

E. WASHINGTON BLVD.



**FOR SALE**

**1,495 SF ON 30,050 SF**

**829 WASHINGTON BLVD.  
MONTEBELLO | CA**

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**PROPERTY HIGHLIGHTS**



1,495 SF  
Available



30,050 SF  
Lot Size



Secured  
Yard



220 Single Phase  
Power

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**AVAILABLE SF**  
1,495 SF

**LAND SF**  
30,050 SF

**OFFICE SPACE**  
1,495 SF

**POWER**  
220 Single Phase

**SECURED**  
Yard

## PROPERTY HIGHLIGHTS

- Large Secured Lot
- Redevelopment Opportunity
- Heavy Commercial Zoned
- High Traffic Location
- Centrally Located





**FOR SALE****PUBLIC TRANSPORTATION****COMMUTER RAIL**

Montebello/Commerce Commuter Rail (Riverside Line)

4 min | 2.0 mi

Commerce Commuter Rail (Orange County, 91 Lines)  
(Riverside Line)

6 min | 2.5 mi

**AIRPORT**

Long Beach-Daugherty Field Airport

27 min | 17.8 mi

Bob Hope Airport

34 min | 24.9 mi

Los Angeles International Airport

34 min | 26 mi

**DEMOGRAPHICS**

|                                        | 3 MILES | 5 MILES | 10 MILES  |
|----------------------------------------|---------|---------|-----------|
| 2010 POPULATION                        | 216,675 | 633,814 | 2,948,192 |
| 2023 POPULATION                        | 204,891 | 602,122 | 2,853,777 |
| 2028 POPULATION PROJECTION             | 198,511 | 583,921 | 2,778,433 |
| 2010 HOUSEHOLDS                        | 59,032  | 175,513 | 815,404   |
| 2023 HOUSEHOLDS                        | 55,153  | 165,219 | 789,300   |
| 2028 HOUSEHOLD PROJECTION              | 53,247  | 159,762 | 767,681   |
| TOTAL SPECIFIED CONSUMER SPENDING (\$) | \$2B    | \$5.7B  | \$26.9B   |

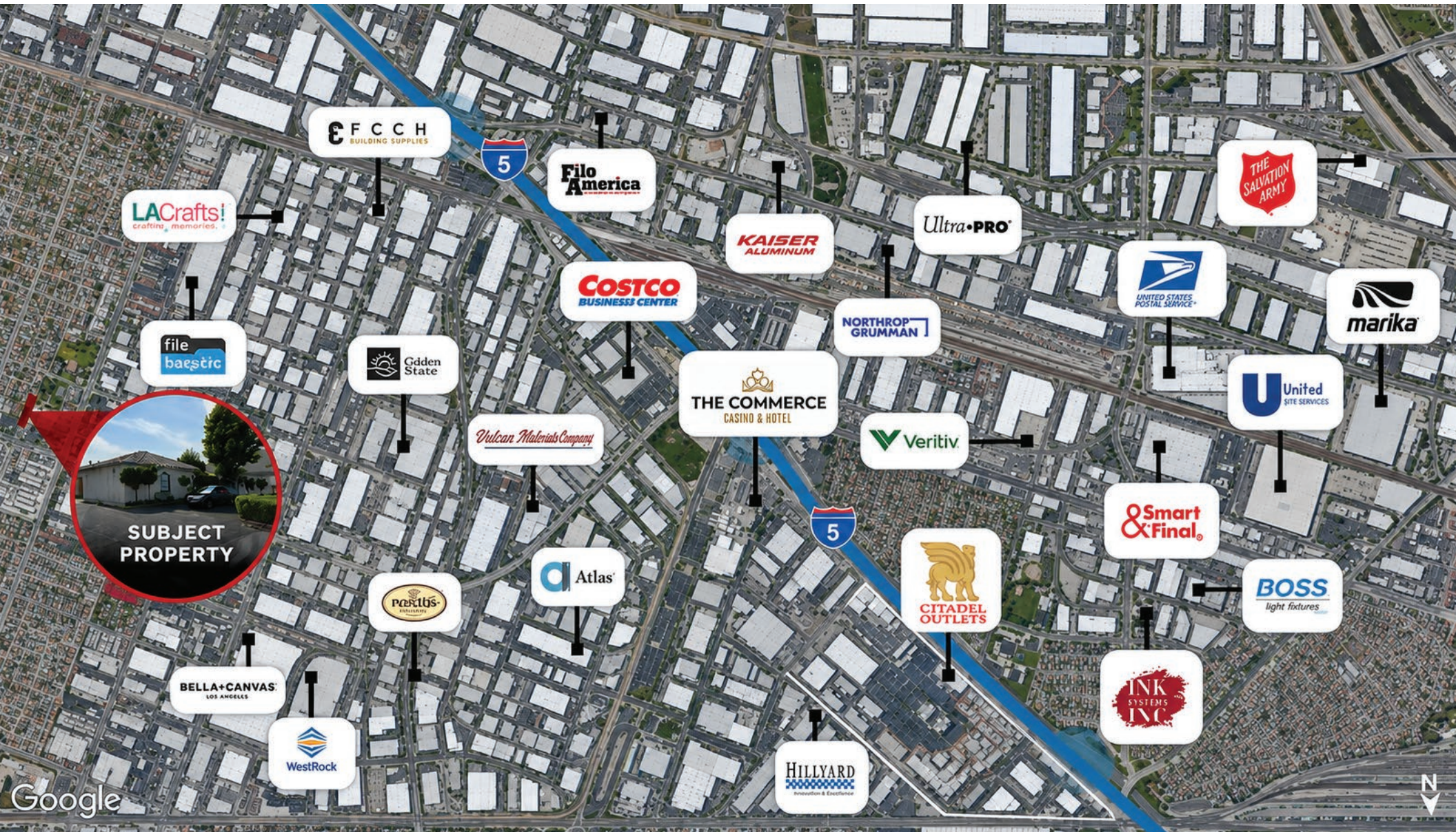




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FOR SALE

AMENITIES MAP



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COMMERCIAL REAL ESTATE SERVICES