



**URBAN**  
REAL ESTATE

OFFERING MEMORANDUM

490-498 N Garfield Ave. Montebello, CA 90064

8,350 SF Mixed-Use Asset & Strategic Value-Add Opportunity



Exclusively Presented by Urban Real Estate, Inc.

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# PROPERTY OVERVIEW

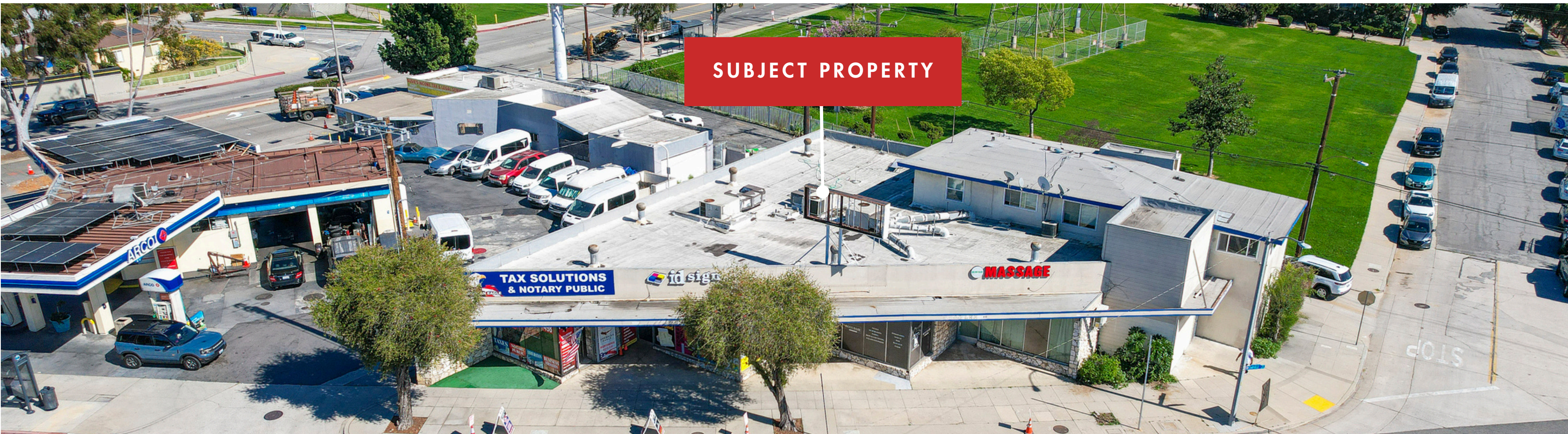
490–498 N. Garfield Ave. is a centrally located mixed-use property in Montebello, positioned along a primary commercial corridor and comprised of complementary residential and retail components that benefit from the area's established neighborhood density and consistent local traffic. The property's location offers convenient access to nearby amenities, schools, and transit routes, making it well-suited for stable tenancy and long-term value-add opportunities.

ASKING PRICE	\$2,300,000
PRICE PER SF	\$275.45/SF
CAP RATE	5.78%
APN	6343-005-034
BUILDING SIZE	8,350 SF
LOT SIZE	10,090 SF/0.23 AC
NUMBER OF UNITS	Total 6 (2 residential + 4 Commercial)
PARKING	4 Commercial
OCCUPANCY	100% Occupancy



# INVESTMENT SUMMARY

- Centrally located mixed-use property along a primary commercial corridor in Montebello, CA.
- Well-balanced composition of residential and retail tenants, providing diversified income streams.
- 100% occupancy with established, stable tenancy.
- Currently operated under a gross lease structure, presenting potential to transition to a NNN lease model upon lease rollover.
- Opportunity for value-add through strategic lease repositioning and rental optimization.
- Strong neighborhood fundamentals with built-in local demand, limited new supply, and convenient access to transit, schools, and amenities.



# FINANCIALS

## RENT ROLL \*

TENANT	UNIT NUMBER	SIZE (SF)	LEASE PERIOD		RENT/SF	MONTHLY RENT
			BEGINNING	END		
RAMON 2 BED HOUSE	490	1,400	09/01/19	08/30/26	\$1.93	\$2,700.00
EDWAWRD ZARE	490A	450	11/01/23	10/30/25	\$3.78	\$1,700.00
SPA	492	1,000	12/01/24	11/30/27	\$2.60	\$2,600.00
LUIS'S REALTOR	494	1,600	04/15/17	04/14/27	\$1.75	\$2,800.00
ID SIGN STORE	496	1,700	09/01/24	08/31/27	\$1.53	\$2,600.00
AMERICA EAGLE TAX SERVICE	498	1,650	04/01/17	02/28/27	\$1.82	\$3,000.00
					<b>TOTAL</b>	<b>\$15,400.00</b>

The property is currently leased under gross leases, offering flexibility for a new owner to restructure leases and implement expense reimbursements at renewal, potentially enhancing future NOI.

\*Any future modifications are subject to existing lease terms and tenant agreements. Buyer to verify all information independently.

# FINANCIALS

## ANNUAL EXPENSES

PROPERTY TAX (ASKING PRICE)	\$25,718.00
INSURANCE	\$6,552.00
REPAIRS & MAINTENANCE	\$6,000.00
MANAGEMENT FEE	\$6,000.00
UTILITIES	\$1,920.00
<b>TOTAL</b>	<b>\$46,190.00</b>

\*All figures are estimates and should be independently verified by buyers.

## INCOME STATEMENT

	ACTUAL	PROFORMA
GROSS ANNUAL INCOME	\$184,800.00	\$217,080.00
VACANCY FACTOR (3%)	\$5,544.00	\$6,512.00
TOTAL ANNUAL EXPENSES	\$46,190.00	\$46,190.00
NET OPERATING INCOME	\$133,066.00	\$164,378.00
<b>CAPITALIZATION RATE</b>	<b>5.78%</b>	<b>7.14%</b>



# AREA OVERVIEW



## MONTEBELLO, CA

Montebello is a well-established community in southeastern Los Angeles County with a population of approximately 63,000 residents. The city features a stable and diverse demographic base, including family-oriented households and working professionals, supporting consistent demand for residential and neighborhood-serving commercial real estate.

Located approximately 8 miles east of Downtown Los Angeles, Montebello offers convenient access to major freeways including the I-5, I-710, and I-60, providing strong regional connectivity to employment centers across Los Angeles County and the San Gabriel Valley.

The city's urban landscape blends established single-family neighborhoods, multifamily housing, and active retail corridors along primary thoroughfares. In recent years, measured infill and mixed-use redevelopment have supported steady property value growth while preserving the community-oriented character of the area.

With limited new supply, solid demographics, and ongoing reinvestment, Montebello presents a compelling submarket for investors seeking long-term stability and strategic growth potential.

# CONCLUSION

Overall, this offering combines a stable tenant base, a well-located property, and strong underlying market fundamentals, creating a solid foundation for both current income and future growth. Within this context, there is meaningful potential to thoughtfully restructure existing leases, optimizing income and expense allocation over time. By aligning lease responsibilities and adjusting terms strategically, ownership can enhance net operating income while maintaining operational predictability.

As a result, the asset offers a balanced opportunity for investors seeking stability with upside potential. Its combination of consistent cash flow, strategic location, and carefully executed lease optimization supports a well-rounded investment profile, providing both downside protection and opportunities for long-term value enhancement.

*Exclusively Listed By*

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