



Investment Opportunity | Offering Memorandum

2900 W Beverly Blvd

Montebello, CA 90640

Prime value-add retail investment at a major signalized interception





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Executive Summary



Executive Overview

Colliers International is pleased to present for sale **2900 W. Beverly Blvd in Montebello**. Retained by the seller as exclusive advisors, Colliers is offering a rare opportunity to acquire a value-add 7-eleven anchored retail center at a prime signalized intersection. Beverly Blvd is renowned for being a strong retail thoroughfare and for having tremendous automobile traffic. Garfield Ave provides quick access to the 60 Freeway to the north, and has Cantwell-Sacred Heart of Mary High School to the south. The property is also shadow-anchored by a Super-A-Foods neighborhood center which draws significant foot traffic.

2900 W. Beverly Blvd allows an investor to take advantage of a strong income stream from a well balanced mix of retail and service tenants, and secure a safe investment with upside through bringing several of the leases up to market rent as they expire.



100 % occupied with NNN leases



Strong traffic counts of over 53,271 CPD (Beverly Blvd & Garfield Ave)



Upside in below-market rents



Shadow anchored by Super A Foods (not a part)



Dense neighborhood with over 725,000 residents within 5 miles



Anchored by a corporate guaranteed 7-Eleven with S&P Investment Grade credit rating of "A-" (43% of GLA)

Investment Overview



Offering Price	\$3,640,000
Price Per SF	\$545/SF
Cap Rate	6.00%
Occupancy	100%
Address	2900 W Beverly Blvd. Montebello, CA 90640
Assessor Parcel Number	5267-027-029
Building Size	6,683 SF
Land Size	16,843 SF
Current Zoning	C2 (General Commercial)
Built	2003
Parking	18 spaces
Traffic Counts	±53,271 CPD (Beverly Blvd & Garfield Blvd)



Property Information



Rent Roll Summary

Unit(s)	Tenant Name	DBA	SF	% of GLA	Year 1 Annual Rent	Monthly PSF	Rental Increases	Lease Expiration	Options
A & B	7-Eleven, Inc.	7-Eleven	2,892	43%	\$143,154.00	\$4.13	10% at options	12/31/2030	4x5 yrs
C	Wareworks, LLC	Wareworks Staffing Agency	1,066	16%	\$21,792.36	\$1.66	None	01/31/2027	None
D	Andrew Aguilar & Kenya Villacorta	The Cut Barber Lounge	1,225	18%	\$26,469.86	\$1.80	2% annual	6/30/2028	None
E	Skiniva, LLC	Skiniva Spa	1,500	22%	\$27,000	\$1.50	\$2,625/mo on 11/18/2026	11/18/2028	None
Total:			6,683		\$218,416.22*				

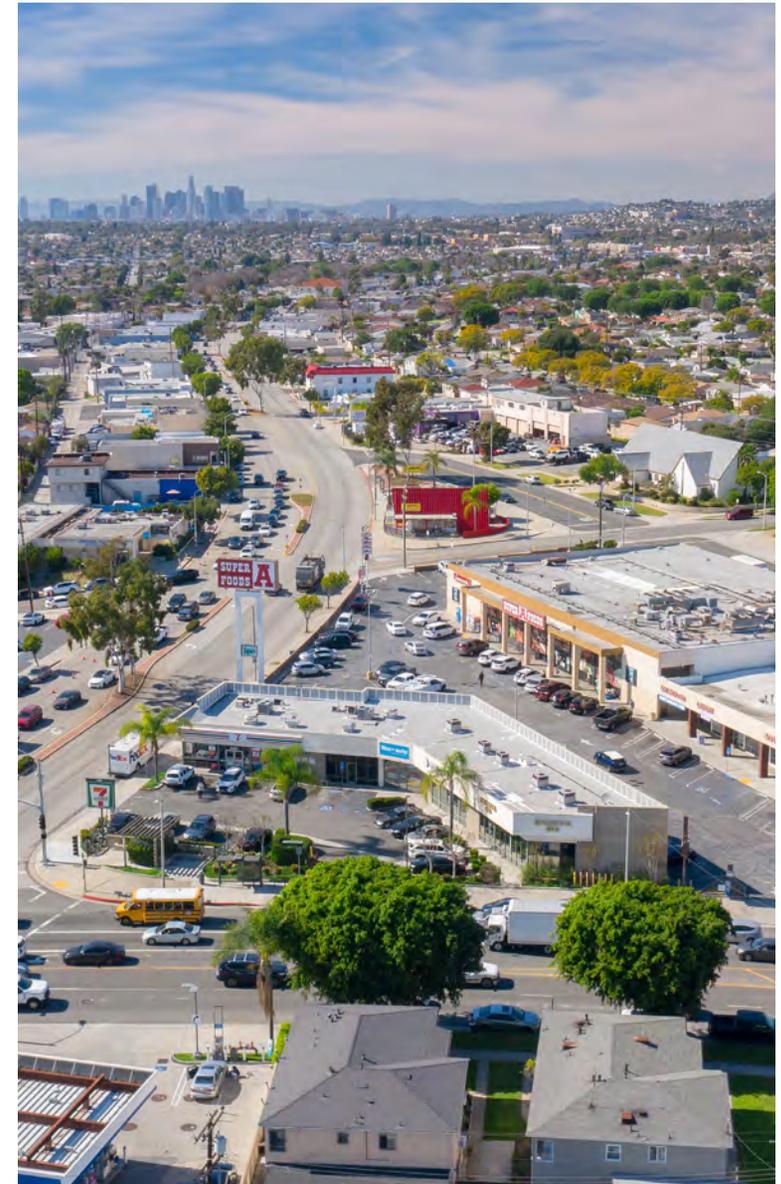


*Year 1 assumes June '26 – May '27.

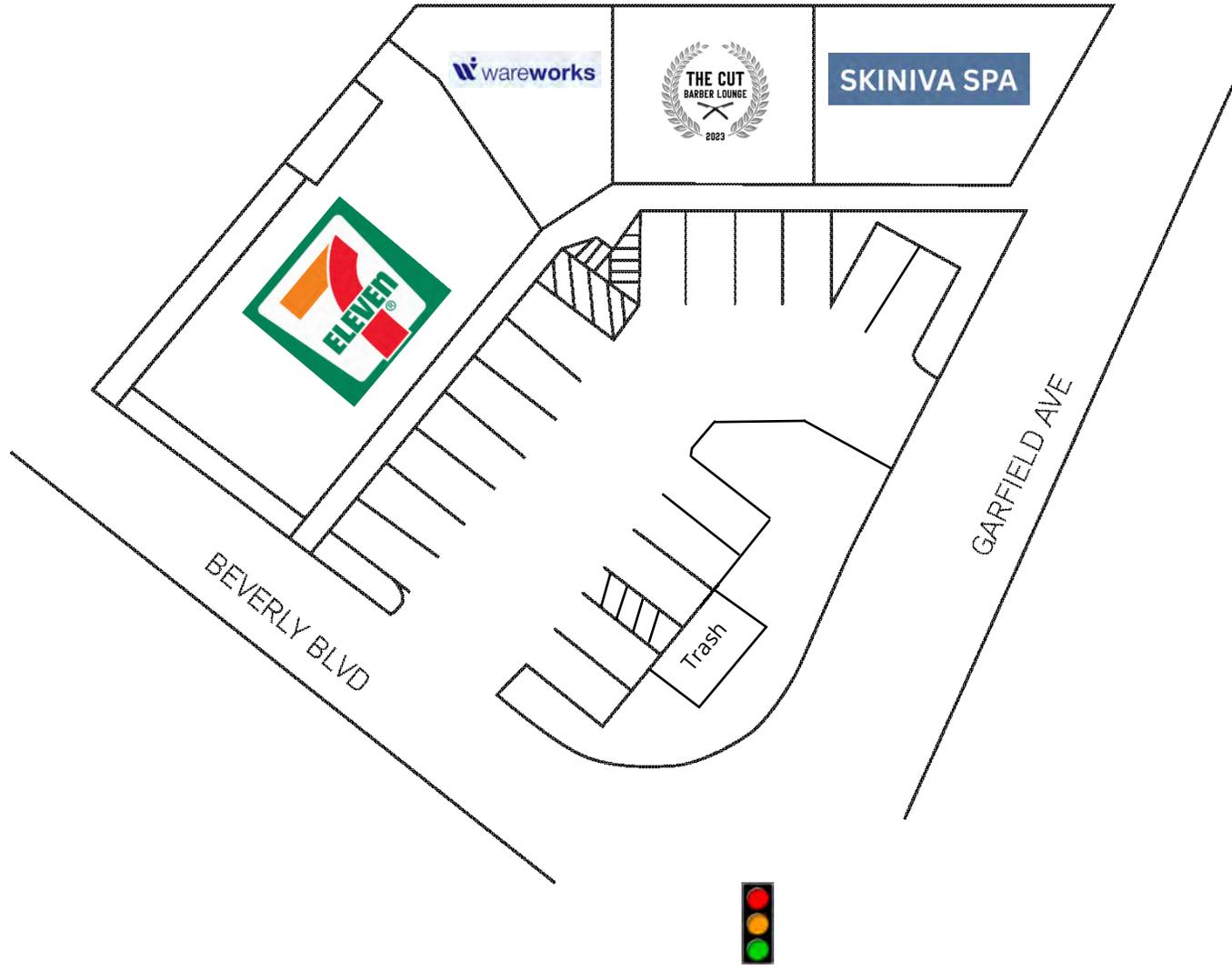


Financial Summary

	Annual	PSF
Revenue		
Base Rent	\$218,416.22	\$32.68
Expense Recoveries	\$71,387.76	\$10.68
Effective Gross Income	\$289,803.98	\$43.36
Operating expenses (Estimated)		
Landscaping	\$1,902.30	\$0.28
Sweeping Common Area	\$1,122.00	\$0.17
Utilities	\$2,713.74	\$0.41
Trash	\$7,713.12	\$1.15
Repairs and Maintenance	\$7,000.00	\$1.05
Property Insurance	\$5,436.60	\$0.81
Property Taxes	\$45,500.00	\$6.81
Total Operating Expense	\$71,387.76	\$10.68
Year 1 Net Operating Income	\$218,416.22	\$32.68



Site Plan



Tenant Profiles



7-Eleven is the world's largest convenience retailer. Currently, 7-Eleven operates, franchises, or licenses more than 16,000 stores in the US, and 71,100 stores across 18 countries. The chain may best be known for their iconic Slurpees, but is also a prolific retailer of coffee and prepared foods. 7-Eleven started as a place to pick up everyday staples on the dock of a Dallas icehouse. The series of "convenience stops" picked up the name 7-Eleven when they changed the hours to 7am to 11pm seven days a week. Since 7-Eleven's founding in 1927, they have been a leader, having established the world's first convenience store. They would go on to become the first convenience store to remain open 24/7 and the first to sell gas.

7-Eleven locations tend to remain in their locations for decades, providing a stable and reliable income stream for investors and property owners. The corporate guarantee behind 7-Eleven leases is an attractive aspect of the investment. Rated as investment grade, Standard & Poor's currently rates 7-Eleven AA- while Moody's currently rates them at Baa1. While the ecommerce revolution has upended many retail businesses, convenience stores have continued to perform well and are a recession proof offering. While customers can find many products cheaply online, c-stores are there when customers demand a product immediately. 7-Eleven anchored properties beat out other national convenience store chains such as Circle K and Wawa.



Tenant Profiles



As a leading warehouse and manufacturing staffing agency in NJ, NY, PA, MA, GA, IL, and CA, Wareworks provides expert temporary, temporary-to-hire, and direct hire staffing solutions. We serve warehouses, manufacturing facilities, distribution centers, and logistics operations, connecting qualified workers from forklift operators to production staff with top employers.

From warehouse floors to staffing solutions, Wareworks brings unmatched expertise in logistics and workforce management. Our founder's extensive experience in warehouse operations revealed a critical industry need: reliable staffing solutions from partners who truly understand the business.

With two decades of industry experience, we've established ourselves as the go-to staffing partner for warehouses and manufacturing facilities across the region. Our firsthand warehouse experience means we understand your challenges intimately and can provide solutions that actually work in real-world conditions.

SKINIVA SPA

Welcome to Skiniva Spa, where results meet relaxation.

All facials are customized and tailored to fit your specific skincare needs. These luxury treatments are a personalized experience, having you leave here with a better understanding of your skin while feeling refreshed!



Find Your Edge: Classic Cuts and Modern Styling

Our barbershop is a blend of tradition and innovation, where classic cuts are infused with modern styling. We cater to those who appreciate attention to detail and personalized service. Our goal is not just to help you find your style but to ensure you enjoy every moment spent with us. Our experts also guide you on styling and maintenance between visits, recommending products that keep your hair looking great. It's about empowering you with the knowledge to maintain your best look. your challenges intimately and can provide solutions that actually work in real-world conditions.



Area Overview

City of Montebello

Montebello is a city in southeastern Los Angeles County, California, located about 8 miles east of downtown Los Angeles and on the western edge of the San Gabriel Valley. Today it functions as a suburban community within the greater Los Angeles metropolitan area.

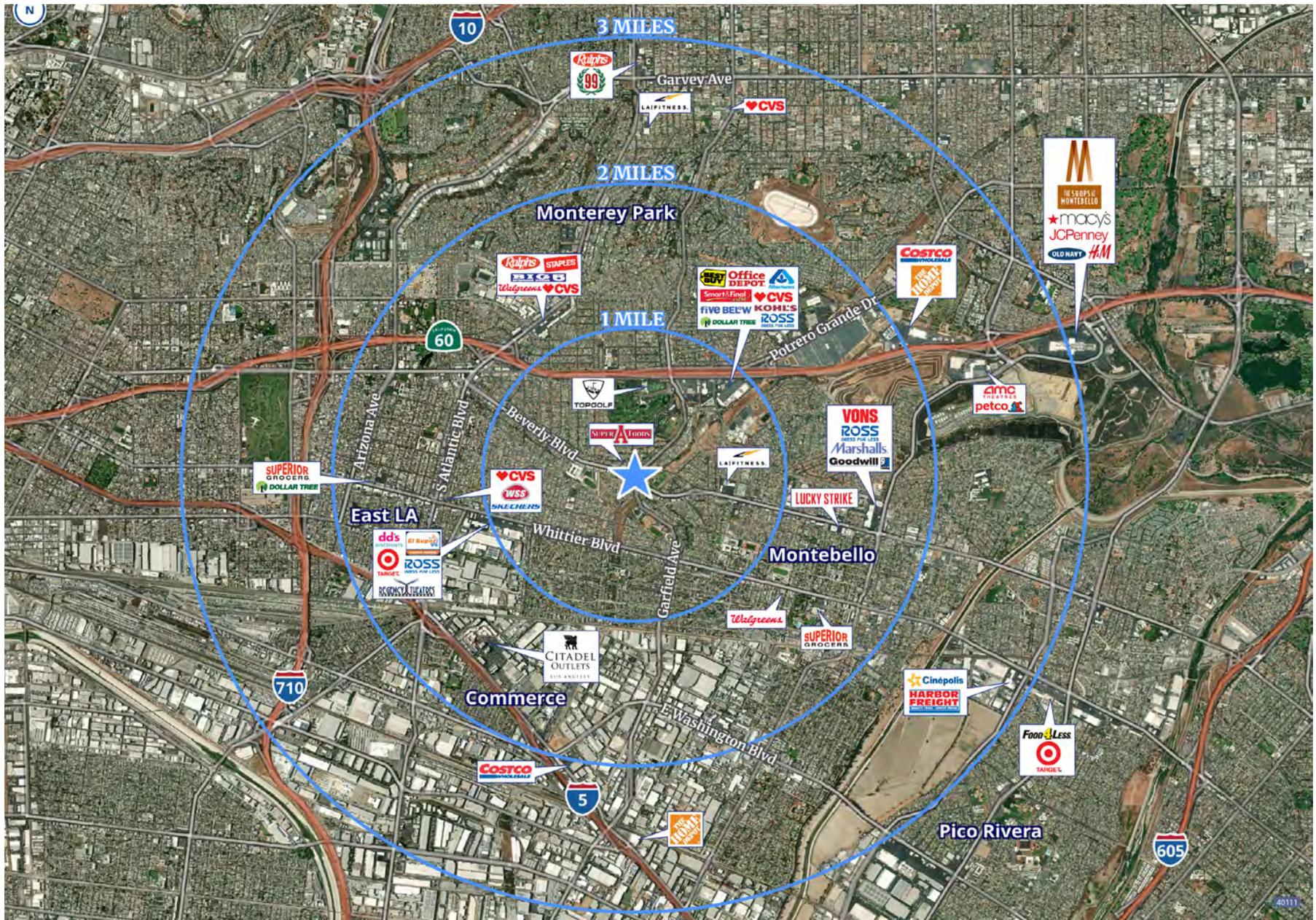
As of 2026 projections, the city's population is approximately 59,705 residents. Montebello's residents are part of one of the most diverse and economically significant metropolitan regions in the world, with the Los Angeles metro area ranking among the top U.S. economies with a nominal GDP of over \$900 billion.

Montebello benefits from its close proximity to Los Angeles, giving residents and visitors access to iconic attractions such as the Hollywood Sign, studio tours at Paramount Pictures and Universal, the TCL Chinese Theatre and Hollywood Walk of Fame, Universal Studios Hollywood, and Disneyland Park in nearby Anaheim.

Montebello has a diverse economy with roughly 29,500 employees, largely supported by health care, retail, and manufacturing. Recently named the "Most Business-Friendly City in LA County" (small city category), the city is actively redeveloping its downtown corridor, attracting new businesses, and focusing on sustainable financial growth. From Top Golf to Tesla to Nothing Bundt Cakes and more, several new businesses are popping up in Montebello, and it's turning



Retail Map



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	39,741	224,209	725,995
2010 Total Population	39,726	224,931	718,622
2020 Total Population	38,586	221,028	695,169
2025 Total Population	36,665	212,775	663,707
2025 Group Quarters	210	1,634	6,370
2030 Total Population	35,619	208,260	650,091
2000-2020 Growth Rate: Population (CAGR)	-0.1%	-0.1%	-0.2%
2010-2020 Growth Rate: Population (CAGR)	-0.3%	-0.2%	-0.3%
2020-2025 Growth Rate: Population (CAGR)	-1.0%	-0.7%	-0.9%
2025-2030 Growth Rate: Population (CAGR)	-0.6%	-0.4%	-0.4%
2025 Total Daytime Population	27,336	223,759	664,240
Workers	8,840	108,341	305,699
Residents	18,496	115,418	358,541
2025 Workers % of Daytime Population	32.3%	48.4%	46.0%
2025 Residents % of Daytime Population	67.7%	51.6%	54.0%
Household Summary			
2000 Households	11,158	63,147	193,613
2010 Households	11,219	64,132	195,340
2025 Households	11,397	66,117	201,392
2025 Average Household Size	3.20	3.19	3.26
2030 Households	11,331	66,287	202,188
2000-2020 Growth Rate: Households (CAGR)	0.1%	0.2%	0.2%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.3%	0.3%
2020-2025 Growth Rate: Households (CAGR)	-0.1%	0.0%	-0.0%
2025-2030 Growth Rate: Households (CAGR)	-0.1%	0.1%	0.1%
2010 Families	9,011	51,143	158,398
2025 Families	8,811	50,619	155,024
2030 Families	8,774	50,815	155,775
2025-2030 Annual Rate	-0.08%	0.08%	0.10%
Housing Unit Summary			
2025 Housing Units	11,761	68,264	208,218
Owner Occupied Housing Units	41.4%	46.0%	42.7%
Renter Occupied Housing Units	58.6%	54.0%	57.3%
Vacant Housing Units	3.1%	3.1%	3.3%
Owner Occupied Median Home Value			
2025 Median Home Value	\$691,324	\$771,564	\$758,921
2030 Median Home Value	\$770,298	\$870,512	\$876,108
Income			
2025 Per Capita Income	\$31,030	\$32,244	\$30,396
2025 Median Household Income	\$76,357	\$77,778	\$76,150
2025 Average Household Income	\$100,267	\$103,682	\$100,090
Household Income Base	11,397	66,116	201,391
<\$15,000	6.9%	8.6%	8.7%
\$15,000 - \$24,999	7.5%	6.5%	6.7%
\$25,000 - \$34,999	7.4%	6.6%	7.0%
\$35,000 - \$49,999	10.3%	9.7%	9.9%
\$50,000 - \$74,999	17.0%	16.8%	16.8%
\$75,000 - \$99,999	13.3%	12.8%	13.6%
\$100,000 - \$149,999	17.9%	18.0%	17.7%
\$150,000 - \$199,999	10.3%	10.0%	9.6%
\$200,000+	9.4%	11.0%	9.8%

Source: U.S. Census, Esri, Esri-Data Axle

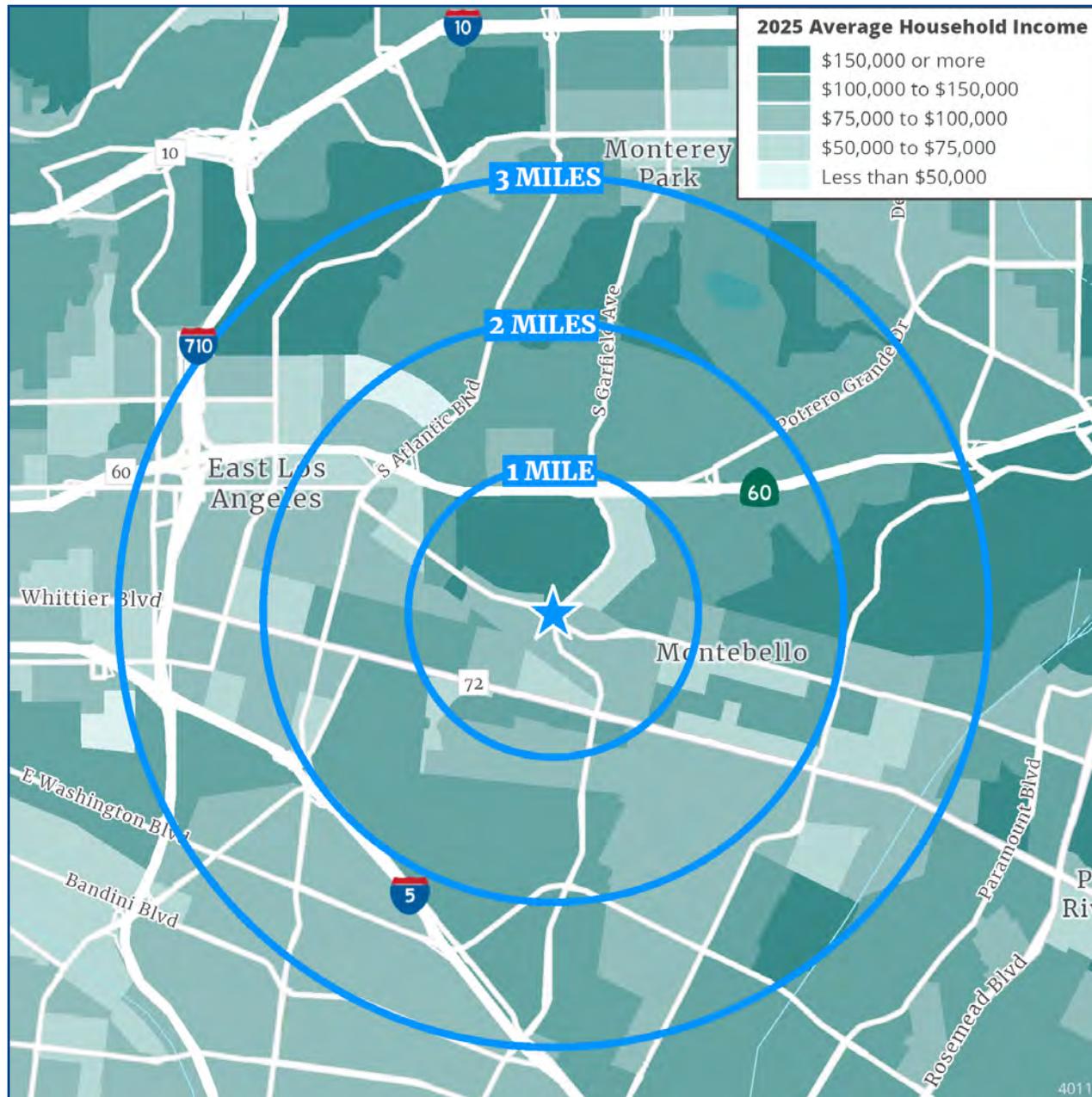
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	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	32.6	34.3	32.9
2020	36.5	37.6	36.7
2025	37.1	38.1	37.3
2030	38.4	39.3	38.6
2025 Population by Age			
Total	36,664	212,774	663,706
0 - 4	5.1%	5.1%	5.1%
5 - 9	5.4%	5.3%	5.3%
10 - 14	5.8%	5.8%	5.9%
15 - 19	7.0%	6.7%	7.0%
20 - 24	7.3%	7.0%	7.3%
25 - 29	7.9%	7.6%	7.8%
30 - 34	8.4%	8.1%	8.3%
35 - 39	7.2%	7.0%	7.1%
40 - 44	6.5%	6.4%	6.4%
45 - 49	6.5%	6.3%	6.3%
50 - 54	6.8%	6.5%	6.5%
55 - 59	5.9%	5.9%	6.0%
60 - 64	5.2%	5.5%	5.5%
65 - 69	4.8%	4.9%	4.8%
70 - 74	3.8%	4.2%	4.0%
75 - 79	2.8%	3.2%	3.0%
80 - 84	1.7%	2.1%	1.8%
85+	1.9%	2.4%	1.9%
18+	79.5%	79.8%	79.5%
21+	75.3%	75.7%	75.2%
2025 Population by Race/Ethnicity			
Total	36,666	212,774	663,707
White Alone	17.2%	15.6%	15.1%
Black Alone	0.7%	0.8%	1.0%
American Indian Alone	2.9%	2.4%	2.4%
Asian Alone	7.0%	20.9%	19.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	49.8%	41.9%	43.6%
Two or More Races	22.4%	18.4%	18.5%
Hispanic Origin	88.5%	73.8%	75.0%
Diversity Index	73.5	82.9	82.2
2025 Population 25+ by Educational Attainment			
Total	25,426	149,113	460,349
Less than 9th Grade	16.8%	16.5%	18.8%
9th - 12th Grade, No Diploma	13.7%	11.9%	11.3%
High School Graduate	25.3%	23.6%	24.8%
GED/Alternative Credential	2.6%	2.6%	2.6%
Some College, No Degree	16.7%	14.9%	14.3%
Associate Degree	7.9%	7.0%	6.6%
Bachelor's Degree	11.7%	16.6%	15.8%
Graduate/Professional Degree	5.3%	6.9%	5.9%

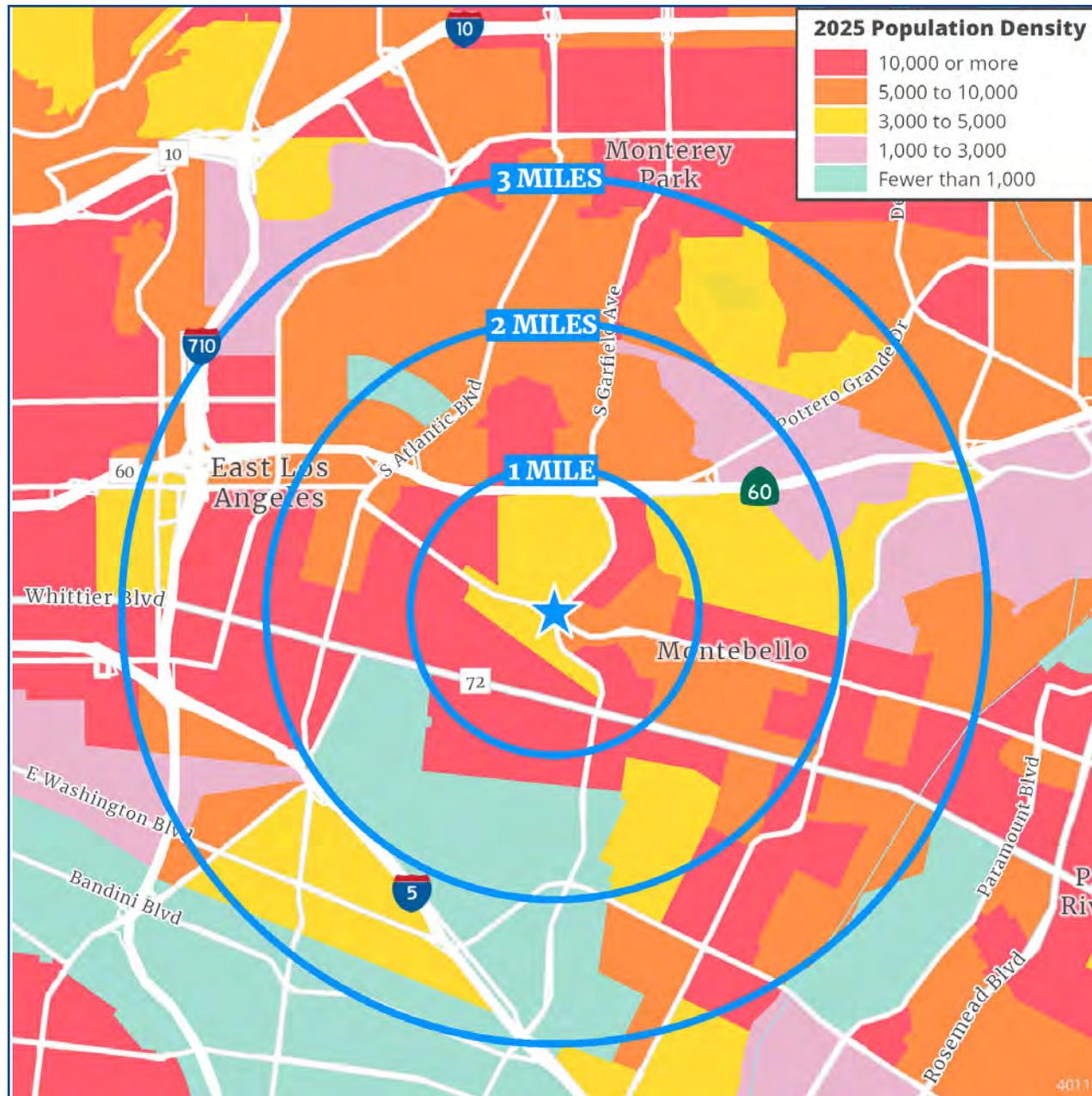
Source: U.S. Census, Esri, Esri-Data Axle

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Average Household Income



Population Density





Beverly Blvd

Garfield Ave



James Rodriguez
Senior Vice President
Lic. No.: 01164377
+1 213 532 3284
james.rodriguez@colliers.com

Michael Bohorquez
Vice President
Lic. No.: 01870842
+1 213 532 3220
michael.bohorquez@colliers.com

Colliers
865 S. Figueroa Street, Suite 3500
Los Angeles, CA 90017 | United States
colliers.com

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