

# 917 Whittier Blvd

INCREDIBLE BANQUET HALL WITH GROUND LEVEL RETAIL  
Montebello, CA 90640



\$4,100,000

**kw**  
Glendale - Burbank  
La Cañada Flintridge  
KELLERWILLIAMS

**Konstantin Sotirhos**

Keller Williams  
DRE# 02002531

562-413-2522

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## Montebello, CA 90640

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Keller Williams Agent

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889 Americana Way  
#408 Glendale, CA 91210

DRE# 02002531

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



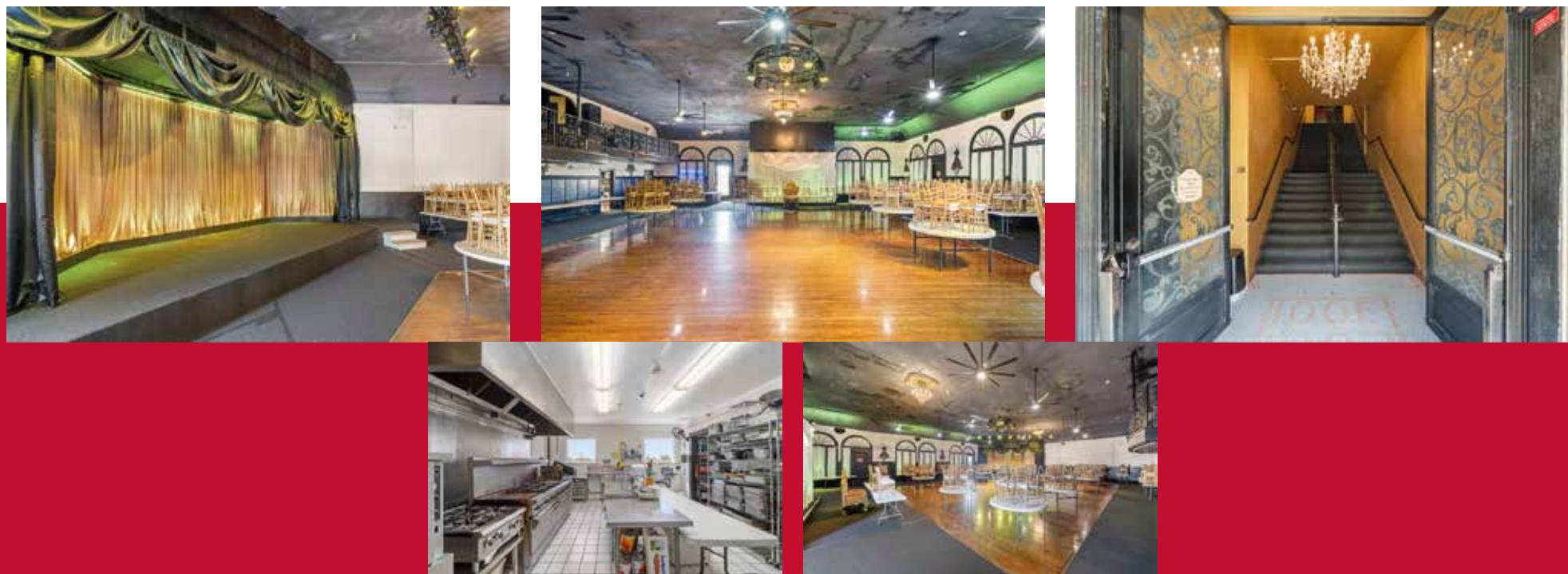
## EXECUTIVE SUMMARY

Introducing 917 W. Whittier Boulevard in the City of Montebello also known as the Montebello Ballroom. This historic venue, constructed in 1927, was originally an Odd Fellows lodge before being transformed into the Montebello Ballroom. The Grand Ballroom can accommodate up to 350 guests for dinner, including seating in the balcony area, while maintaining a spacious dance floor. The property features seven ground-level units that collectively generate approximately \$7,500 per month in rental income. The three-story building encompasses a total area of 24,800 square feet on an 11,000 sq. ft. lot, with 86 feet of frontage on Whittier Blvd. Its strategic location at a signalized intersection with multiple points of ingress and egress offers excellent visibility and accessibility, making it a valuable asset in Montebello's commercial landscape.

Sale Type	Investment or Owner User	Price	\$4,100,000	Lot Size	0.27 AC
Property Type	Retail	Price Per SF	\$165.32	Zoning	MNC2* - Tr=1653 Ex Of St Lot 2
Building Size	24,800 SF	Percent Leased	100%	Frontage	86' on Whittier Blvd
Building Class	C	Building Height	3 Stories		
Year Built	1927				

# Tenant Rent Roll

Tenant Name	Suite #	Occupancy Status	Unit Sq. Ft.	% of Total Spac	eRent/Mo.	Rent/SF/Mo.	Rent/Yr.	Rent/SF/Yr.	% of Total Income	eLease Start Date	Lease Expire Date	eLease Type
Tenant 1	917	Occupied	1,470	5.9%	\$1,100	\$0.75	\$13,200	\$8.98	14.7%	11/1/13	MTM	Gross
Tenant 2	919	Occupied	1,365	5.5%	\$1,200	\$0.88	\$14,400	\$10.55	16.0%	1/1/17	MTM	Gross
Tenant 3	921	Occupied	1,470	5.9%	\$1,200	\$0.82	\$14,400	\$9.80	16.0%	10/1/10	MTM	Gross
Tenant 4	923	Occupied	1,365	5.5%	\$1,000	\$0.73	\$12,000	\$8.79	13.3%	10/1/10	MTM	Gross
Tenant 5	106	Occupied	1,498	6.0%	\$1,200	\$0.80	\$14,400	\$9.61	16.0%	1/1/12	MTM	Gross
Tenant 6	108A	Occupied	1,498	6.0%	\$600	\$0.40	\$7,200	\$4.81	8.0%	9/1/13	MTM	Gross
Tenant 7	108B	Occupied	1,539	6.2%	\$1,200	\$0.78	\$14,400	\$9.36	16.0%	2/1/18	MTM	Gross
Owner Occupied Banquet Hall	C104	Occupied	14,595	58.9%	-	\$0.00	-	-	-	-	-	-

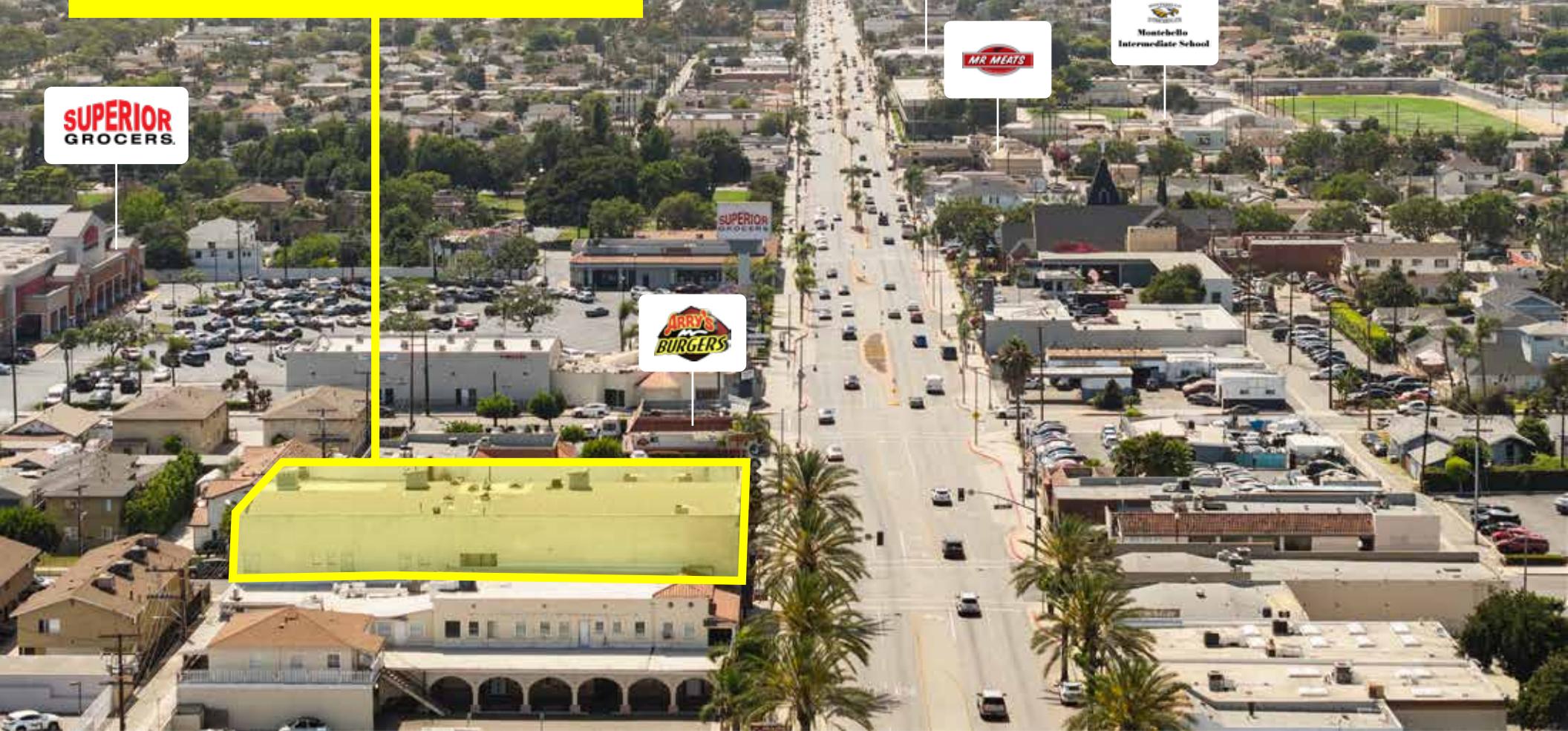


# Aerial Map



**Subject Property**

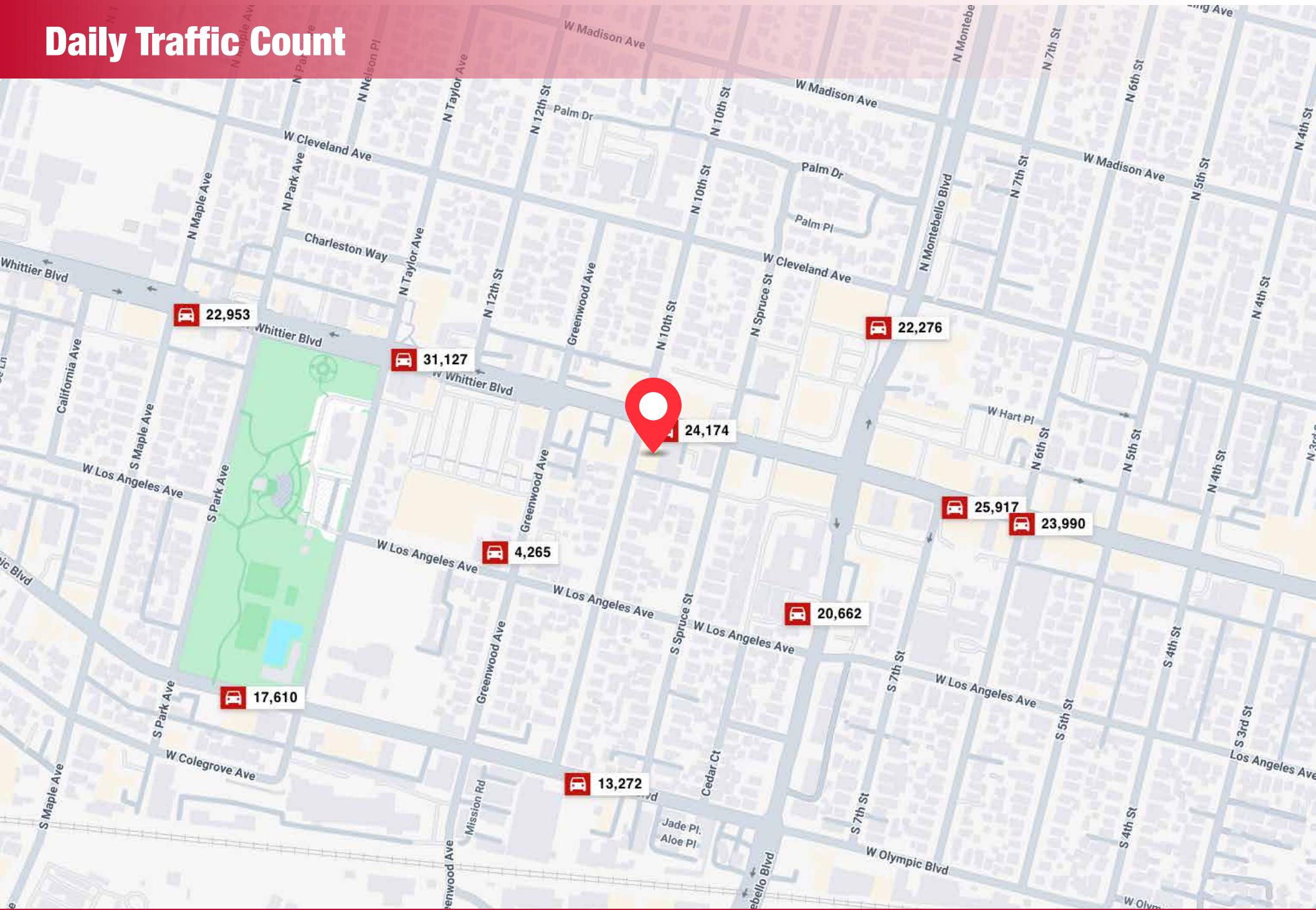
**Downtown Los Angeles**  
11.3 Miles



# Gallery



# Daily Traffic Count



# Vicinity Map



60



Montebello high School  
Montebello Intermediate School

Tony's Italian Deli

Sergio's Taco

Broguiere's Dairy Farm



Schurr High School

CHASE

VONS

Habit  
BURGER & GRILL



BUFFALO

La Merced Intermediate School

La Merced Academy

Maple Avenue School

St. Benedict School

BANK OF AMERICA

Domino's

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Balcom's Southside Market

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