Montebello Plaza

2401-2633 West Via Campo | Montebello, CA 90640

34.0316, -118.1231

Los Angeles County | Los Angeles-Long Beach-Anaheim, CA | 284,331 Sq Ft





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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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.
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Available Spaces

10	1,200 Sq Ft	360°	FS2	4,090 Sq Ft	360°
19	2,800 Sq Ft	360°			

Current Tenants

Space size listed in square feet

01	Five Below	8,073
02	Best Buy	45,041
03	Albertsons	52,604
04	Kohl's	30,360
05	Ross Dress for Less	26,700
06	CVS	32,584
07	Quest Diagnostics	2,936
08	Miki-Chan's Okazu-Ya	1,200
09	The Tutoring Center	1,200
11/12	Royal Academy of Music	3,240
13	Classy Nails	800
14	Beauty Queen Spa	2,640
15	Elite Foot Spa	1,600
16	Nothing Bundt Cakes	1,600
17	United States Postal Service	3,200
18	La Michoacana Premium	2,000
20	Modern Thai Restaurant	2,400
23/21	Office Depot	5,600
24	Movita Juice Bar	1,200
25	The Flame Broiler	1,500
26	Nayan Threading	900
27	La Enchilada Mexican Food	2,400
29/34/35	Optum Care	14,832
29A	Optum Care	5,881
33	Subway	1,500
FS1	Dutch Bros Coffee	1,050
FS3	Del Taco	1,500
FS4	G & M Oil	700
FS6	Bag O' Crab	5,300
FS7	Japanese Buffet	5,000
FS8	Zen Nail Lounge	5,000



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