



BEVERLY BUILDING

3317 W Beverly Blvd
Montebello, CA 90640

OFFERING MEMORANDUM

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MONTEBELLO, CA 90640

EXCLUSIVELY PRESENTED BY:



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UNIVERSAL ELITE COMMERCIAL

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INVESTMENT SUMMARY

Rare opportunity to acquire a fully remodeled office building in the heart of Montebello's prime commercial corridor. This 3,625 SF two-story office property is zoned C2 and offers excellent flexibility for professional office, medical, or retail uses. The interior has been completely renovated, providing a modern, turnkey environment for owner-users or investors. The offering also includes the adjacent parcel at 3323 W Beverly Blvd, a 2,570 SF private parking lot, making this the only property on W Beverly Blvd with its own dedicated off-street parking. Positioned along a high-traffic corridor with strong visibility and surrounded by residential and commercial density, the property benefits from excellent exposure and convenient access to major freeways and regional amenities.



PROPERTY SUMMARY

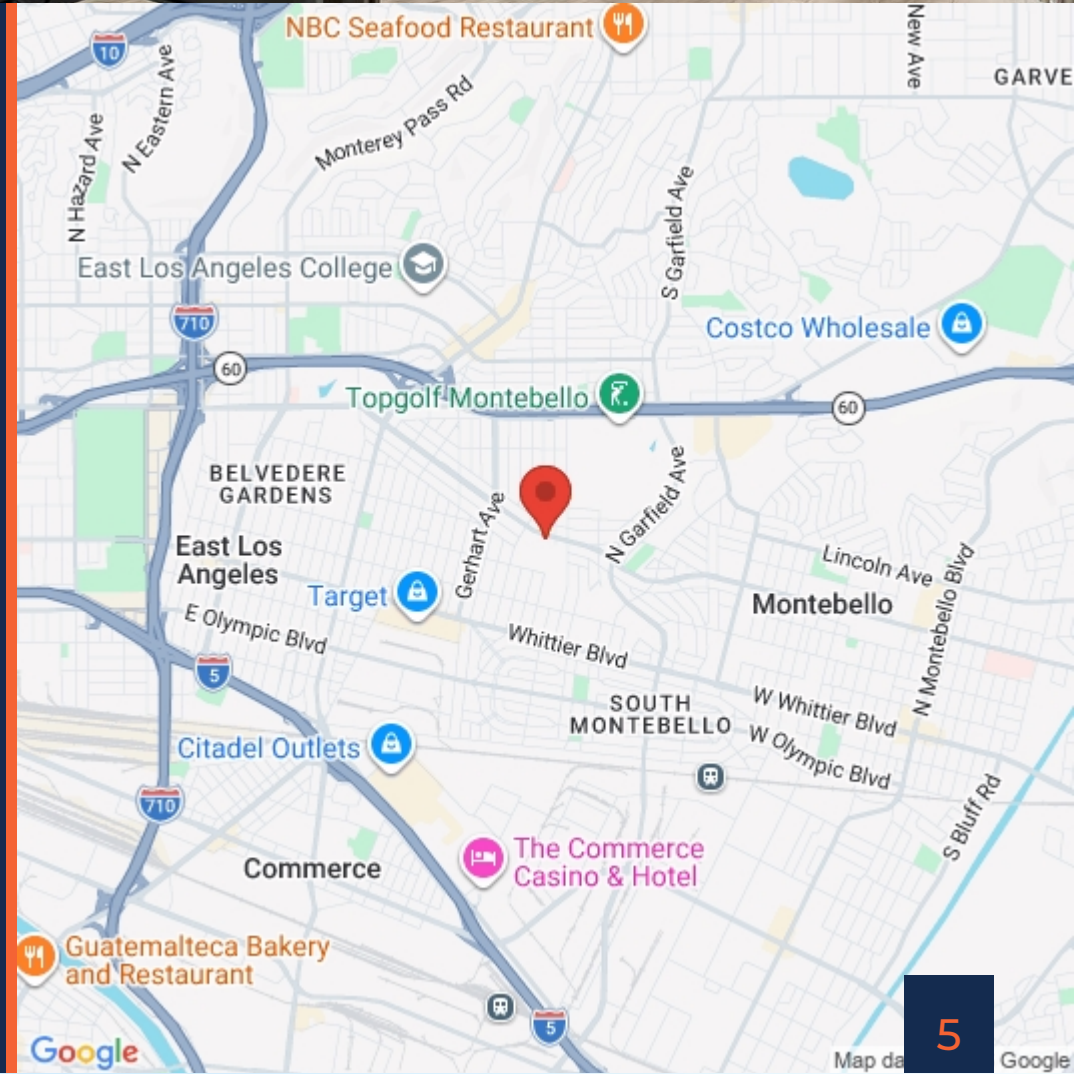
| | |
|--------------------|---------------------------------|
| Offering Price | \$1,600,000.00 |
| Building SqFt | 6,125 SqFt |
| Year Built | 1963, 1969 |
| Year Renovated | 2019 |
| Lot Size (SF) | 7,670.00 SqFt |
| Additional Parking | 2,570 SqFt |
| Parcel ID | 6342-005-016, 019, 6342-005-016 |
| Zoning Type | C2, Commercial |
| County | Los Angeles |





INVESTMENT HIGHLIGHTS

- 3,625 SF two-story office building
- Fully remodeled interior, modern, turnkey condition
- Includes adjacent parcel at 3323 W Beverly Blvd
- 2,570 SF private parking lot
- Only property on Beverly Blvd with dedicated off-street parking
- Ideal for medical, legal, financial, professional office, or retail services
- Flexible layout suitable for single-tenant or multi-tenant use
- No deferred maintenance. Move-in ready for owner-user or tenants





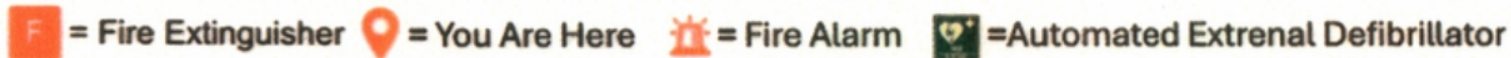
LOCATION HIGHLIGHTS

- Prime position along W Beverly Blvd, one of Montebello's main commercial corridors
- High daily traffic counts providing excellent exposure and branding visibility
- Immediate proximity to City Hall, courthouses, medical offices, banks, schools, and retail services
- Centrally located within Southeast Los Angeles with easy access to Downtown LA, East LA, Commerce, Pico Rivera, and Whittier
- Convenient access to major freeways including I-60, I-710, I-5, and SR-19
- Established, walkable business district with restaurants, cafés, and neighborhood services nearby

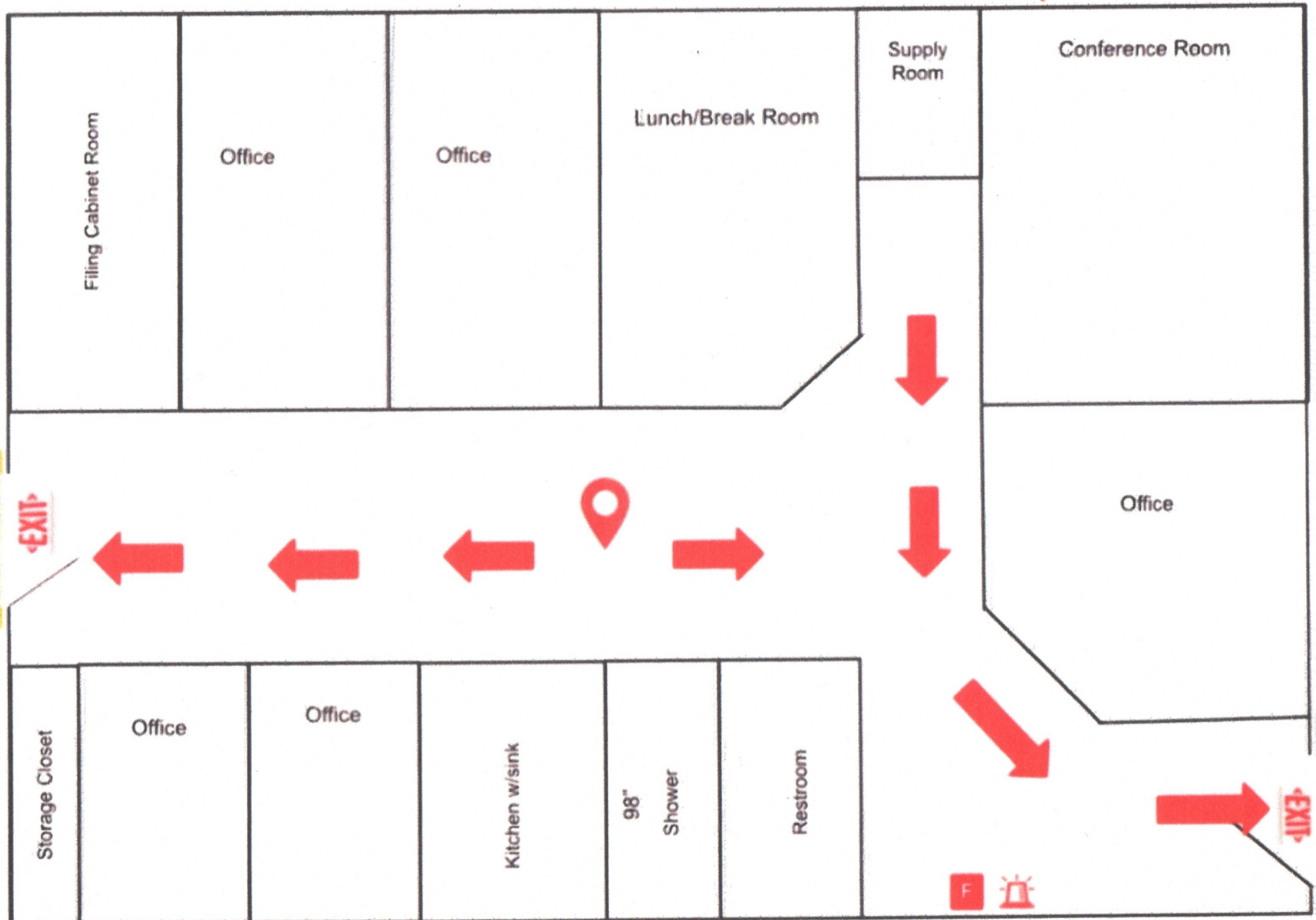




1st Floor



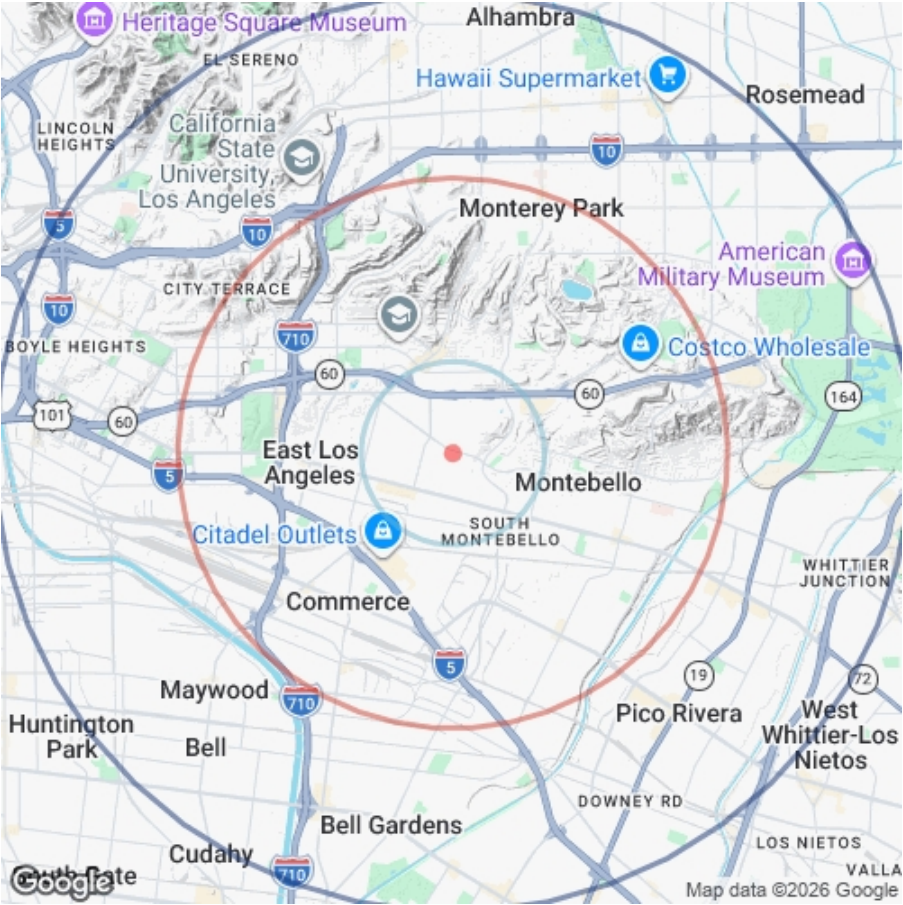
3317 Upstairs 2nd Floor



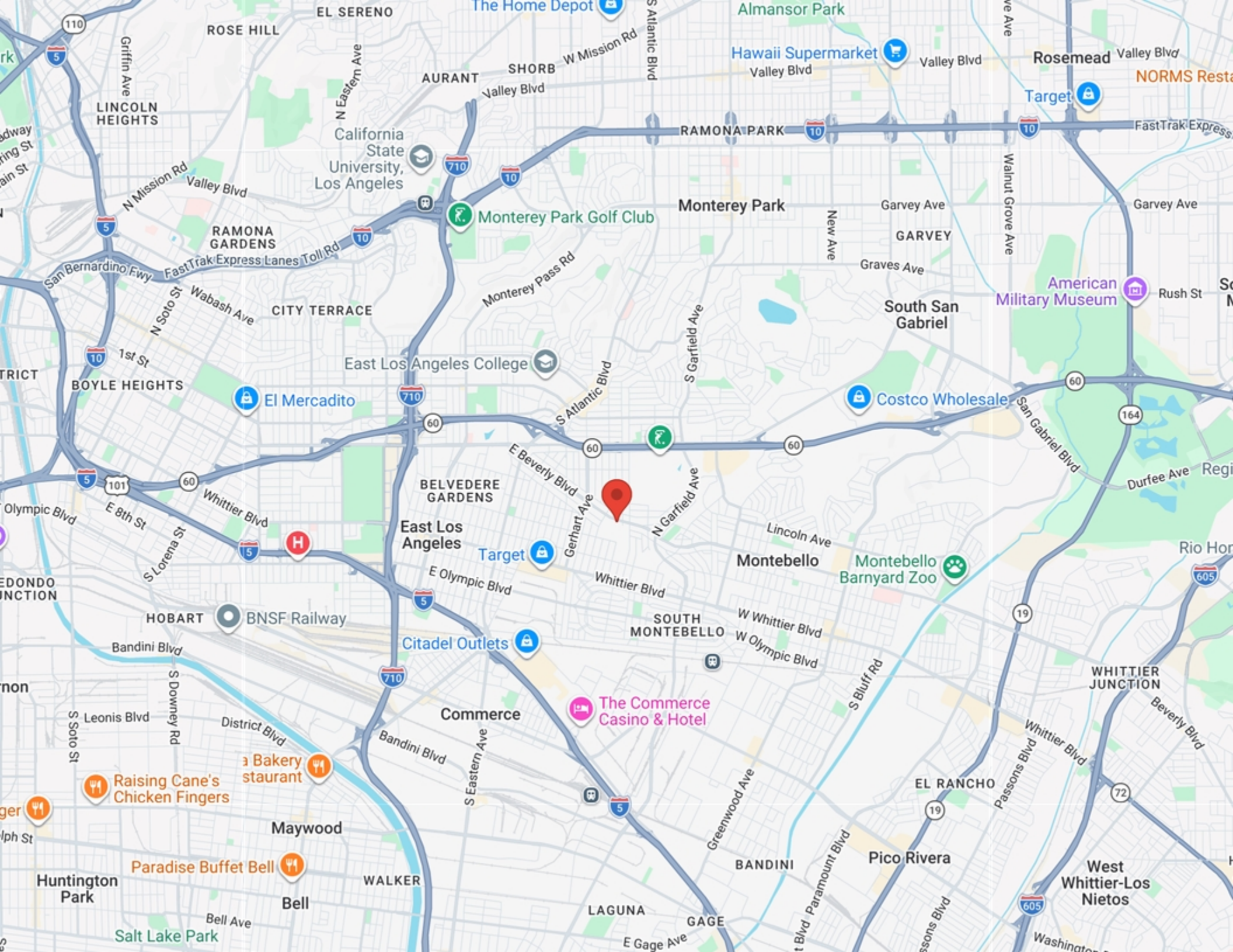
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|---------|
| 2000 Population | 41,335 | 234,933 | 749,594 |
| 2010 Population | 41,321 | 235,989 | 741,311 |
| 2025 Population | 38,322 | 221,382 | 684,476 |
| 2030 Population | 37,242 | 216,474 | 670,132 |
| 2025-2030 Growth Rate | -0.57 % | -0.45 % | -0.42 % |
| 2025 Daytime Population | 32,413 | 251,763 | 683,649 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|------------|-----------|
| less than \$15000 | 797 | 5,931 | 18,648 |
| \$15000-24999 | 960 | 4,461 | 14,143 |
| \$25000-34999 | 868 | 4,688 | 14,822 |
| \$35000-49999 | 1,118 | 6,850 | 20,615 |
| \$50000-74999 | 2,012 | 11,469 | 35,235 |
| \$75000-99999 | 1,434 | 8,854 | 28,361 |
| \$100000-149999 | 2,126 | 12,288 | 36,462 |
| \$150000-199999 | 1,189 | 6,760 | 19,739 |
| \$200000 or greater | 1,032 | 7,146 | 19,774 |
| Median HH Income | \$ 75,157 | \$ 76,786 | \$ 75,286 |
| Average HH Income | \$ 99,152 | \$ 102,124 | \$ 98,844 |



| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|---------|
| 2000 Total Households | 11,377 | 65,428 | 199,384 |
| 2010 Total Households | 11,372 | 66,515 | 201,636 |
| 2025 Total Households | 11,536 | 68,447 | 207,799 |
| 2030 Total Households | 11,482 | 68,559 | 208,548 |
| 2025 Average Household Size | 3.29 | 3.21 | 3.26 |
| 2025 Owner Occupied Housing | 4,696 | 30,443 | 85,464 |
| 2030 Owner Occupied Housing | 4,735 | 31,223 | 87,330 |
| 2025 Renter Occupied Housing | 6,840 | 38,004 | 122,335 |
| 2030 Renter Occupied Housing | 6,747 | 37,335 | 121,218 |
| 2025 Vacant Housing | 389 | 2,261 | 7,153 |
| 2025 Total Housing | 11,925 | 70,708 | 214,952 |



CITY OF MONTEBELLO

INCORPORATED

10/15/1920

AREA

CITY

8.4 SQ MI

LAND

8.3 SQ MI

ELEVATION

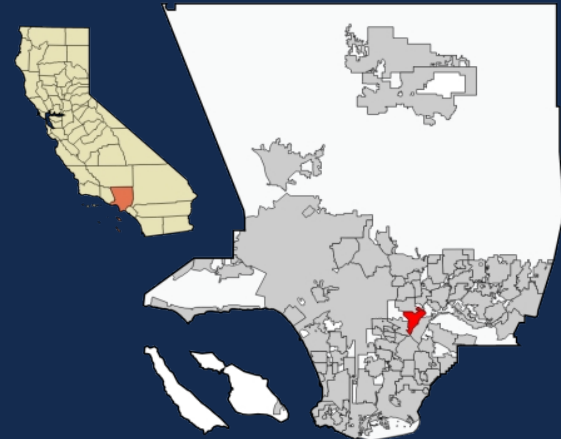
203 FT

POPULATION



ABOUT MONTEBELLO

Montebello (Italian for "Beautiful Mountain") is a city in Los Angeles County, California, United States, located just east of East Los Angeles and southwest of San Gabriel Valley. It is an independent city 8 mi (13 km) east of downtown Los Angeles. It is considered part of the Gateway Cities and San Gabriel Valley Cities, and is a member of the Gateway Cities Council of Governments and the San Gabriel Valley Council of Governments.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UNIVERSAL ELITE COMMERCIAL and it should not be made available to any other person or entity without the written consent of UNIVERSAL ELITE COMMERCIAL.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR
MORE DETAILS.**

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