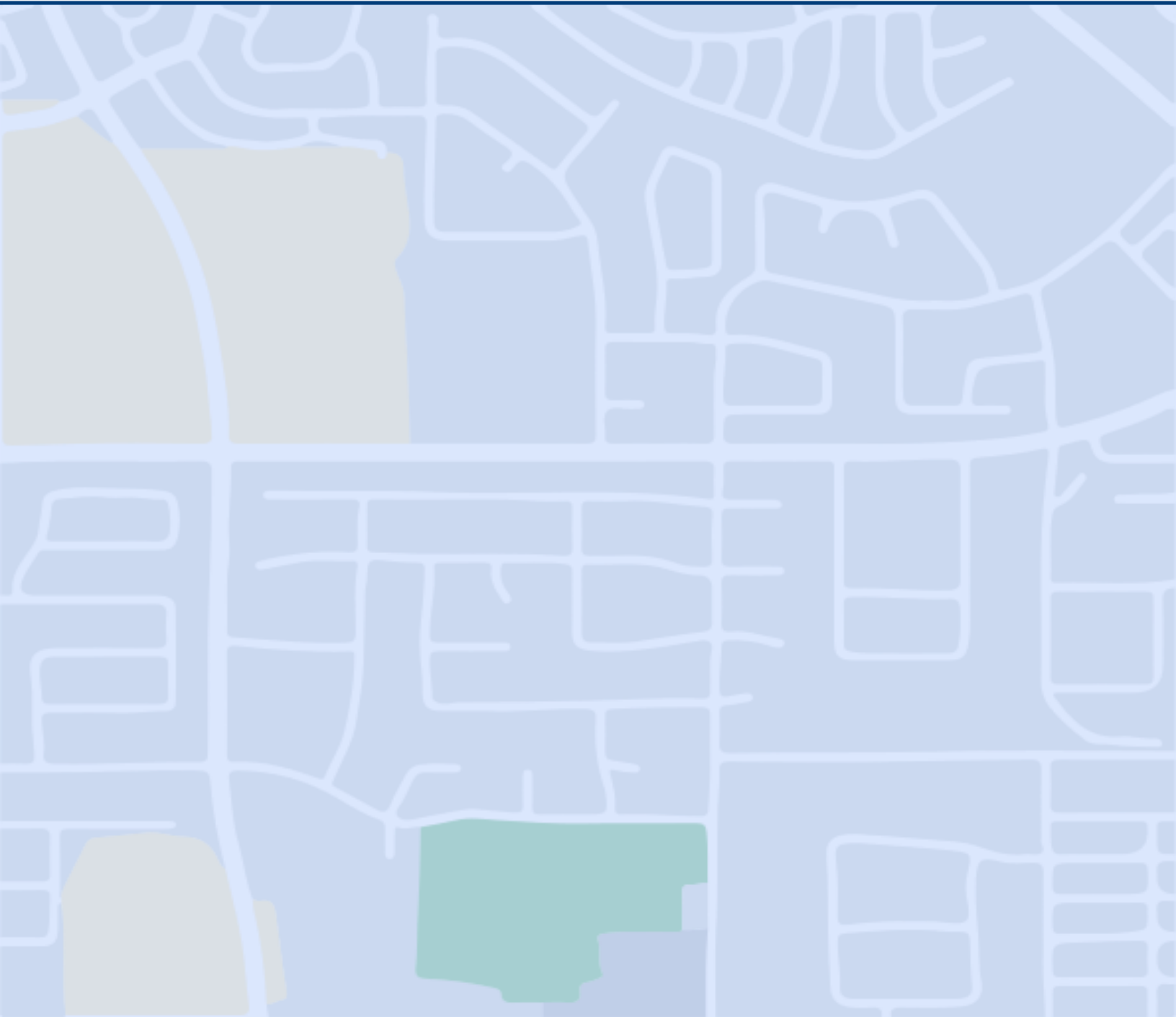




Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello,
CA 90640, USA



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Overview	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	12,409	12,319	209,706	206,477	592,414	582,665
Workday Population	10,049	--	184,305	--	580,379	--
Population Growth: Current to 5YR	--	-0.725%	--	-1.54%	--	-1.646%

Households	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Households	4,223	4,215	63,872	63,313	179,140	177,496
Nonfamily Households	939	941	12,786	12,676	37,198	36,880

Housing Units	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Housing Units	4,379	4,392	66,807	66,766	187,632	187,365
Vacant Housing Units	156	176	2,935	3,453	8,492	9,869
Renter Occupied Housing Units	1,172	1,169	32,129	31,777	93,057	92,045
Owner Occupied Housing Units	3,051	3,047	31,743	31,536	86,083	85,452

Gender	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Male	5,918	5,880	102,332	100,808	290,025	285,298
Female	6,491	6,439	107,374	105,670	302,389	297,367

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Ethnicity	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
White	2,083	1,972	28,799	27,428	89,692	84,723
Black	155	161	1,519	1,663	6,398	6,869
American Indian	151	166	3,877	4,032	12,368	12,766
Asian	5,328	5,070	75,025	70,958	175,219	165,118
Native Hawaiian / Pacific Islander	18	17	197	185	563	533
Other	2,467	2,604	66,121	67,635	204,554	208,059
2+ Races	2,207	2,330	34,168	34,576	103,619	104,597
% Hispanic	45.403%	48.332%	58.657%	60.512%	63.607%	65.395%

Age	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Age 0 - 4	467	441	10,830	10,352	33,036	31,439
Age 5 - 9	521	479	11,562	10,761	34,774	32,454
Age 10 - 14	558	534	11,987	11,440	35,738	34,054
Age 15 - 17	328	352	7,366	7,330	21,845	21,699
Age 18 - 20	312	320	6,887	6,727	20,846	20,446
Age 21 - 24	456	423	9,715	9,175	28,502	27,134
Age 25 - 34	1,712	1,378	31,210	26,704	89,830	77,198
Age 35 - 44	1,674	1,803	29,464	30,851	84,378	87,284
Age 45 - 54	1,585	1,627	27,229	27,169	76,632	76,898
Age 55 - 64	1,666	1,588	25,630	25,133	70,411	69,264
Age 65 - 74	1,633	1,840	20,355	22,867	53,234	59,790
Age 75 - 84	1,109	1,143	12,016	12,683	29,559	31,845
Age 85+	388	389	5,454	5,283	13,628	13,162
Median Age	47	48	40	42	39	40
Average Age	46	47	41	42	40	41

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Marital Status	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Never Married	3,448	3,448	68,634	68,093	198,310	196,639
Married, Spouse Present	4,832	4,836	69,892	69,341	190,783	189,215
Married, Spouse Absent	715	717	12,844	12,771	35,719	35,438
Divorced	979	974	12,475	12,338	35,356	34,973
Widowed	889	889	11,482	11,382	28,697	28,453

Value of Owner Occupied Housing Units	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< \$20,000	25	24	483	465	1,237	1,151
\$20,000 - \$39,999	14	12	185	182	387	393
\$40,000 - \$59,999	--	5	211	175	491	414
\$60,000 - \$79,999	1	2	153	192	370	455
\$80,000 - \$99,999	--	--	133	113	338	293
\$100,000 - \$149,999	1	1	159	191	413	469
\$150,000 - \$199,999	13	4	103	99	215	254
\$200,000 - \$299,999	25	26	260	218	646	520
\$300,000 - \$399,999	110	84	885	680	2,507	1,797
\$400,000 - \$499,999	224	178	2,580	1,734	7,089	4,682
\$500,000 - \$749,999	1,180	981	12,239	10,059	33,185	27,069
\$750,000 - \$999,999	1,034	971	9,688	9,468	26,691	25,901
\$1,000,000 - \$1,499,999	350	598	3,620	5,999	9,702	16,713
\$1,500,000 - \$1,999,999	43	121	557	1,340	1,698	3,717
\$2,000,000+	30	40	487	622	1,116	1,624
Median Value	\$725k	\$789.1k	\$732.8k	\$802.2k	\$720.8k	\$794.6k
Average Value	\$768.5k	\$852.6k	\$765.9k	\$853.1k	\$753.5k	\$846k

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Types of Housing Units	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Single Unit Detached	3,116	3,121	39,835	39,769	111,530	111,284
Single Unit Attached	276	279	6,334	6,331	17,436	17,418
2 Units	57	57	1,950	1,954	6,234	6,236
3 to 4 Units	91	91	4,816	4,844	11,001	11,019
5 to 19 Units	344	348	5,969	5,969	20,418	20,403
20 to 49 Units	182	182	2,879	2,872	8,683	8,668
50+ Units	308	308	3,471	3,464	8,886	8,883
Mobile Home	5	5	1,534	1,545	3,390	3,400
Other	--	--	18	18	54	54

Household Income	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
<\$15,000	210	184	5,530	4,695	14,459	12,245
\$15,000-\$24,999	182	157	5,648	4,886	15,078	12,919
\$25,000-\$34,999	238	191	5,259	4,883	13,898	12,875
\$35,000-\$49,999	509	417	7,476	6,510	21,338	18,177
\$50,000-\$74,999	667	679	10,589	9,879	30,451	28,426
\$75,000-\$99,999	574	519	8,188	7,860	23,696	22,743
\$100,000-\$124,999	540	499	6,468	6,503	18,536	18,598
\$125,000-\$149,999	378	404	4,814	5,145	13,629	14,659
\$150,000-\$199,999	387	461	4,564	5,625	13,377	16,371
\$200,000-\$249,999	216	266	2,410	3,097	6,882	8,982
\$250,000-\$499,999	216	284	2,035	2,891	5,490	7,979
\$500,000+	106	154	891	1,339	2,304	3,523
Median Household income	\$91.3k	\$101.4k	\$71.3k	\$80.9k	\$72.3k	\$81.9k
Average Household Income	\$115.7k	\$131.2k	\$92.4k	\$105.5k	\$92.6k	\$106k

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Education	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< 9th Grade	954	966	27,627	27,514	75,978	75,568
No High School Degree	769	769	17,102	17,031	45,970	45,656
High School Graduate	1,905	1,904	40,193	39,996	109,801	109,134
Some College, No Degree	1,960	1,948	24,525	24,389	69,927	69,484
Associate's Degree	927	926	9,769	9,710	27,163	26,980
Bachelor's Degree	2,326	2,331	23,970	23,883	64,681	64,457
Master's Degree	588	587	5,749	5,752	17,421	17,415
Professional Degree	174	174	1,379	1,374	3,879	3,896
Doctorate Degree	164	164	1,044	1,042	2,851	2,851

Labor Force	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Civilian Labor Force, Employed	6,186	6,188	100,857	100,113	284,608	282,278
Civilian Labor Force, Unemployed	272	269	5,007	4,949	14,102	13,954
Armed Forces	--	--	83	83	219	215
Not in Labor Force	4,299	4,292	66,958	66,370	182,773	181,155
% Civilian Labor Force Unemployed	4%	4%	5%	5%	5%	5%

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Transportation to Work	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Worked at Home	248	247	4,216	4,165	11,527	11,391
Walked	47	50	1,620	1,620	4,868	4,838
Bicycle	2	2	337	344	1,076	1,101
Carpooled	663	658	11,235	11,126	31,100	30,798
Drove Alone	4,806	4,801	74,165	73,517	208,672	206,704
Public Transport	161	164	3,830	3,867	11,590	11,695
Other	88	88	1,131	1,139	3,222	3,228

Travel Time to Work	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Travel Time: < 15 Minutes	707	705	13,572	13,410	40,172	39,690
Travel Time: 15 - 29 Minutes	1,784	1,785	28,788	28,540	83,510	82,743
Travel Time: 30 - 44 Minutes	1,688	1,692	26,269	26,131	69,683	69,266
Travel Time: 45 - 59 Minutes	574	571	10,229	10,162	27,965	27,760
Travel Time: 60+ Minutes	968	966	12,727	12,644	37,345	37,035
Average Travel Time	38	38	35	35	35	35

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Population by Industry	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Accommdtn/Food Svcs	419	422	9,450	9,361	26,197	25,958
Admin/Spprt/Waste Mgmt	293	294	4,237	4,222	13,507	13,415
Agriculture/Forest/Fish/Hunt/Mine	17	18	401	392	1,350	1,333
Entertainment/Rec	182	181	2,466	2,450	6,752	6,714
Construction	224	222	5,198	5,139	17,378	17,182
Educational Svcs	614	611	6,847	6,799	20,476	20,299
Fin/Insur/RE/Rent/Lse	458	454	5,156	5,130	13,816	13,742
Health Care/Soc Asst	810	808	13,530	13,419	37,054	36,743
Information	139	141	1,407	1,395	4,566	4,544
Mgmt of Companies	8	9	71	74	259	263
Total Manufacturing	449	452	10,682	10,614	30,475	30,270
Oth Svcs, Not Pub Admin	481	478	6,936	6,886	17,371	17,241
Prof/Sci/Tech/Admin	377	379	4,850	4,824	13,380	13,304
Public Administration	354	353	4,553	4,506	12,133	11,959
Retail Trade	716	716	10,299	10,196	28,987	28,703
Transport/Warehse/Utils	417	419	8,404	8,338	22,170	21,971
Wholesale Trade	205	203	4,268	4,246	12,755	12,651

Montebello Retail Partners

1345 N Montebello Blvd · 1345 N Montebello Blvd, Montebello, CA 90640, USA

Population by Occupation	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Architect/Engineer	79	74	1,356	1,341	4,160	4,125
Arts/Entertain/Sports	104	107	1,699	1,701	5,120	5,106
Building Grounds Maint	179	178	3,362	3,335	10,536	10,435
Business/Financial Ops	377	374	4,377	4,344	11,936	11,831
Community/Soc Svcs	165	162	1,425	1,411	4,291	4,248
Computer/Mathematical	188	189	2,297	2,289	5,739	5,715
Construction/Extraction	152	155	4,242	4,211	14,263	14,118
Edu/Training/Library	358	354	4,219	4,200	12,608	12,527
Farm/Fish/Forestry	2	--	246	230	1,010	959
Food Prep/Serving	391	395	7,501	7,433	19,850	19,699
Health Practitioner/Tec	334	330	3,881	3,836	11,348	11,262
Healthcare Support	316	316	6,213	6,150	14,871	14,734
Maintenance Repair	137	138	2,527	2,506	7,649	7,563
Legal	44	45	727	731	1,884	1,884
Life/Phys/Soc Science	34	34	449	458	1,616	1,622
Management	703	702	6,890	6,840	20,172	20,013
Office/Admin Support	959	959	13,848	13,749	39,185	38,889
Production	204	207	7,164	7,128	20,683	20,544
Protective Svcs	53	53	1,701	1,684	4,982	4,916
Sales/Related	808	806	9,869	9,786	27,673	27,421
Personal Care/Svc	156	158	4,125	4,082	10,014	9,930
Transportation/Moving	417	421	10,639	10,547	29,037	28,751
White Collar	4,154	4,138	51,037	50,686	145,732	144,644
Blue Collar	909	920	24,572	24,391	71,632	70,976
Service & Farm	1,097	1,100	23,146	22,914	61,263	60,674