

LEASE RATE REDUCED

**AVAILABLE
16,000 SF**

WAREHOUSE

FOR LEASE

510 WASHINGTON BLVD. | MONTEBELLO | CA

FOR MORE INFORMATION,
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DAUM
COMMERCIAL REAL ESTATE SERVICES

510 WASHINGTON BLVD | MONTEBELLO | CA
FOR LEASE

WAREHOUSE

AVAILABLE SF

16,000 SF with
4,000 SF of Office

LAND SF

30,056 SF

YEAR BUILT

1971

ZONING

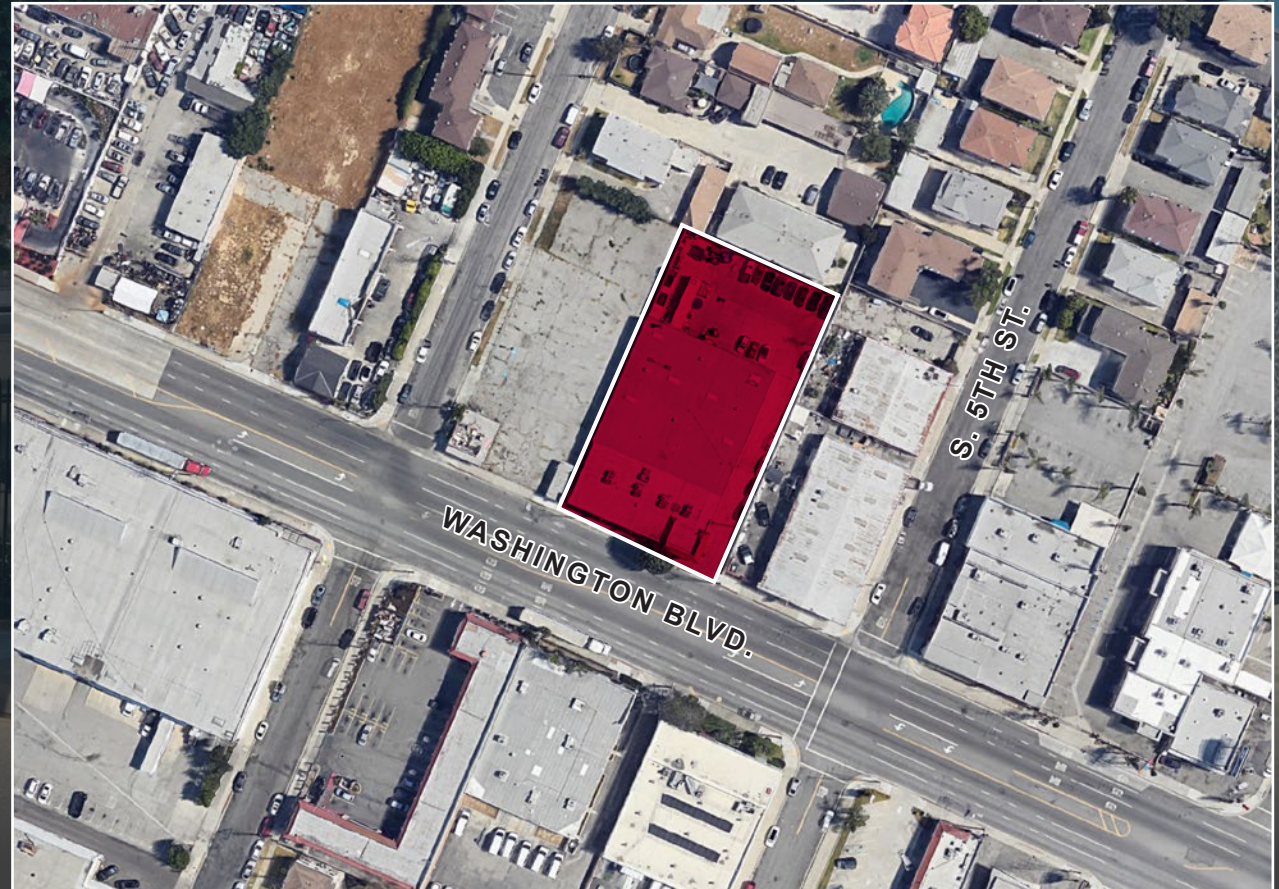
C2

LEASE PRICE

\$1.25 psf/ per month
– Gross

PROPERTY HIGHLIGHTS

- 16,000 SF with 4,000 SF of Office Available
- Divisible to 8,000 SF with 2,000 SF of Office
- 30,056 SF of Land
- .69 AC Lot Size
- Ceiling Heights 14' – 16'
- Year Built: 1971
- 3 Drive in Doors
- Concrete Tilt Up Construction
- C2 Zoning
- 6352-029-011 APN
- 1-3 Year Term with Adjustments
- Lease Price \$1.25 psf/ per month – Gross



510 WASHINGTON BLVD | MONTEBELLO | CA
FOR LEASE

WAREHOUSE



WAREHOUSE

PUBLIC TRANSPORTATION



COMMUTER RAIL

Montebello/Commerce Commuter Rail (Riverside Line)
 5 min | 2.1 mi

Commerce Commuter Rail (Orange County, 91 Lines) (Riverside Line)
 7 min | 2.7 mi



AIRPORT

Long Beach-Daugherty Field Airport
 27 min | 17.6 mi

Bob Hope Airport
 35 min | 25.1 mi

Los Angeles International Airport
 34 min | 25.8 mi

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2010 POPULATION	214,634	619,203	2,904,372
2022 POPULATION	206,921	598,842	2,870,688
2027 POPULATION PROJECTION	202,273	585,771	2,820,260
2010 HOUSEHOLDS	58,637	172,004	802,514
2022 HOUSEHOLDS	56,158	165,601	795,667
2027 HOUSEHOLD PROJECTION	54,816	161,819	782,038
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2B	\$5.6B	\$27.1B

