

FOR SALE

1200 W BEVERLY BLVD

MONTEBELLO, CA 90640

FLAGSHIP INVESTMENT OPPORTUNITY



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1200 W BEVERLY BLVD, MONTEBELLO

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1200 W BEVERLY BLVD, MONTEBELLO

EXECUTIVE SUMMARY

Compass Commercial is proud to present an exceptional investment opportunity in Montebello, California, featuring a well-maintained commercial center with four established tenants. The property generates a robust annual income of \$529,214, offering investors a stable and lucrative revenue stream.

Situated in Montebello, a thriving community with a strong economic base, the property benefits from excellent visibility and accessibility, attracting a diverse tenant mix and steady foot traffic. The center hosts four reliable tenants, each contributing to the property's consistent income. This diverse tenant base ensures reduced risk and enhances the investment's stability.

With an impressive annual income of \$529,214, the property delivers a solid financial performance. The 5.8% capitalization rate further underscores its attractiveness as a high-yield investment. Montebello's ongoing development and economic growth present opportunities for future value appreciation. Investors can capitalize on the area's expanding market and increasing demand for commercial spaces.

The property's established tenant relationships and strategic location provide a secure investment environment, making it an ideal addition to any real estate portfolio. This Montebello center represents a compelling investment opportunity, offering a blend of stable income, growth potential, and strategic location. Investors seeking a reliable and profitable asset will find this property to be an excellent addition to their portfolio.



1200 W BEVERLY BLVD, MONTEBELLO

FINANCIAL SUMMARY

PROPERTY DATA

20,792 SF

BUILDING SIZE

51,125 SF

LAND AREA

1965

YEAR BUILT

5.8 %

CAP RATE

INVESTMENT DATA

\$9M

ASKING PRICE

\$433

BUILDING PRICE / SF

\$176.04

LAND PRICE / SF



1200 W BEVERLY BLVD, MONTEBELLO

INVESTMENT HIGHLIGHTS

Multi-Tenant Retail Asset

Block-Size Retail Center with Long-Standing and Desirable Tenant Mix

Signalized, Hard Corner Location

Successful Mix of National, Regional, and Local Tenant Base

Dense Infill Demographics with High Visibility on Beverly Blvd

Ease of Management | Passive Investment Opportunity

Possible Development Opportunity

Tenants On NNN Leases



RENT ROLL & TENANT INFORMATION

RENT ROLL + INCOME

RENT ROLL & INCOME

#100	\$ 13,315.50/mo
#200	\$ 15,219/mo
#300	\$ 11,362.5/mo
#400	\$ 4,204.17/mo
MONTHLY	\$ 44,101.17
ANNUALLY	\$ 529,214

TENANTS

#100: O'REILLY AUTO PARTS

6,600 SF Unit | \$2.02 PSF
Lease Term: 11/01/2021 - 10/31/2025

#200: WSS

6,759 SF Unit | \$2.25 PSF
Lease Term: 03/01/2024 - 02/28/2026

#300: ECOLOGICAL MEDICAL SPA

4,500 SF Unit | \$2.52 PSF
Lease Term: 11/02/2022 - 05/31/2026

#400: UNTOUCHABLE DANCE STUDIO

2,500 SF Unit | \$1.68 PSF
Lease Term: 01/25/2024 - 02/28/2025

NET OPERATING INCOME	\$ 529,214
CAP RATE	5.8%

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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POPULATION

2020 Population	32,591	96,386	202,958
2024 Population	30,022	87,739	184,050
2029 Population Projection	28,793	83,923	175,882
Annual Growth 2020-2024	-2.0%	-2.2%	-2.3%
Annual Growth 2024-2029	-0.8%	-0.9%	-0.9%

HOUSEHOLDS

2020 Households	10,690	29,669	60,792
2024 Households	9,738	26,778	54,656
2029 Household Projection	9,309	25,546	52,097
Annual Growth 2020-2024	-0.8%	-0.5%	-0.6%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.9%
Owner Occupied Households	3,884	12,960	27,308
Renter Occupied Households	5,426	12,586	24,788

HOUSING INCOME

Avg. Household Income	\$87,939	\$92,979	\$91,582
Median Household Income	\$67,005	\$72,083	\$71,561
\$25,000 - \$50,000	2,137	5,177	9,998
\$75,000 - \$100,000	1,283	3,543	7,299
\$125,000 - \$150,000	667	1,875	3,777
\$200,000+	600	2,012	3,991

	1 MILE	2 MILES	3 MILES
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PLACE OF WORK

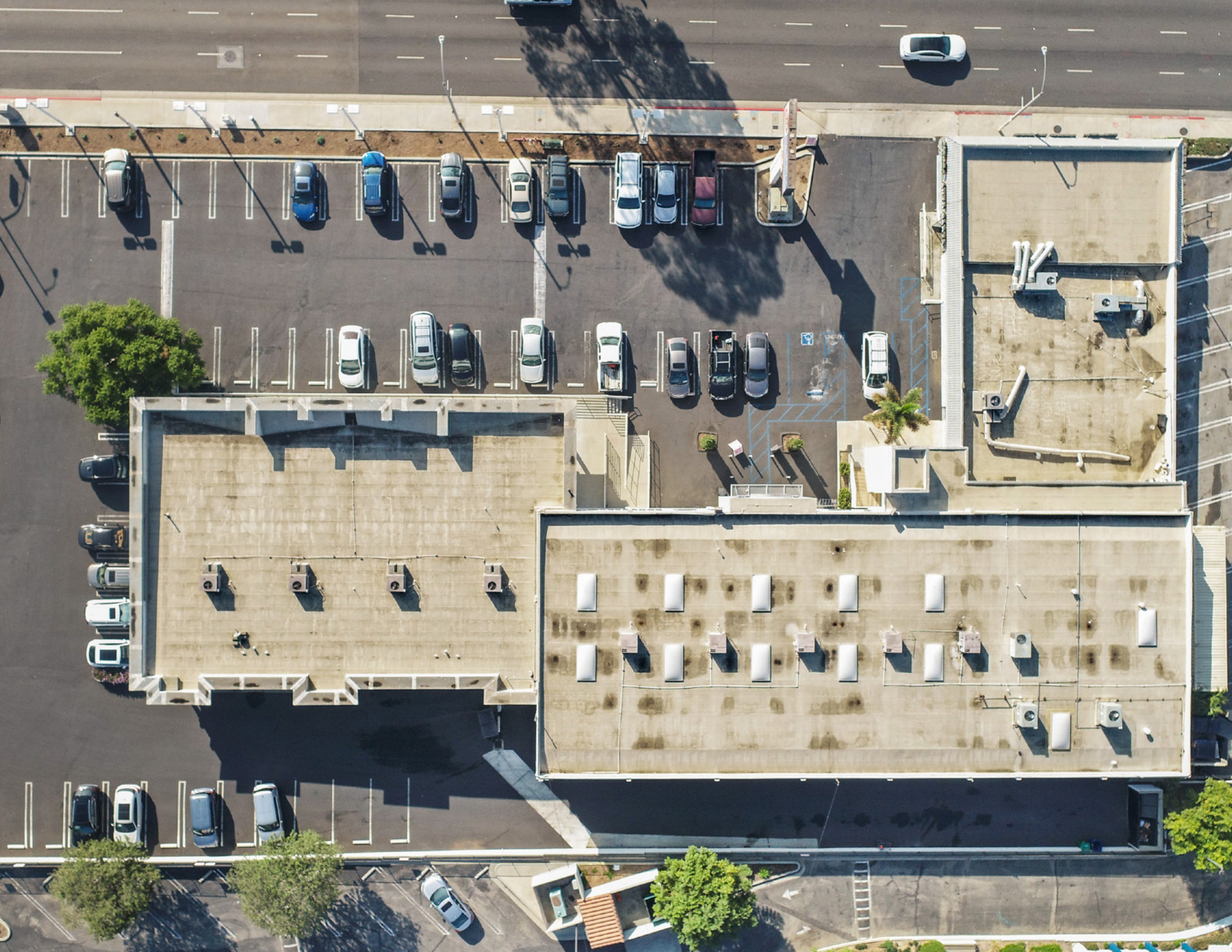
2023 Businesses	1,391	3,296	7,591
2023 Employees	10,417	27,416	73,101





Reilly AUTO PARTS

WSS Shoes Style Selection AUTO PARTS



1200-A



ECOLOGICA MEDICA SPA



UNIQUE DANCE STUDIO
1210A



1200



Shoes. Style. Selection.

WELCOME

VANS CONVERSE



O'Reilly AUTO PARTS

\$12
SAVE

32.99
OIL & FILTER

FREE
VERI-BEAM
VERIFIED
CHECK
ENGINE LIGHT
SOLUTIONS

OPEN

NO PARKING
VEHICLES PARKED HERE
WILL BE CONSIDERED AS
DANGEROUS TO TRAFFIC & SUBJECT
TO FINES & TOWS

WSS Shoes. Style. Select.
Reilly AUTO PARTS

Reilly AUTO PARTS

WSS
WSS CON'

13 ECOLOGICA MEDICAL SPA

1200-A





WSS Shoes. Style. Selection.
O'Reilly AUTO PARTS



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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