



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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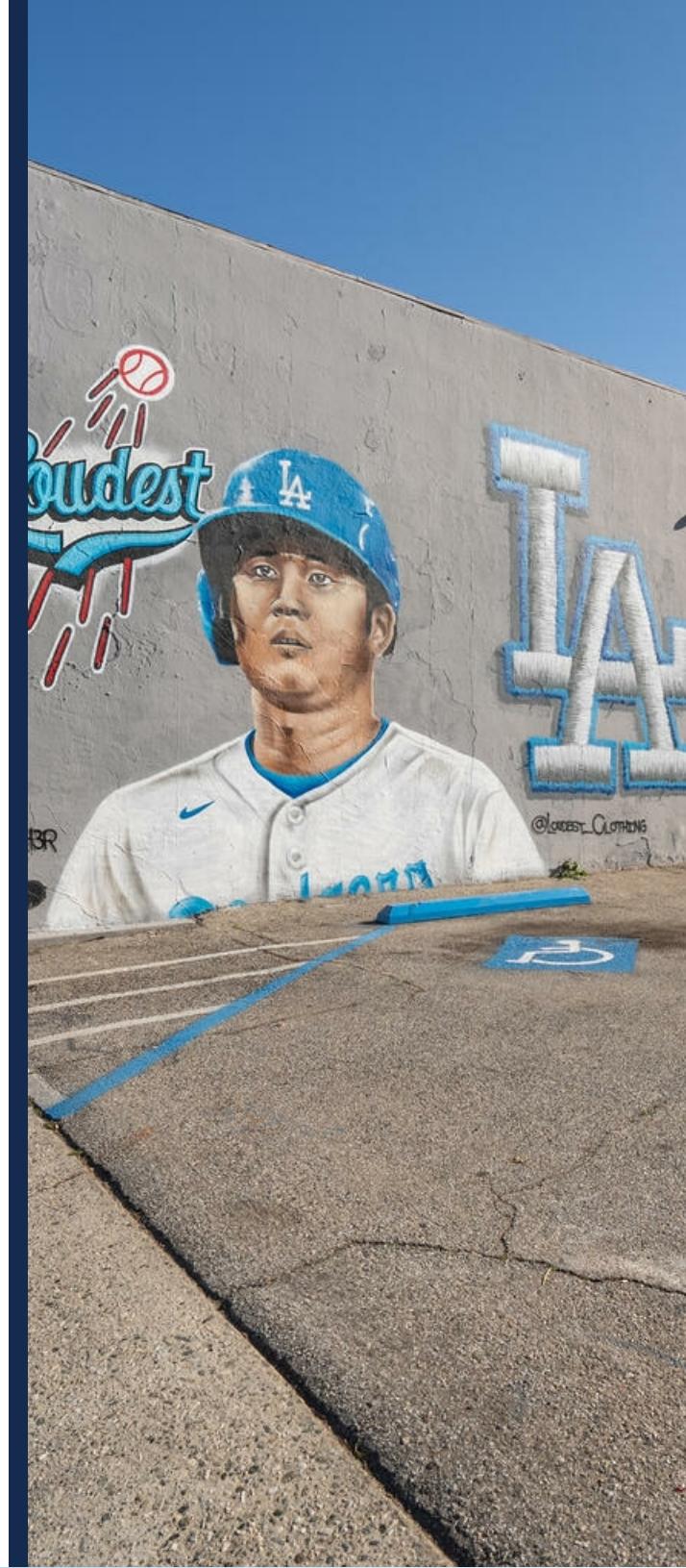
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**UNIVERSAL ELITE
COMMERCIAL**

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INVESTMENT SUMMARY

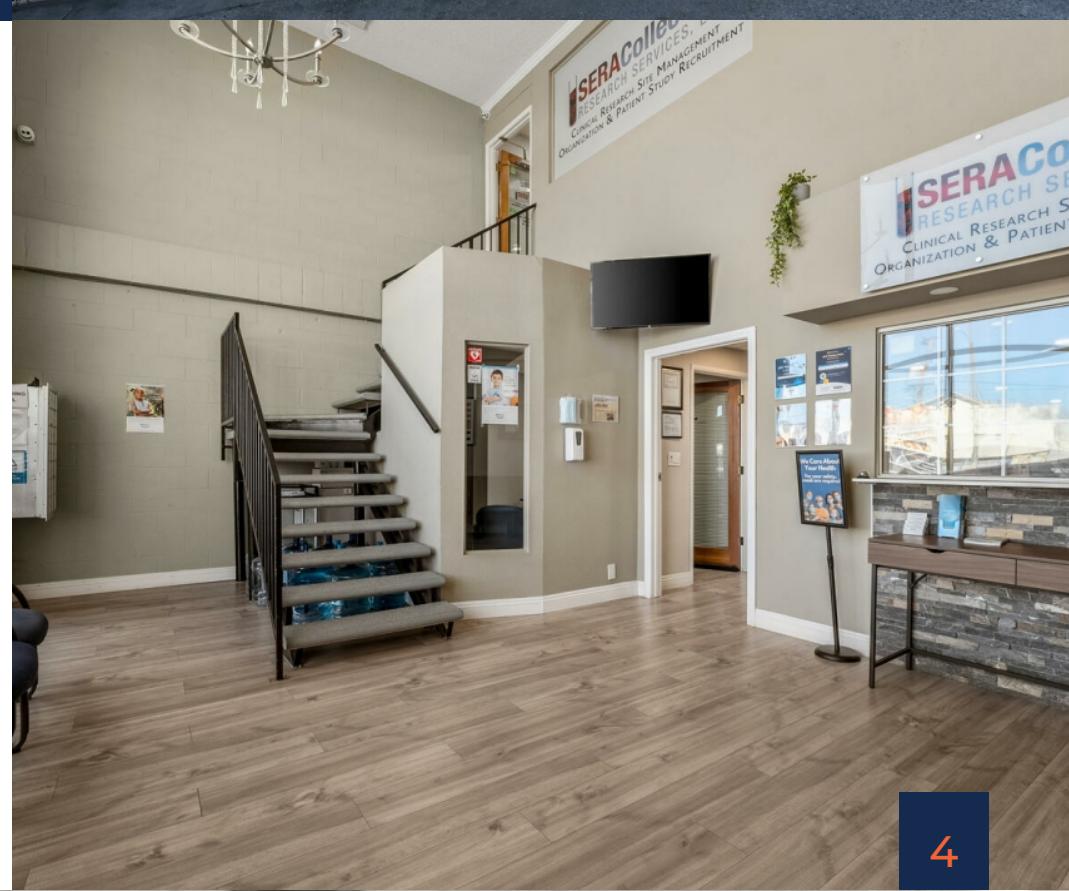
Rare opportunity to acquire a fully remodeled office building in the heart of Montebello's prime commercial corridor. This 3,625 SF two-story office property is zoned C2 and offers excellent flexibility for professional office, medical, or retail uses. The interior has been completely renovated, providing 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

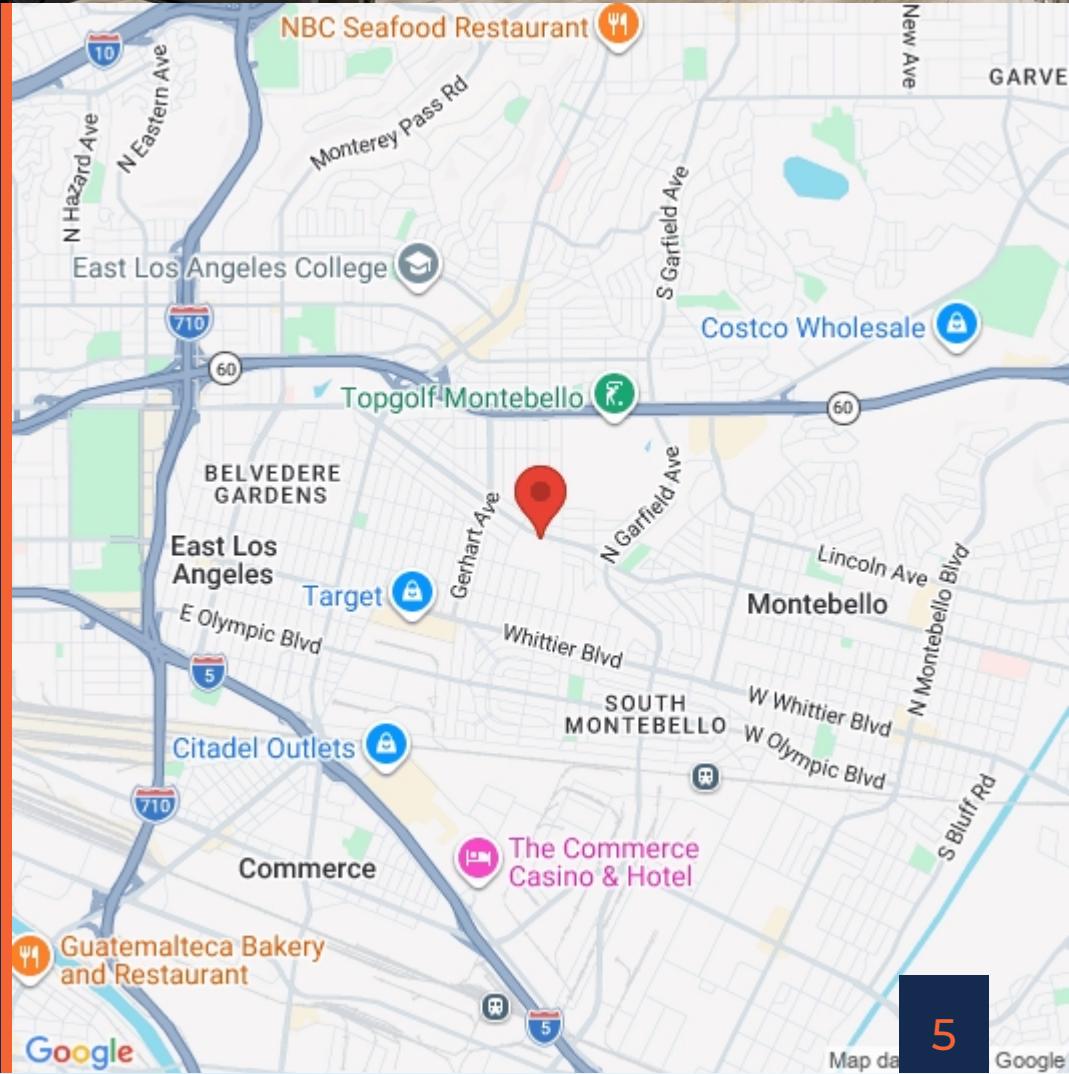
Offering Price	\$1,600,000.00
Building SqFt	6,125 SqFt
Year Built	1963, 1969
Year Renovated	2019
Lot Size (SF)	7,670.00 SqFt
Additional Parking	2,570 SqFt
Parcel ID	6342-005-016, 019, 6342-005-016
Zoning Type	C2, Commercial
County	Los Angeles





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





Ralph's
PARTY SUPPLY

BALLOONS
NOW OPEN

3317

SALON INUY
BEAUTY SPECIALISTS

3319

FOR RENT

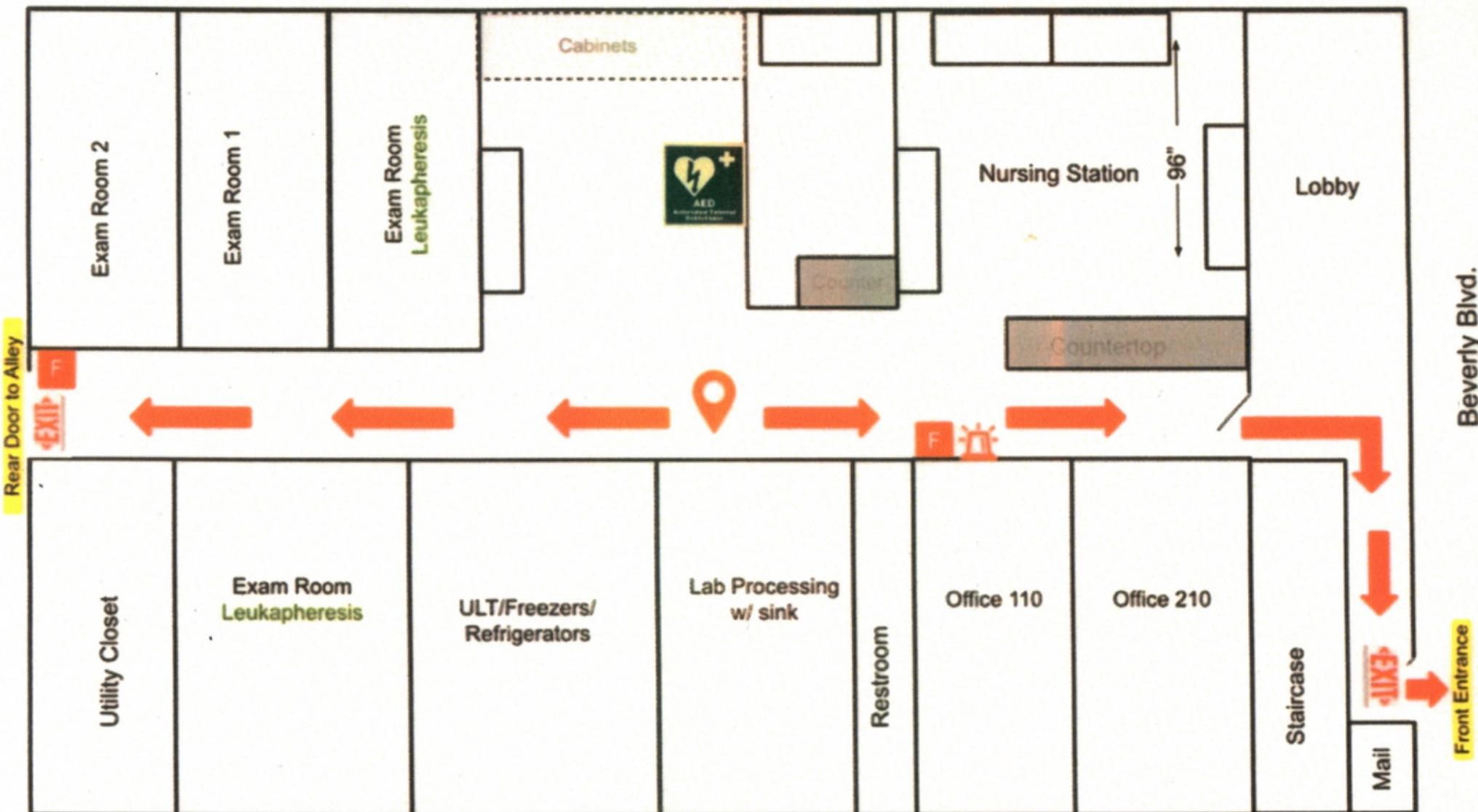
LOCATION HIGHLIGHTS

- 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





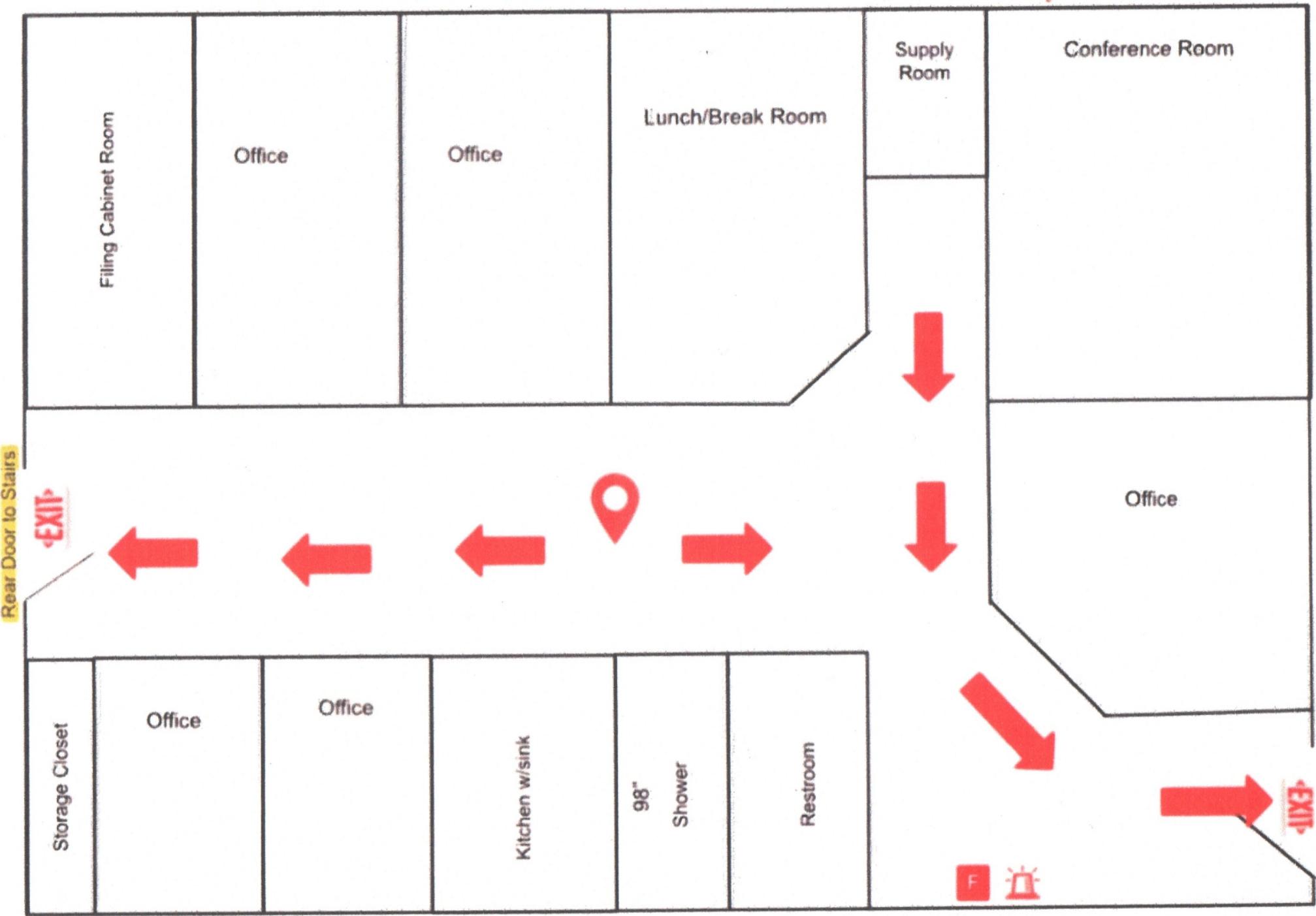
3317 Downstairs 1st Floor



F = Fire Extinguisher 📍 = You Are Here ⚠ = Fire Alarm +AED = Automated External Defibrillator

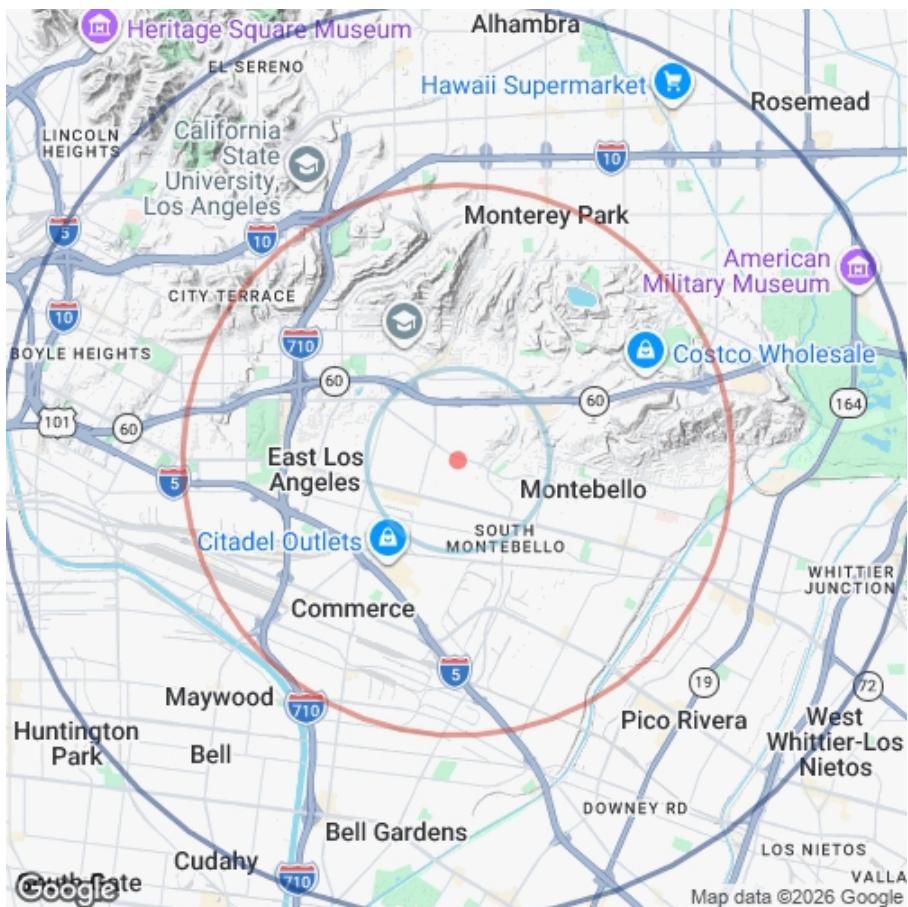
3317 Upstairs

2nd Floor



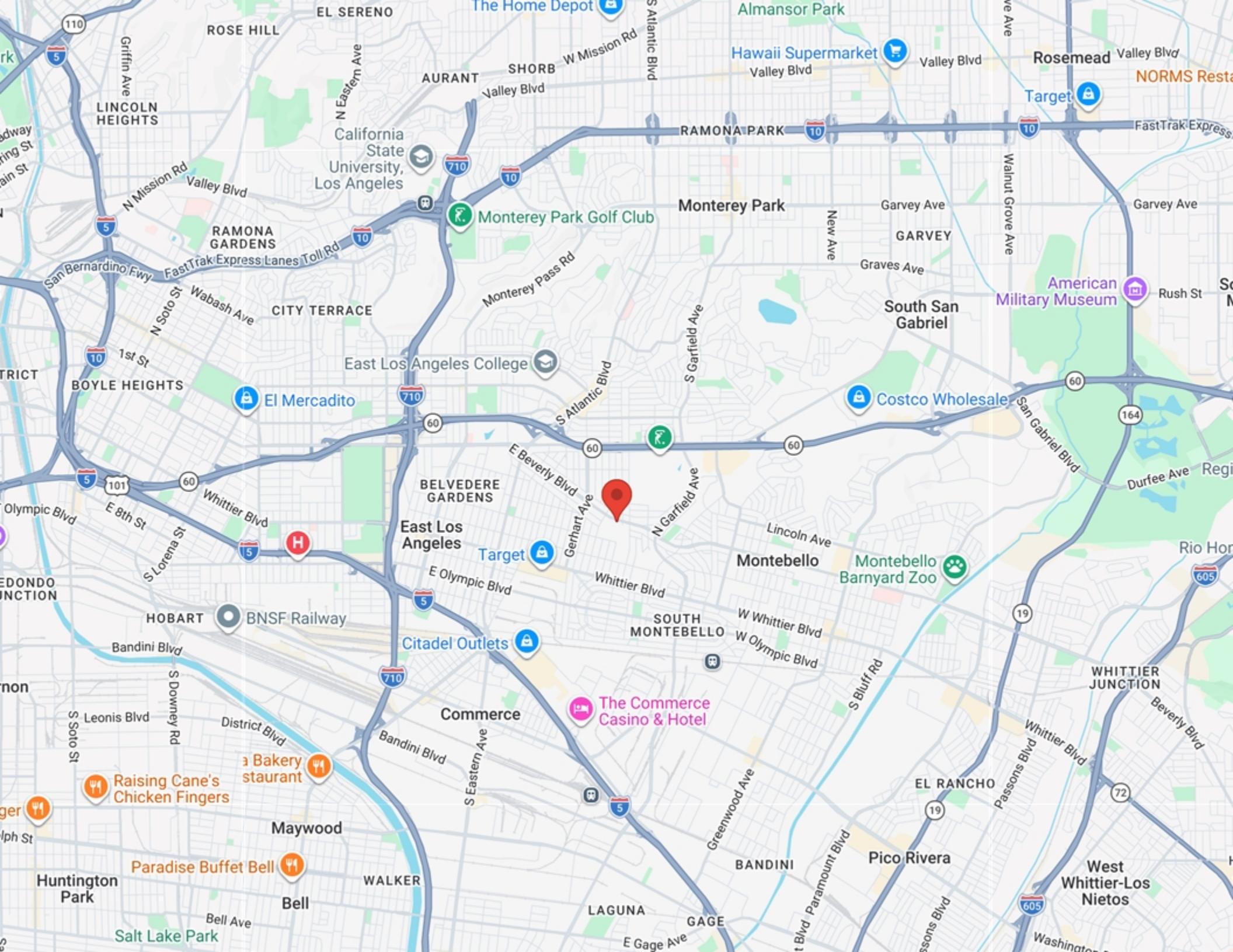
DEMOGRAPHICS

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.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to UNIVERSAL ELITE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UNIVERSAL ELITE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, UNIVERSAL ELITE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has UNIVERSAL ELITE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

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