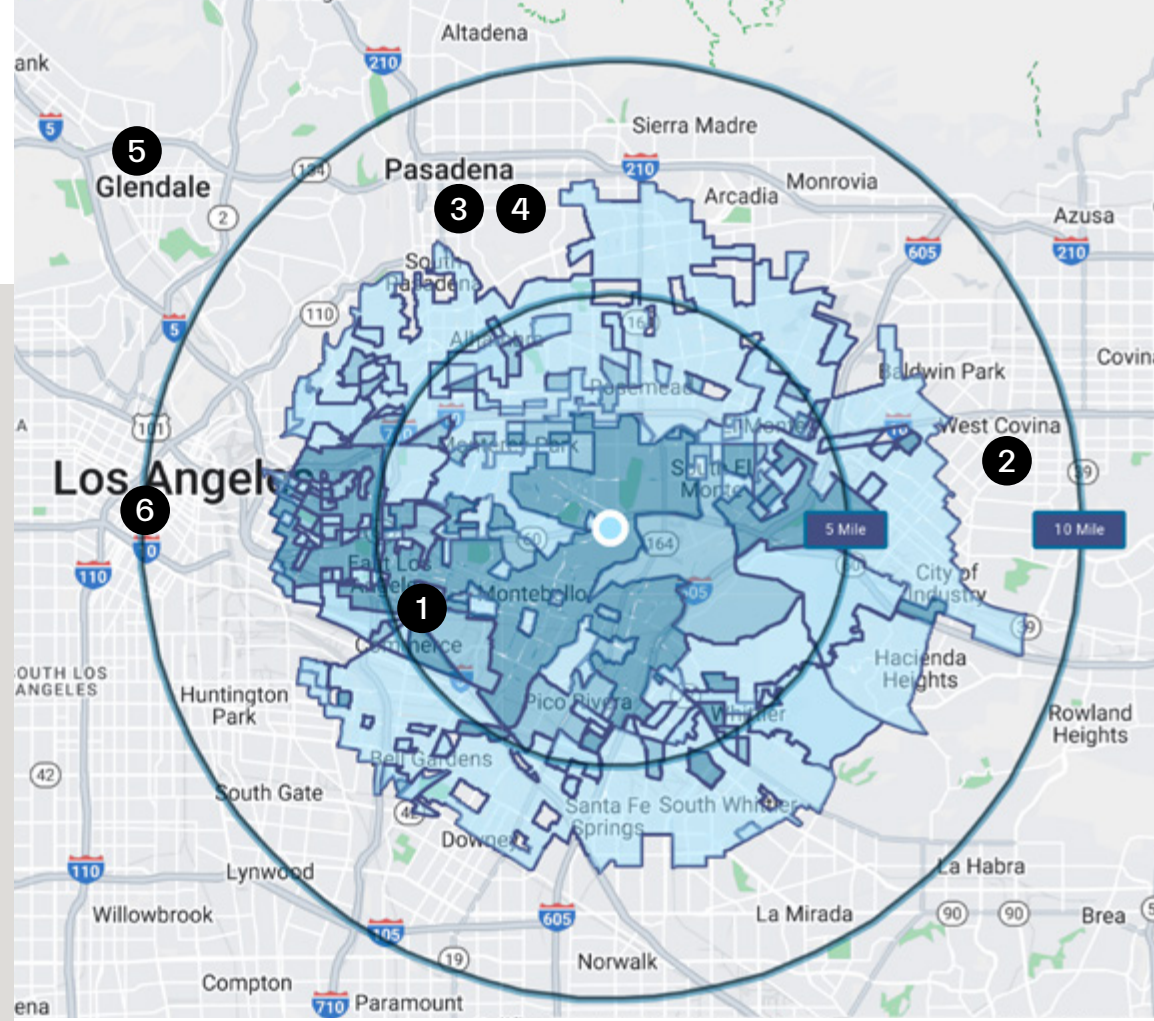
Customer favorites Macy's H&M, Forever21, COACH, Windsor, Bath and Body all keep customers coming back again and again to the Shops at Montebello.

Quality F&B Mix

Montebello is home to Lucille's Smokehouse BBQ, BJ's Restaurant & Brewhouse, Olive Garden, and Hikari Sushi Bar among others.

Vibrant Diverse Community

With a 67% Hispanic and 22% Asian shopper base. Montebello serves a melting pot of west coast consumers.



Trade Area Key

7.27%

7.93%

8.63%

46.20%



Competitors

- | | |
|----------------------|----------------------|
| 1. Citadel Outlets | 4. Pasadena Commons |
| 2. Plaza West Covina | 5. Glendale Galleria |
| 3. The Paseo | 6. FIGat7th |

These maps/site plans are not a representation, warranty or guarantee as to size, location, identity of any tenant, address or any other physical indication for parameter of the property and are for use as approximated information only.



WINDSOR

H&M



BOXLUNCH

STEVE MADDEN

KAY
JEWELERS

Bath & Body Works®

VICTORIA'S SECRET

FOREVER 21

COACH



Site Plan

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Transforming today's real estate into tomorrow's dominant mixed-use destinations.

With our forward-thinking approach and dedicated team of industry experts, we're delivering maximum value and distinct experiences to our tenants, partners, and communities we serve across the country.

25

Years of Experience

15.4M

SF of Retail Real Estate Experiences

14

Enclosed Malls in 10 States

9

Open-Air Centers

Contact us for more information

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