

Montebello Plaza

2401-2633 West Via Campo | Montebello, CA 90640

Los Angeles County | Los Angeles-Long Beach-Anaheim, CA | 305,044 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	18	La Michoacana	2,000
02	Best Buy	45,041		Premium	
03	Albertsons	52,604	19	Leslie's Pool	2,800
04	Kohl's	30,360		Supplies	
05	Ross Dress for Less	26,700	20	Modern Thai Restaurant	2,400
06	CVS	32,584	23/21	Office Depot	5,600
07	Quest Diagnostics	2,936	24	Movita Juice Bar	1,200
08	Miki-Chan's Okazu-Ya	1,200	25	The Flame Broiler	1,500
09	The Tutoring Center	1,200	26	Nayan Threading	900
10	Dr. Dennis Kuwaye	1,200	27	La Enchilada Mexican Food	2,400
11/12	Royal Academy of Music	3,240	29/34	Optum Care	14,832
13	Classy Nails	800	/35		
14	Beauty Queen Spa	2,640	29A	Optum Care	5,881
15	Elite Foot Spa	1,600	29A / 35	Optum Care	20,713
16	Nothing Bundt Cakes	1,600	33	Subway	1,500
17	United States Postal Service	3,200	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

