



# BEVERLY BUILDING

3317 W Beverly Blvd  
Montebello, CA 90640

OFFERING MEMORANDUM



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3317 W BEVERLY BLVD  
MONTEBELLO, CA 90640

EXCLUSIVELY PRESENTED BY:



**OLIVER LIU**

Senior Vice President

Mobile: 909-979-0207

[oliver.liu@minkcre.com](mailto:oliver.liu@minkcre.com)

License #: 01919930



**UNIVERSAL ELITE  
COMMERCIAL**

7700 Irvine Center Dr, Suite 680  
Irvine, CA 92618

Office: 909-979-0207









# 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

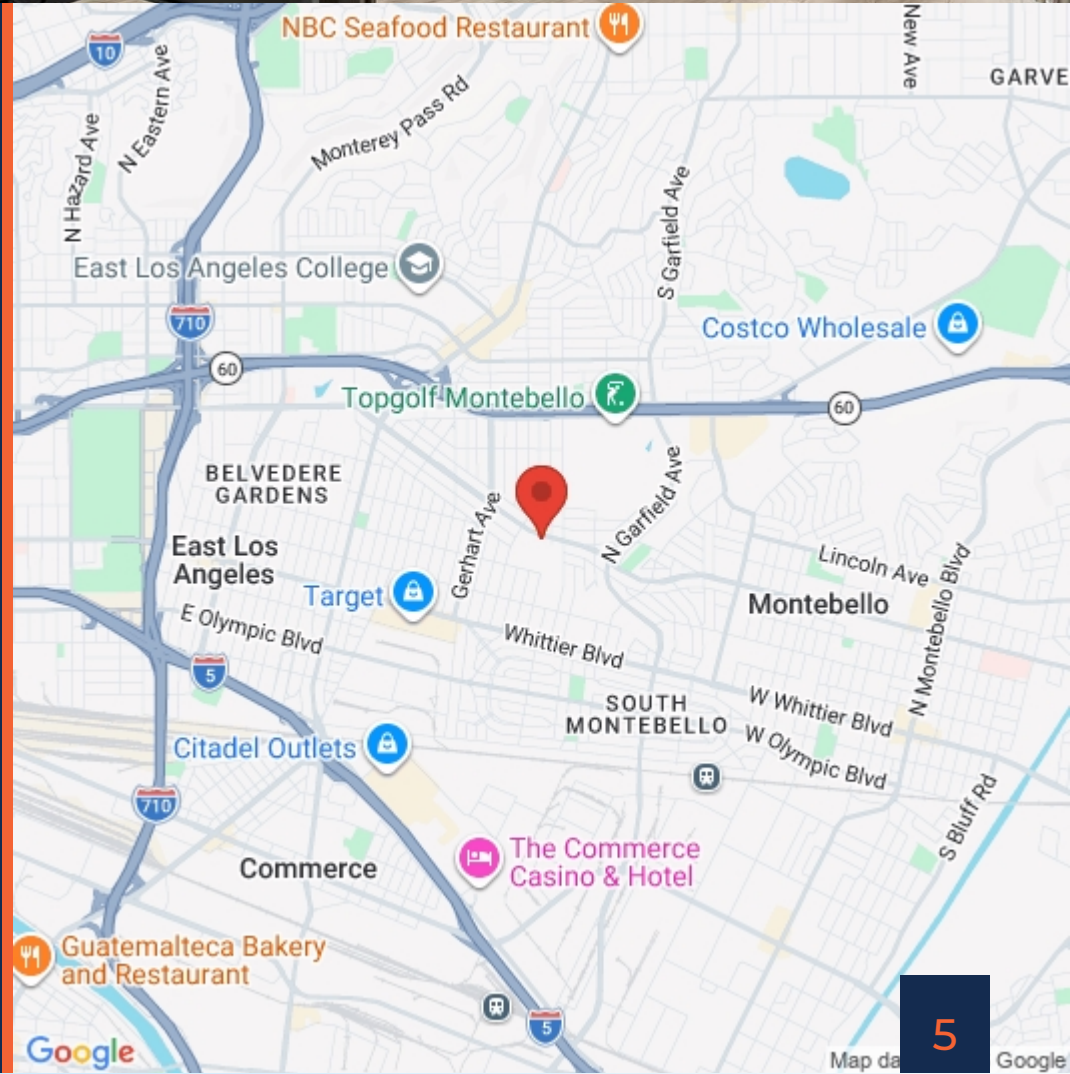






## INVESTMENT HIGHLIGHTS

- 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 Envy  
BEAUTY SPECIALISTS

SALON ENVY  
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

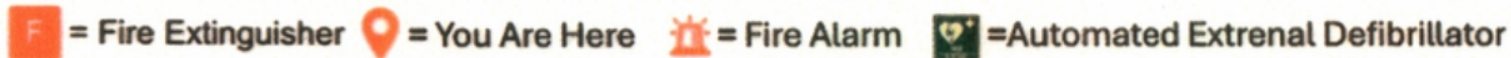






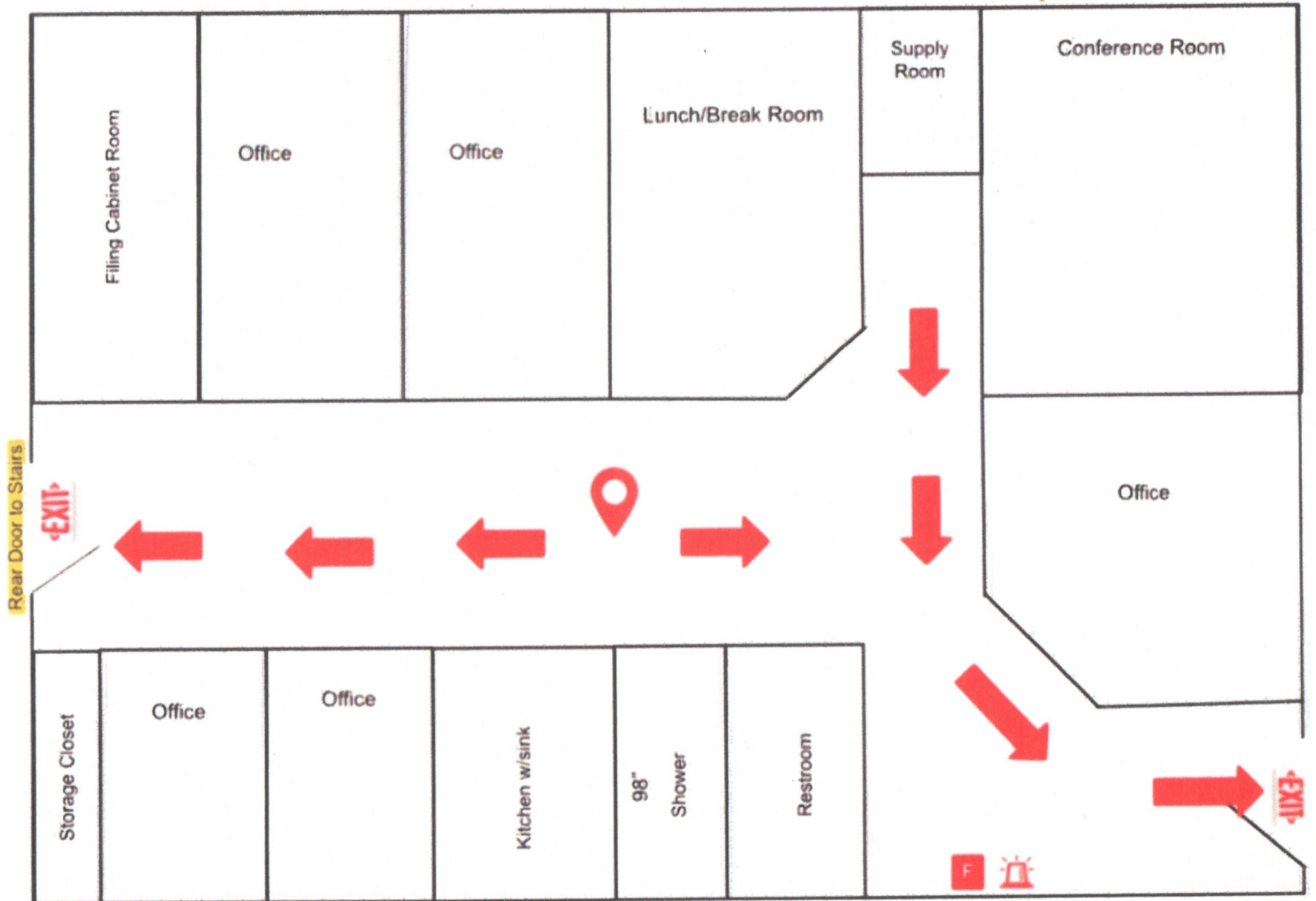


1st Floor





3317 Upstairs 2<sup>nd</sup> Floor

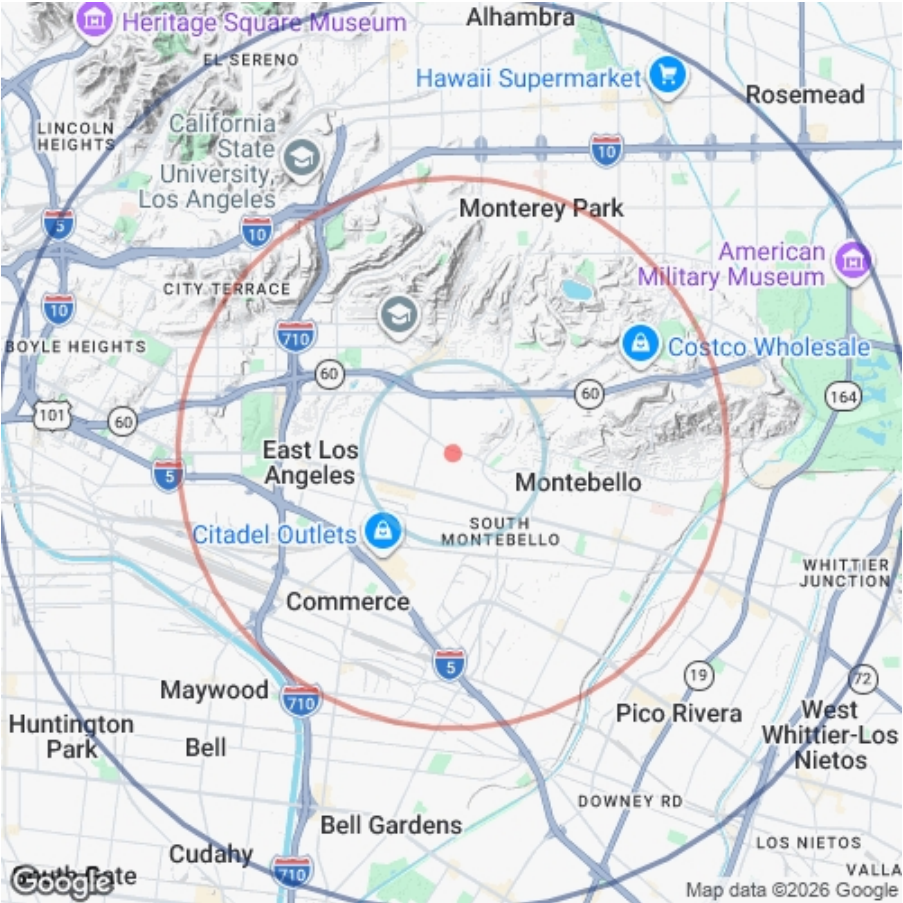




# DEMOGRAPHICS

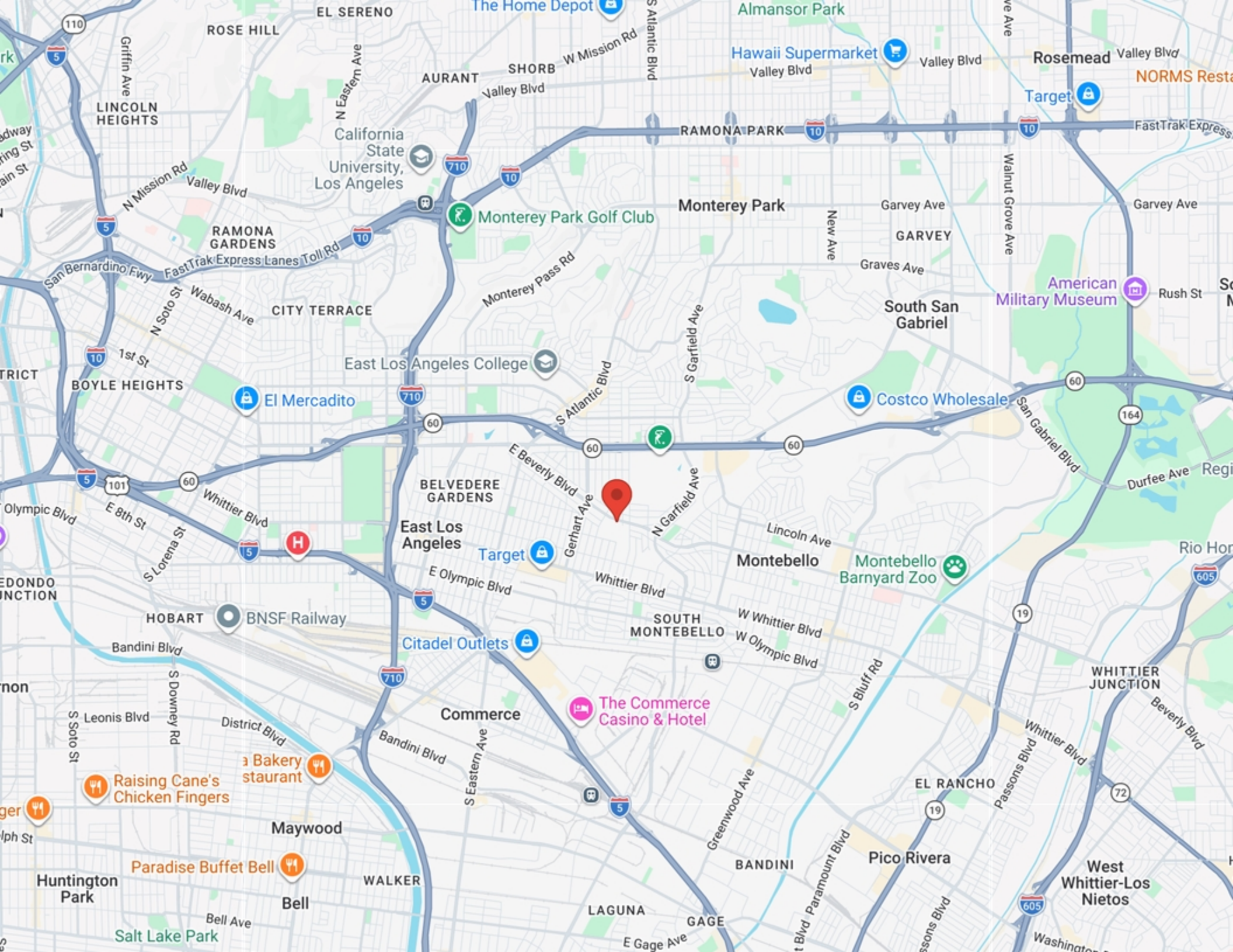
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,335	234,933	749,594
2010 Population	41,321	235,989	741,311
2025 Population	38,322	221,382	684,476
2030 Population	37,242	216,474	670,132
2025-2030 Growth Rate	-0.57 %	-0.45 %	-0.42 %
2025 Daytime Population	32,413	251,763	683,649

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

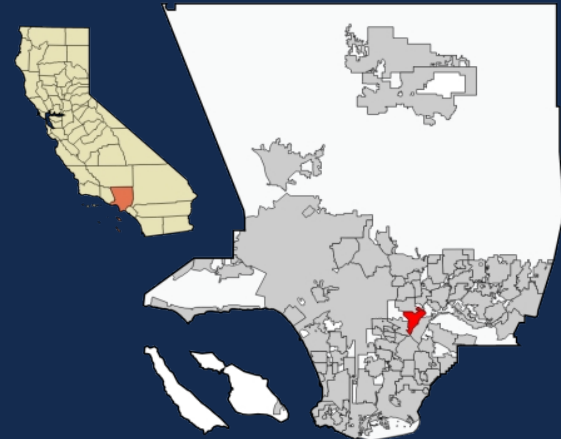
203 FT

## 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.





# CONFIDENTIALITY STATEMENT

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

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