

LEASE RATE REDUCED

AVAILABLE  
16,000 SF

WAREHOUSE

**FOR LEASE**

**510 WASHINGTON BLVD. | MONTEBELLO | CA**

FOR MORE INFORMATION,  
PLEASE CONTACT US:

**DAVID FREITAG**

P: 213.270.2235 | M: 310.413.9390

E: [dfreitag@daumcre.com](mailto:dfreitag@daumcre.com)

CA License #00855673

**KRIS COONTZ**

P: 213.270.2231

E: [kcoontz@daumcommercial.com](mailto:kcoontz@daumcommercial.com)

CA License: #02216169

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



510 WASHINGTON BLVD | MONTEBELLO | CA  
**FOR LEASE**

# WAREHOUSE

## AVAILABLE SF

16,000 SF

## LAND SF

30,056 SF

## YEAR BUILT

1971

## ZONING

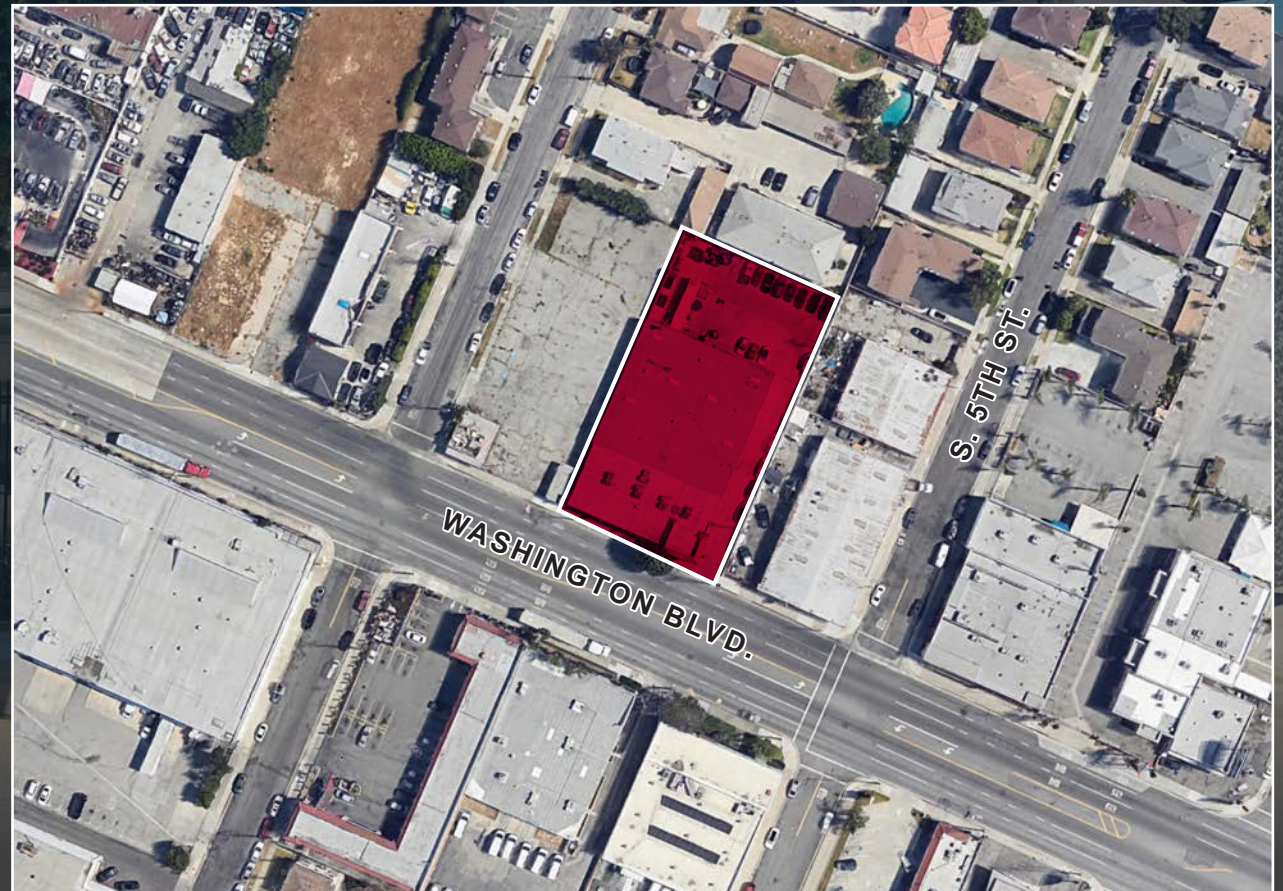
C2

## LEASE PRICE

\$1.25 psf/ per month  
– Gross

## PROPERTY HIGHLIGHTS

- 16,000 SF Available
- 30,056 SF of Land
- .69 AC Lot Size
- 6 Offices/ 7,062 SF
- Ceiling Heights 14' – 16'
- Year Built: 1971
- 3 Drive in Doors
- Concrete Tilt Up Construction
- C2 Zoning
- 6352-029-011 APN
- Lease Price \$1.25 psf/ per month – Gross





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# WAREHOUSE



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## 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

