



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

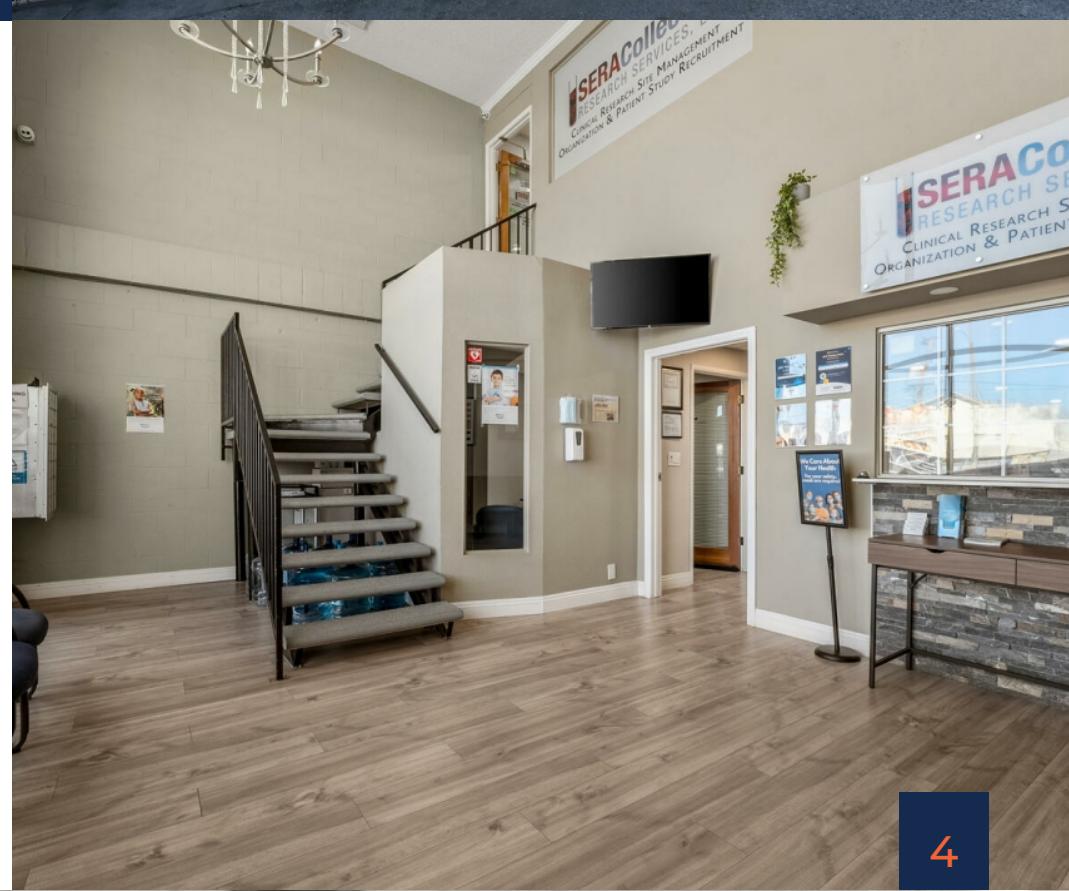
Rare opportunity to acquire a fully remodeled office building in the heart of Montebello's prime commercial corridor. This 3,625 SF two-story office property is zoned C2 and offers excellent flexibility for professional office, medical, or retail uses. The interior has been completely renovated, providing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

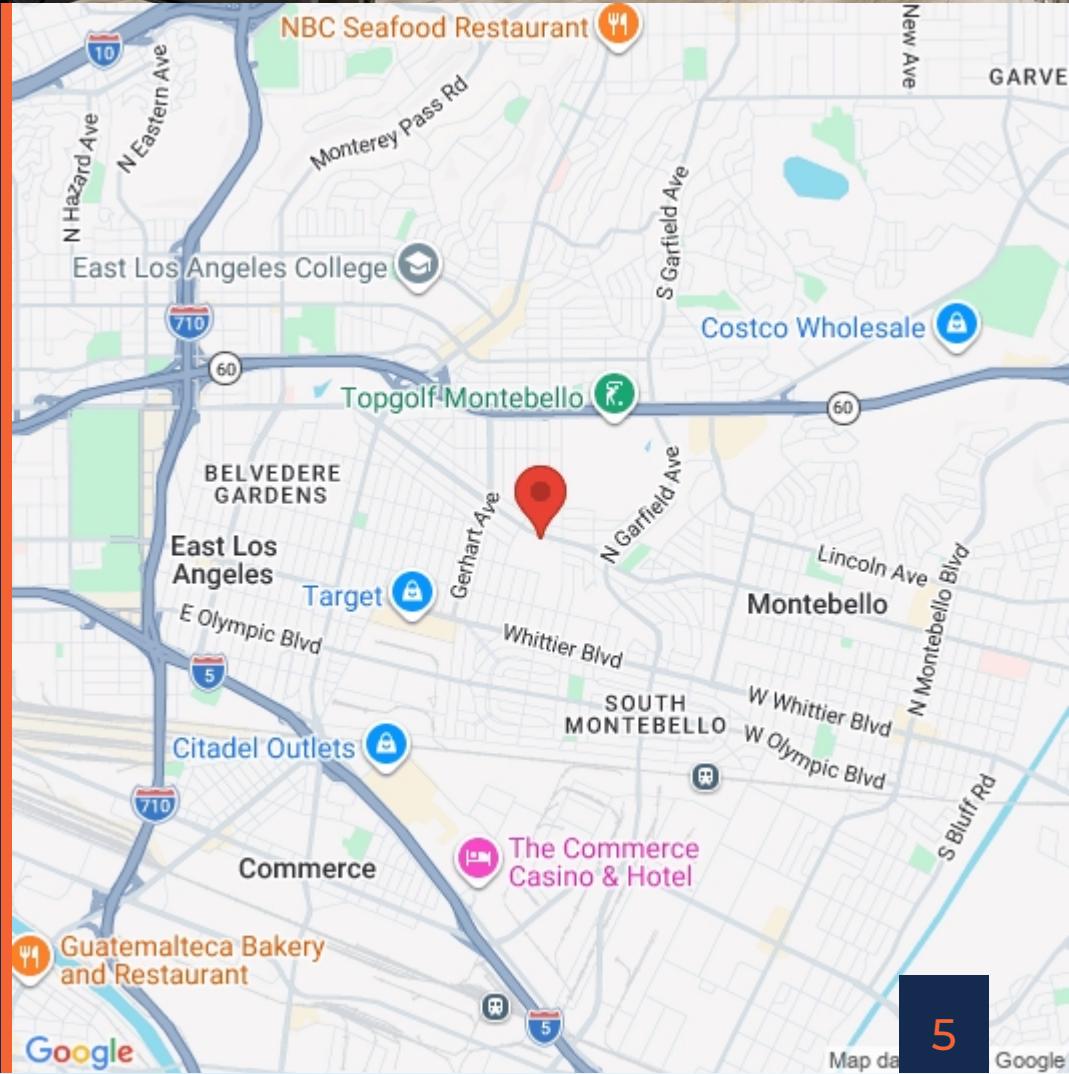
| | |
|--------------------|---------------------------------|
| Offering Price | \$1,600,000.00 |
| Building SqFt | 6,125 SqFt |
| Year Built | 1963, 1969 |
| Year Renovated | 2019 |
| Lot Size (SF) | 7,670.00 SqFt |
| Additional Parking | 2,570 SqFt |
| Parcel ID | 6342-005-016, 019, 6342-005-016 |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





Ralph's

PARTY SUPPLY

BALLOONS

FACE PAINTING

NOW OPEN

3317

3317

SALON INUY
BEAUTY SPECIALISTS

3319

FOR RENT

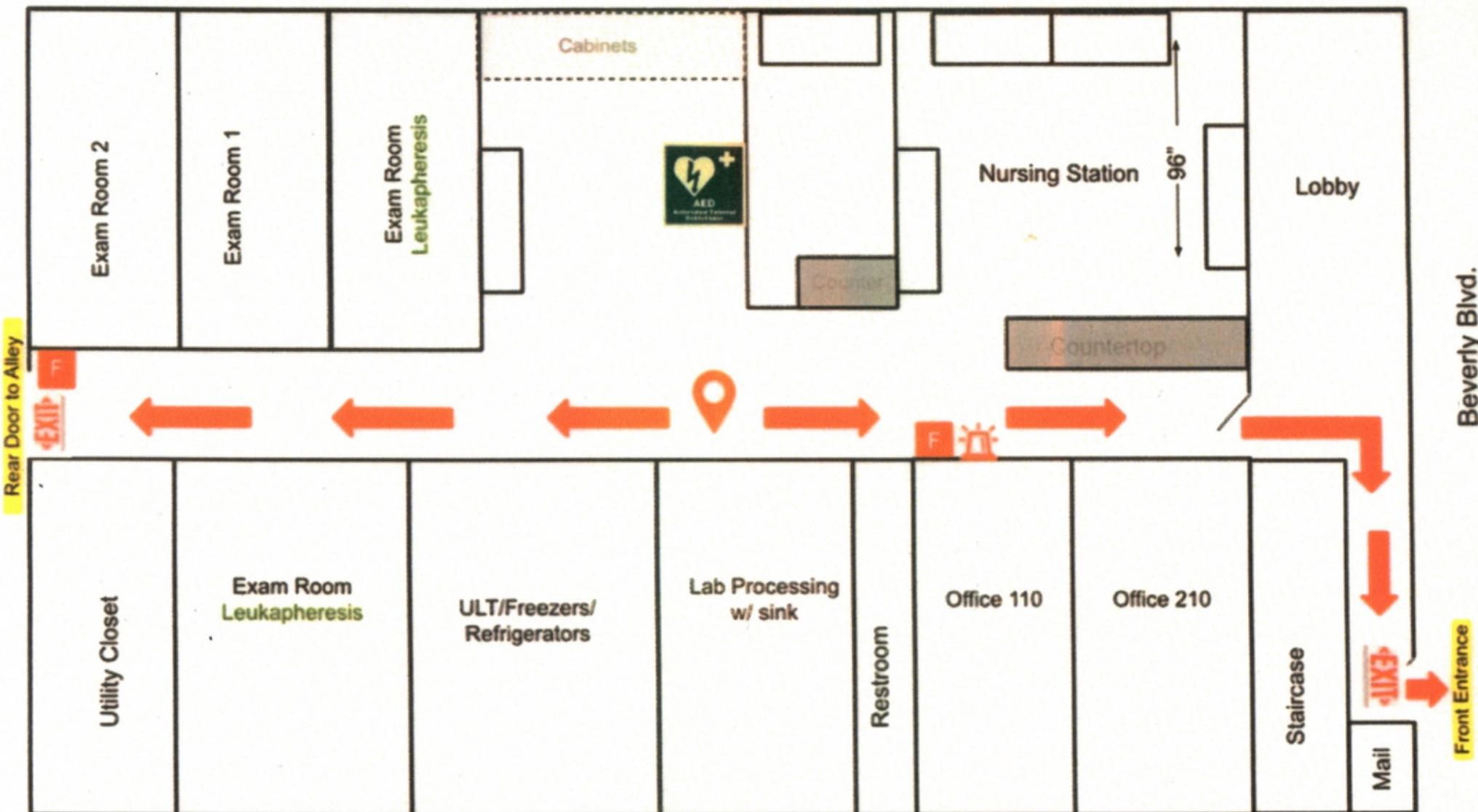
LOCATION HIGHLIGHTS

- 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





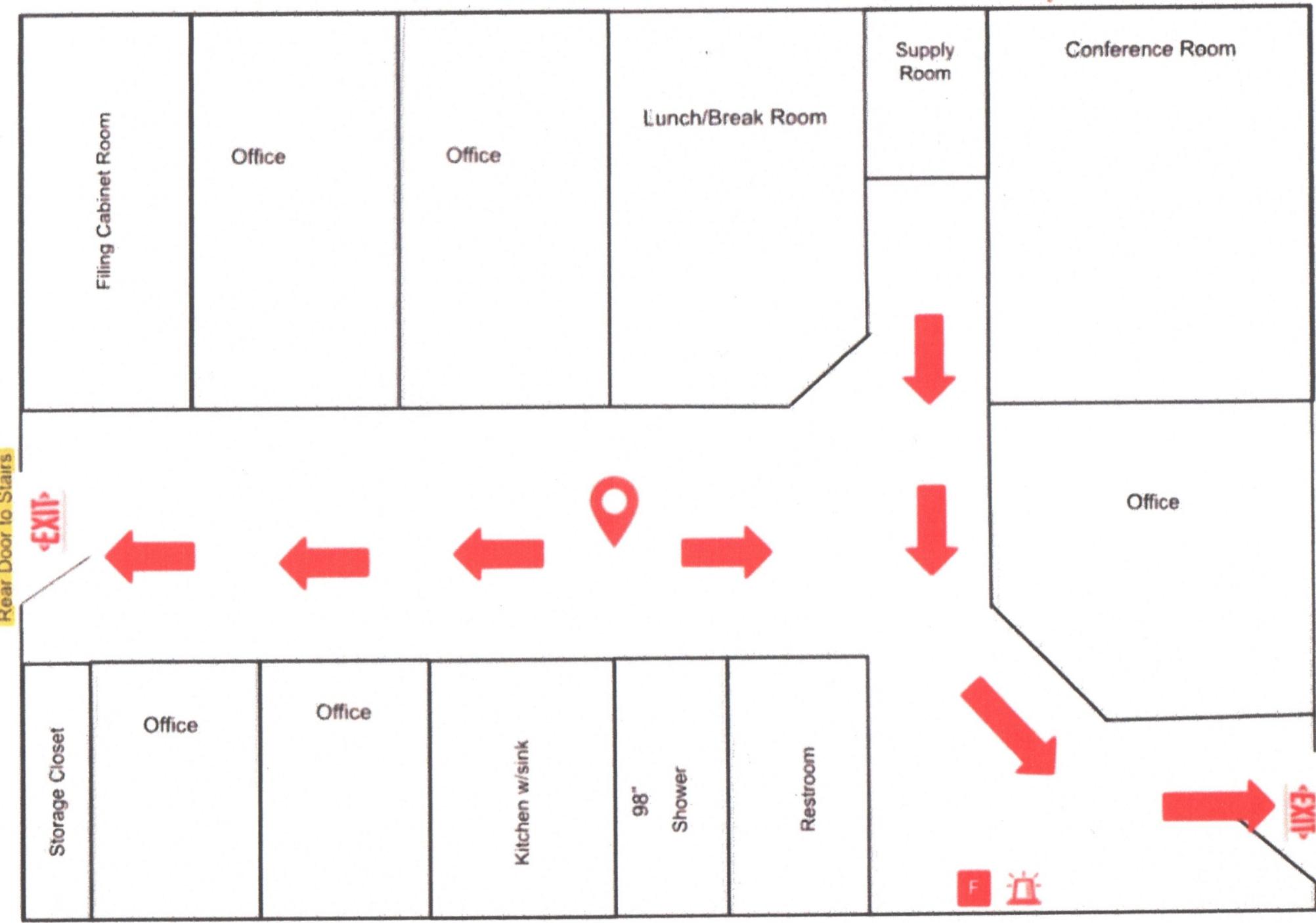
3317 Downstairs 1st Floor



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

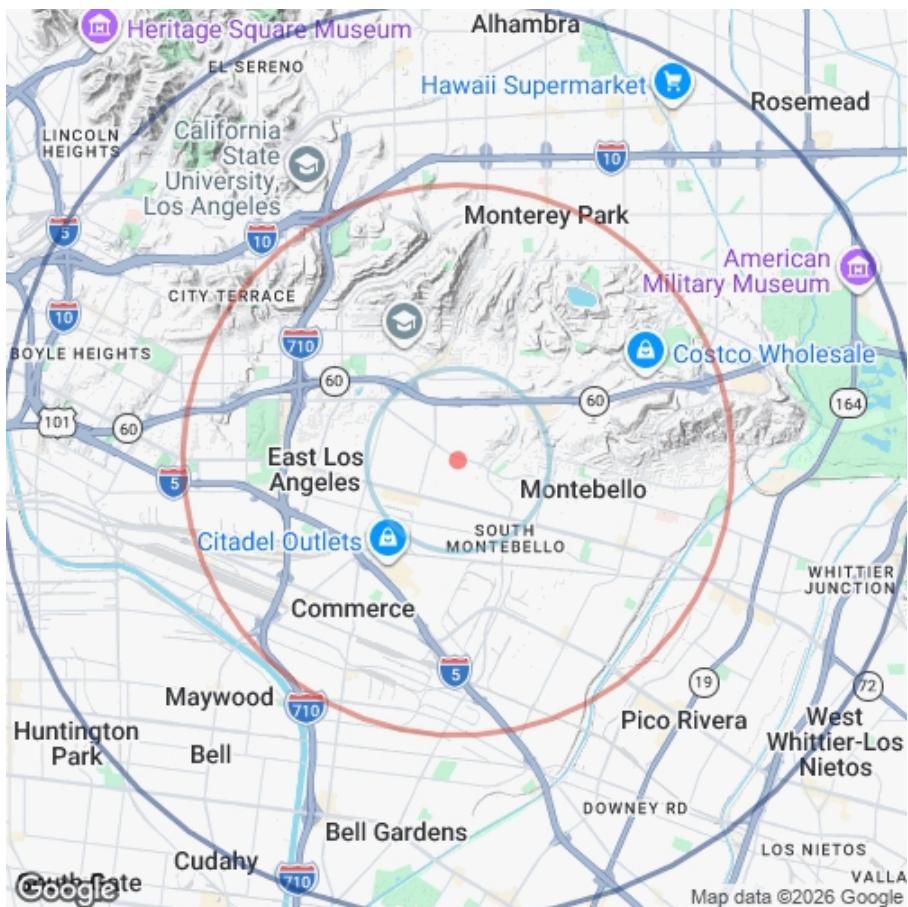
3317 Upstairs

2nd Floor



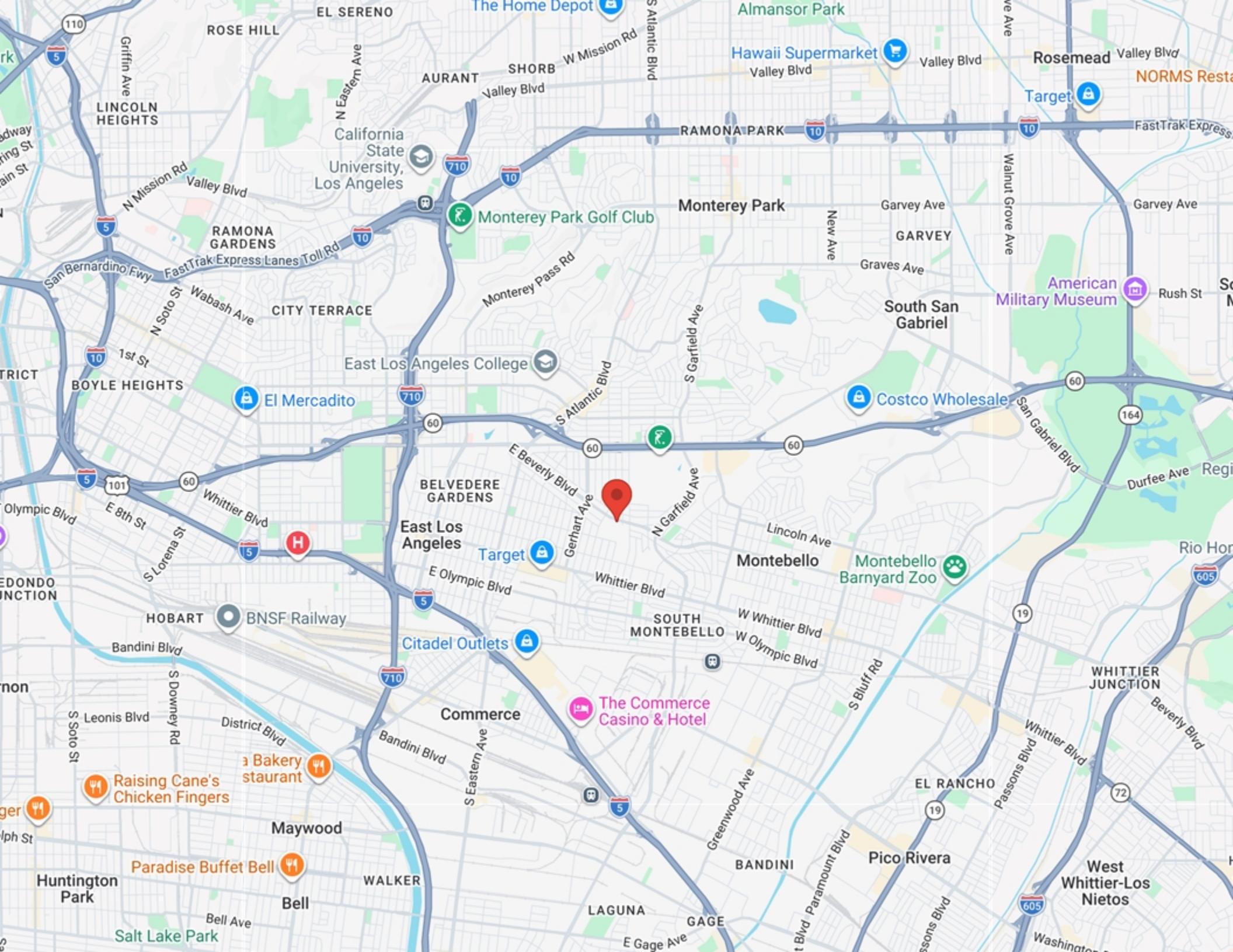
DEMOGRAPHICS

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

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