

FOR LEASE

# GREENWOOD PLAZA

1200-1228 GREENWOOD AVE | MONTEBELLO, CA 90640

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**26,303**

SF GLA

**1.98**

ACRES

**4,884**

SF AVAILABLE



**GM PROPERTIES**

# Property Overview

Greenwood Plaza is a 26,303 SF neighborhood retail center anchored by Carnicería Monarca on a high-visibility, signalized corner in Montebello. With 367 ft of frontage on Greenwood Avenue, an established daily-needs co-tenancy, and a 591,000+ person trade area, the center is built for tenants who need traffic, parking, and pre-built neighborhood demand.

**26,303**

TOTAL GLA (SF)

**1.98**

LAND ACRES

## IDEAL TENANTS

Built for operators who win with foot traffic and daily-needs co-tenancy.

### ✓ SALON / BEAUTY

Existing on-site synergy with two operating barber tenants

### ✓ CAFÉ / DESSERT

Daytime dwell + evening sweet-tooth — complements the existing food cluster

### ✓ MEDICAL / DENTAL

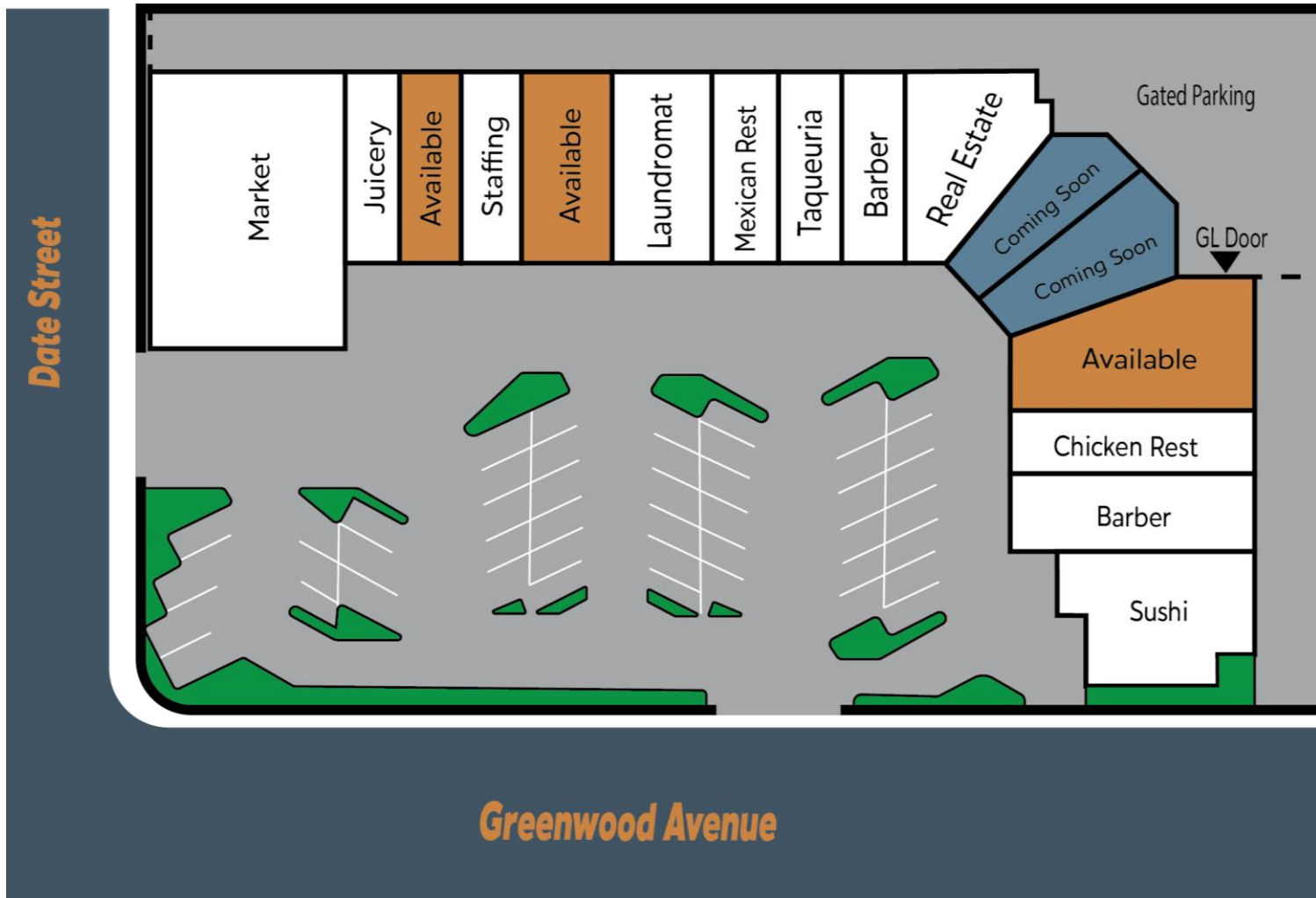
169K+ households within 5 miles — dense rooftops, repeat visits

### ✓ CELLULAR / ELECTRONICS

High-traffic corner with strong walk-in potential for impulse and service categories



# How the Center Works



**HIGH-TRAFFIC CORNER**  
Signalized at Greenwood + Date | 19,250 ADT

**NEXT TO LAUNDROMAT**  
1,000 - 2,000 SF inline space available

**FOOD CLUSTER**  
Sushi · Taqueria · Cevichería · QSR

**PARKING + ENTRY**  
62 surface spaces | Direct curbs cut

**URGENT**  
**Only 3 suites under 2,000 SF**  
*Limited small-shop availability in the immediate trade area.*

# Aggressive Lease-Up Pricing

ASKING RATE

**\$2.00** /SF NNN

*Below the \$2.51/SF Southeast LA submarket average · CoStar, Q1 2026*

LIMITED-TIME PROMO

**\$1.00/SF**

FIRST 3 MONTHS · 3+ YEAR DEALS

ONLY 3 SUITES UNDER 2,000 SF

LIMITED SMALL-SHOP SUPPLY IN SUBMARKET

HIGH DEMAND FROM RETAIL / SERVICE

AVAILABLE SUITES · 4,884 SF NOW + 2,000 SF COMING

AVAILABLE NOW

SUITE 1206 / 1206½

**2,000** SF

*Second-gen food opportunity (venting potential) · ideal QSR / bakery / café*

AVAILABLE NOW

SUITE 1218

**1,634** SF

*Inline shop space with Ground Level Door — ideal service use*

*Expandable to 3,634 SF*

AVAILABLE NOW

SUITE 1204

**1,250** SF

*Restroom in place — ideal for medical, dental, or boutique service*

COMING AUGUST 2026

SUITE 1216 / 1216 ½

**2,000** SF

*Open layout — fits dining concept, beauty bar, or specialty grocer*

*Expandable to 3,634 SF*

*Limited-time incentives for qualified tenants · Build-out support available · Specific terms upon request.*

# Tenant Roster

Established daily-needs operators driving repeat neighborhood traffic — supermarket, laundromat, two barbers, and a deep food cluster.

SUITE	TENANT	USE	SF
1200	Carnicería Monarca	Supermarket / Anchor	4,600
1202	Frutas y Heladas	Juicery	800
1204	— AVAILABLE —	Up to 1,250 SF	1,250
1204A	Staffing Agency	Office / Service	1,160
1206 / 1206½	— AVAILABLE —	Up to 2,000 SF	2,000
1208	Coin Laundry	Laundromat	2,310
1210	Mexican Seafood Restaurant	Restaurant	1,063
1212	Taqueria Danny's	Restaurant	800
1212A	Happy Barber Shop	Salon	800
1214	Real Estate & Tax	Office	1,900
1216	— COMING AVAILABLE —	2,000 SF — Coming Aug 2026   Can Combine Up to 3,634 SF	2,000
1218	— AVAILABLE —	1,634 SF   Can Combine Up to 3,634 SF	1,634
1220	Fried Chicken	Restaurant	1,286
1220A / 1222	Presidential Barber Shop	Salon	2,040
1228	Sushi Restaurant	Restaurant	2,660
<b>TOTAL GLA</b>			<b>26,303 SF</b>

# Location & Demographics

Positioned at the crossroads of Southeast Los Angeles, Greenwood Plaza captures the daily-needs spend of a deeply rooted, high-density residential trade area.

**591,000+ residents within 5 miles** support high-frequency retail, food, and service demand driven by repeat neighborhood traffic.



1, 3 & 5 mile radius rings | Subject Property at center

## TRADE AREA SNAPSHOT

	1 MILE	3 MILES	5 MILES
Population	12,492	205,834	591,795
Households	3,444	58,310	169,448
Avg HH Income	\$104,528	\$103,753	\$100,059
Median HH Income	\$87,176	\$79,334	\$76,801
Daytime Employment	12,381	103,194	251,803
Total Buying Power	\$300M	\$4.6B	\$13B

### DAILY TRAFFIC COUNTS

19,250	17,434	35,503
S Greenwood Ave / Oakwood St	S Greenwood Ave / Date St	E Washington Blvd / Maple Ave

# Why Greenwood Plaza

A value-priced, infill neighborhood center in one of LA's most supply-constrained retail submarkets — built for tenants who need frontage, foot traffic, and an established daily-needs co-tenancy.

**COMPETITIVE EDGE** · One of few centers offering sub-2,000 SF availability in the immediate trade area · Limited competing vacancy nearby

0 1

## Daily-Needs Anchored

Carnicería Monarca, a coin laundry, and a deep food-service lineup drive a steady flow of repeat customers throughout the day and into the evening.

0 2

## Flexible Footprints

Available suites range from 1,250 to 2,000 SF — sized for emerging operators, second-generation food users, and service tenants. Up to 6,884 SF available near-term.

0 3

## Constrained Submarket

Southeast LA retail vacancy sits at 5.3% with only 0.1% of stock in the pipeline metro-wide. Inventory has shrunk -1.9M SF over the last five years.

**SUBMARKET RENT BENCHMARKS — \$/SF/MO NNN (CoStar, Q1 2026)**

<b>\$2.22</b> PEER SET AVG	<b>\$2.51</b> SUBMARKET AVG	<b>\$3.08</b> LA METRO AVG
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# Let's Talk Leasing.

For tour requests, available suite information, and lease economics, please contact:



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FOR LEASE

## Greenwood Plaza

1200 - 1228 S Greenwood Avenue  
Montebello, CA 90640