

**FOR
SALE**

RETAIL/OFFICE

2637 BEVERLY BLVD., MONTEBELLO, CA



THE OPPORTUNITY

- Asking Price: \$775,000
- Building Size: ± 600 SF
- Lot Size: ± 4,967 SF
- Features:
- Recently remodeled
 - Street visibility
 - Large fenced parking area
- Traffic Counts: 25,472 Average Cars Per Day



CHANTEL AGUILAR
(562) 447-0665
CHANTEL@ASHWILLASSOCIATES.COM
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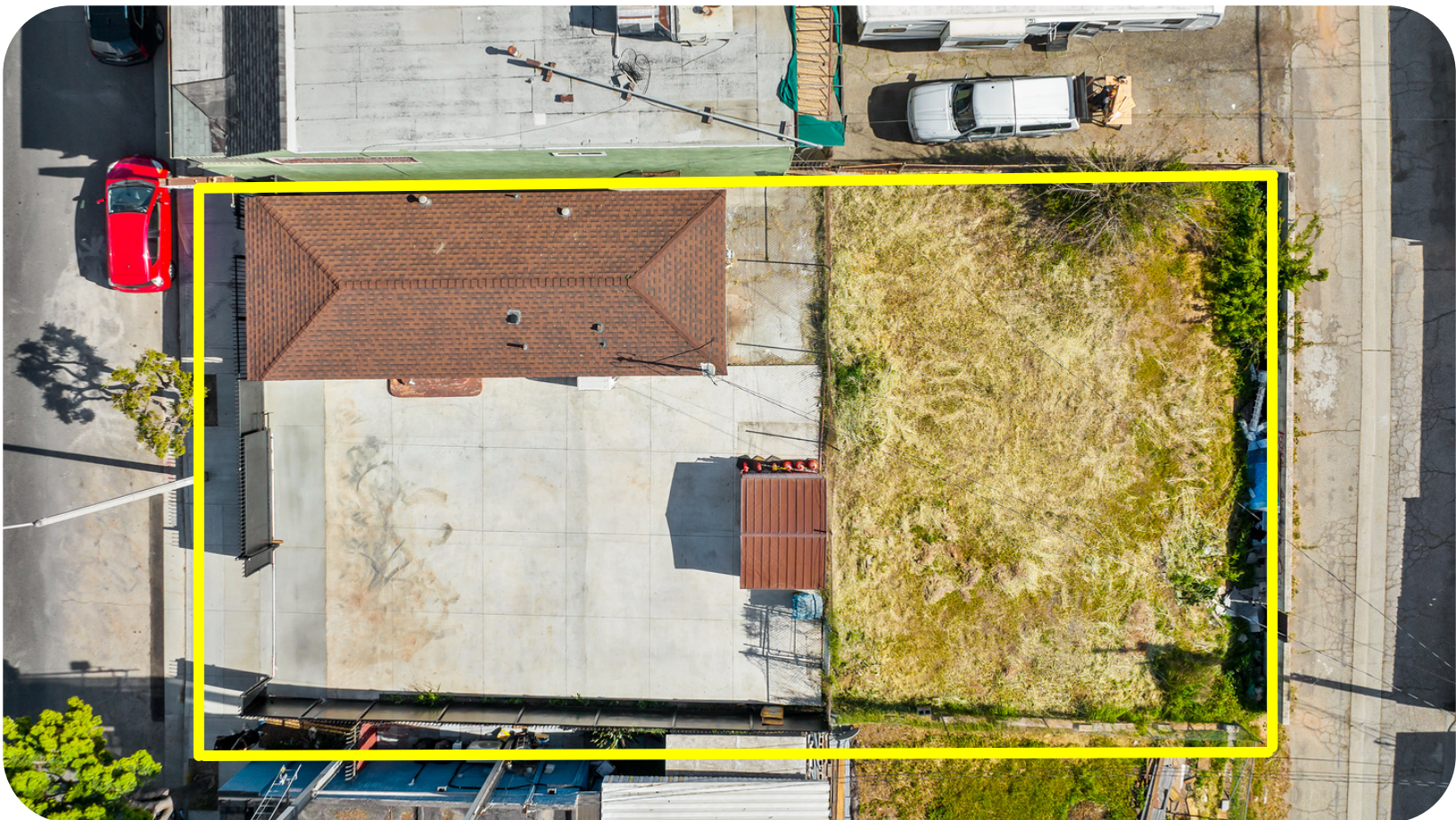
**Ashwill
Associates**
COMMERCIAL REAL ESTATE

THE INFORMATION CONTAINED HEREIN HAS NOT BEEN VERIFIED BY REAL ESTATE BROKERS. ALTHOUGH WE HAVE NO REASON TO DOUBT ITS ACCURACY WE DO NOT GUARANTEE IT. BUYERS AND TENANT SHOULD VERIFY INFORMATION INDEPENDENTLY.

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AERIAL PHOTOS

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EXTERIOR



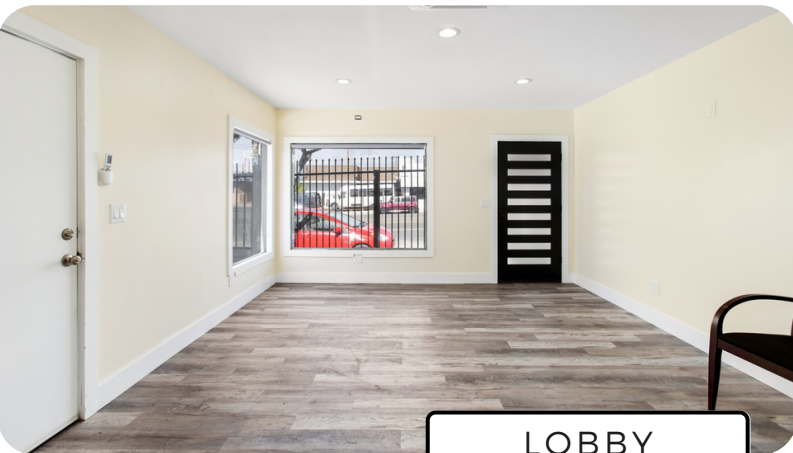
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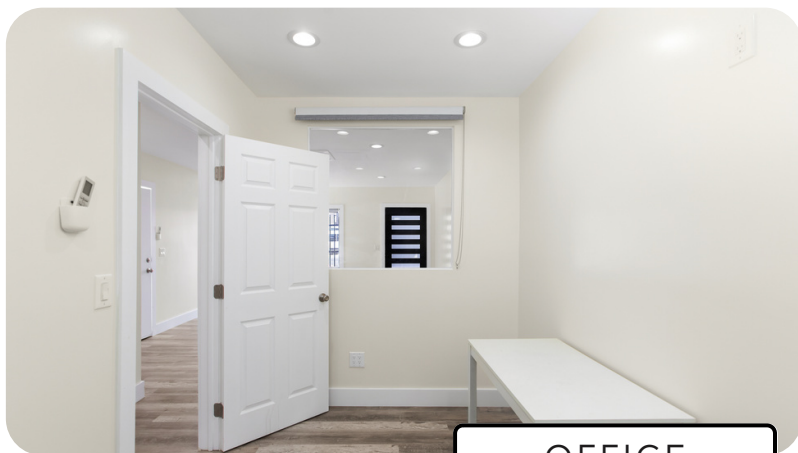
EXTERIOR



EXTERIOR



LOBBY



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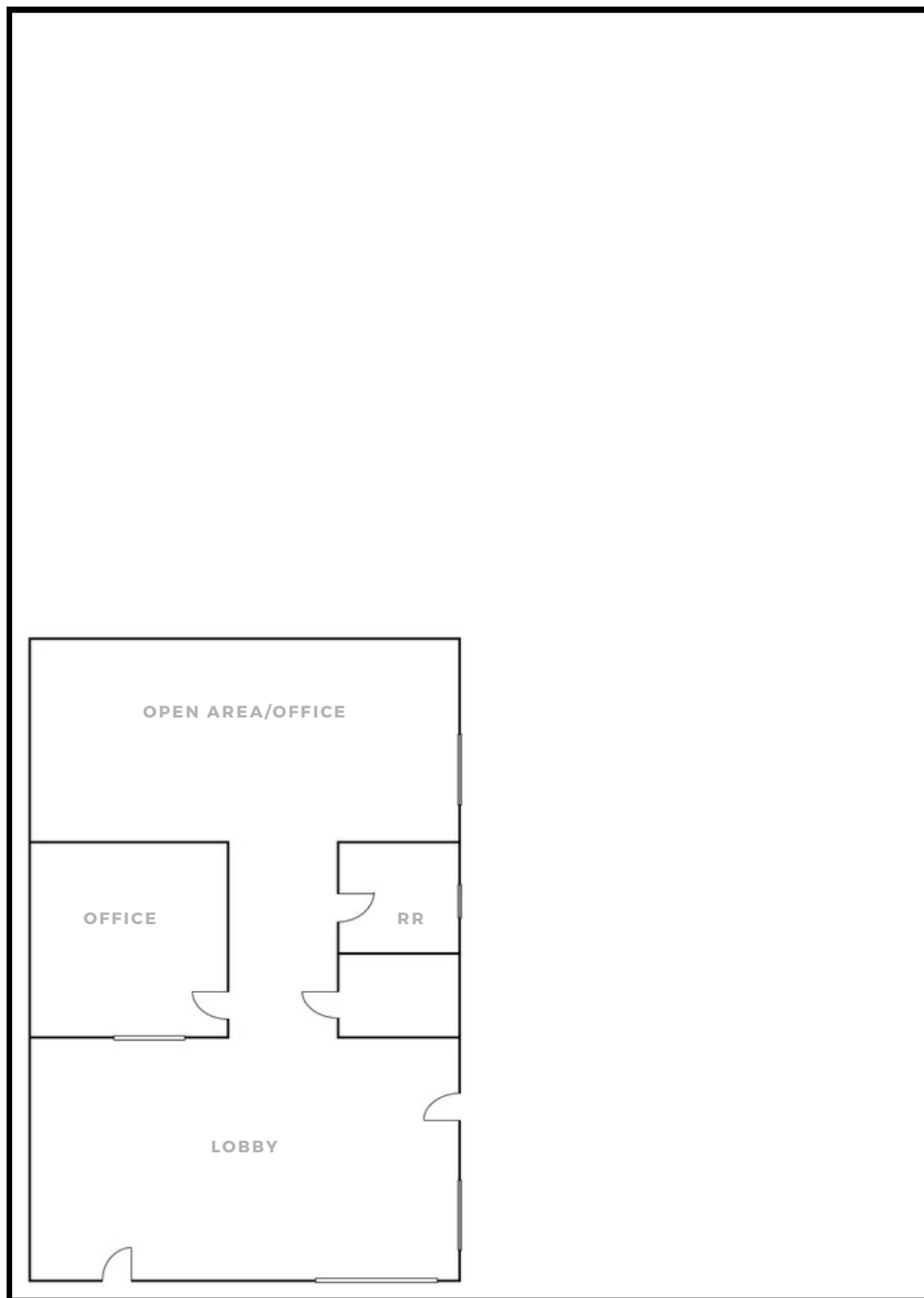
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SITEPLAN

2637 BEVERLY BLVD., MONTEBELLO, CA 90640

SITEPLAN NOT TO SCALE*



BEVERLY BLVD.



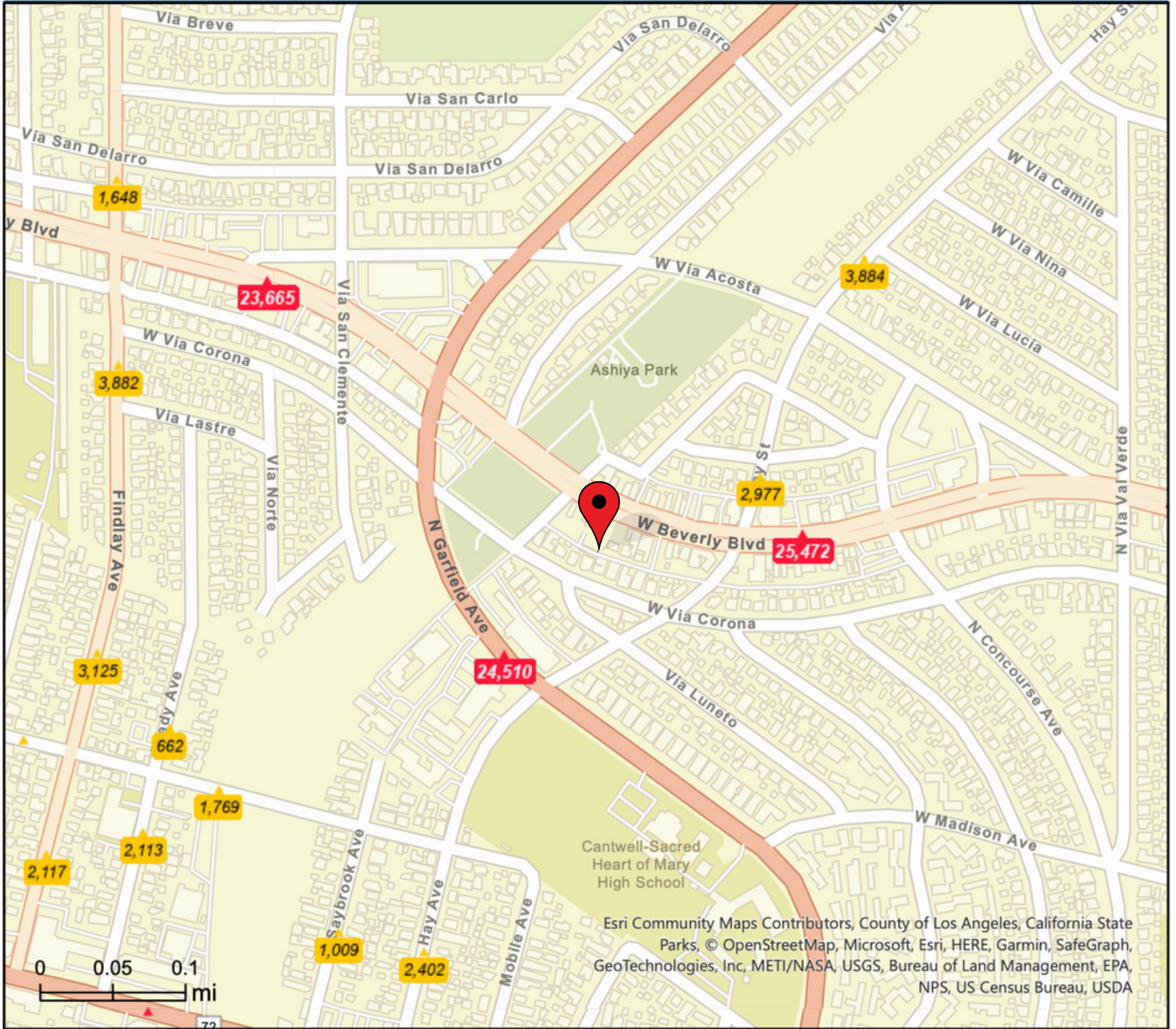
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TRAFFIC COUNTS

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DEMOGRAPHICS 1-MILE

2637 BEVERLY BLVD., MONTEBELLO, CA 90640

Summary	Census 2010	Census 2020	2022	2027
Population	38,090	37,077	36,475	35,266
Households	10,749	11,023	10,912	10,593
Families	8,582	-	8,698	8,452
Average Household Size	3.53	3.35	3.33	3.31
Owner Occupied Housing Units	4,625	-	4,441	4,382
Renter Occupied Housing Units	6,124	-	6,470	6,211
Median Age	32.8	-	33.5	35.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.67%	-0.06%	0.25%
Households	-0.59%	-0.01%	0.31%
Families	-0.57%	-0.01%	0.28%
Owner HHS	-0.27%	0.05%	0.53%
Median Household Income	4.74%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	942	8.6%	704	6.6%
\$15,000 - \$24,999	1,083	9.9%	701	6.6%
\$25,000 - \$34,999	891	8.2%	732	6.9%
\$35,000 - \$49,999	1,597	14.6%	1,376	13.0%
\$50,000 - \$74,999	2,123	19.5%	1,838	17.4%
\$75,000 - \$99,999	1,404	12.9%	1,524	14.4%
\$100,000 - \$149,999	1,698	15.6%	2,022	19.1%
\$150,000 - \$199,999	677	6.2%	995	9.4%
\$200,000+	496	4.5%	702	6.6%

Median Household Income	\$58,691	\$73,970
Average Household Income	\$81,203	\$99,531
Per Capita Income	\$24,425	\$30,073

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,789	7.3%	2,506	6.9%	2,376	6.7%
5 - 9	2,755	7.2%	2,554	7.0%	2,266	6.4%
10 - 14	3,002	7.9%	2,458	6.7%	2,375	6.7%
15 - 19	3,332	8.7%	2,577	7.1%	2,229	6.3%
20 - 24	2,869	7.5%	2,902	8.0%	2,505	7.1%
25 - 34	5,538	14.5%	6,054	16.6%	5,716	16.2%
35 - 44	5,497	14.4%	4,856	13.3%	4,948	14.0%
45 - 54	4,591	12.1%	4,345	11.9%	4,359	12.4%
55 - 64	3,376	8.9%	3,549	9.7%	3,477	9.9%
65 - 74	2,108	5.5%	2,598	7.1%	2,707	7.7%
75 - 84	1,577	4.1%	1,421	3.9%	1,637	4.6%
85+	655	1.7%	655	1.8%	672	1.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,727	54.4%	6,846	18.5%	6,391	17.5%	5,415	15.4%
Black Alone	260	0.7%	249	0.7%	245	0.7%	227	0.6%
American Indian Alone	468	1.2%	1,078	2.9%	1,102	3.0%	1,218	3.5%
Asian Alone	1,967	5.2%	2,419	6.5%	2,428	6.7%	2,430	6.9%
Pacific Islander Alone	29	0.1%	38	0.1%	37	0.1%	35	0.1%
Some Other Race Alone	13,240	34.8%	18,098	48.8%	17,979	49.3%	17,871	50.7%
Two or More Races	1,398	3.7%	8,349	22.5%	8,293	22.7%	8,070	22.9%
Hispanic Origin (Any Race)	34,170	89.7%	32,677	88.1%	32,135	88.1%	31,081	88.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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DEMOGRAPHICS 3-MILE

2637 BEVERLY BLVD., MONTEBELLO, CA 90640

Summary	Census 2010		Census 2020		2022		2027	
Population	221,674		218,063		216,434		210,413	
Households	63,091		65,080		64,718		63,158	
Families	50,368		-		51,585		50,398	
Average Household Size	3.49		3.32		3.32		3.30	
Owner Occupied Housing Units	30,509		-		30,105		29,691	
Renter Occupied Housing Units	32,582		-		34,614		33,466	
Median Age	34.3		-		35.4		37.3	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.56%		-0.06%		0.25%			
Households	-0.49%		-0.01%		0.31%			
Families	-0.46%		-0.01%		0.28%			
Owner HHs	-0.28%		0.05%		0.53%			
Median Household Income	4.17%		3.60%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			5,663	8.8%	4,190	6.6%		
\$15,000 - \$24,999			5,504	8.5%	3,784	6.0%		
\$25,000 - \$34,999			5,309	8.2%	4,096	6.5%		
\$35,000 - \$49,999			8,507	13.1%	7,539	11.9%		
\$50,000 - \$74,999			11,715	18.1%	10,786	17.1%		
\$75,000 - \$99,999			8,488	13.1%	8,099	12.8%		
\$100,000 - \$149,999			10,601	16.4%	11,836	18.7%		
\$150,000 - \$199,999			4,601	7.1%	6,622	10.5%		
\$200,000+			4,328	6.7%	6,206	9.8%		
Median Household Income			\$63,455		\$77,850			
Average Household Income			\$89,585		\$110,154			
Per Capita Income			\$26,779		\$33,051			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	15,671	7.1%	14,171	6.5%	13,581	6.5%		
5 - 9	15,450	7.0%	14,584	6.7%	13,107	6.2%		
10 - 14	16,488	7.4%	14,507	6.7%	14,044	6.7%		
15 - 19	17,868	8.1%	14,568	6.7%	13,105	6.2%		
20 - 24	16,254	7.3%	15,322	7.1%	13,702	6.5%		
25 - 34	31,368	14.2%	33,774	15.6%	30,570	14.5%		
35 - 44	30,757	13.9%	28,970	13.4%	30,323	14.4%		
45 - 54	27,580	12.4%	25,428	11.7%	25,536	12.1%		
55 - 64	21,332	9.6%	22,165	10.2%	21,719	10.3%		
65 - 74	13,988	6.3%	17,382	8.0%	17,974	8.5%		
75 - 84	10,550	4.8%	10,589	4.9%	11,542	5.5%		
85+	4,368	2.0%	4,971	2.3%	5,208	2.5%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	101,224	45.7%	36,265	16.6%	34,129	15.8%	29,095	13.8%
Black Alone	1,594	0.7%	1,718	0.8%	1,687	0.8%	1,563	0.7%
American Indian Alone	2,188	1.0%	5,173	2.4%	5,318	2.5%	5,929	2.8%
Asian Alone	40,769	18.4%	43,173	19.8%	43,462	20.1%	43,112	20.5%
Pacific Islander Alone	151	0.1%	185	0.1%	184	0.1%	179	0.1%
Some Other Race Alone	68,021	30.7%	91,026	41.7%	91,128	42.1%	90,971	43.2%
Two or More Races	7,728	3.5%	40,523	18.6%	40,526	18.7%	39,565	18.8%
Hispanic Origin (Any Race)	168,105	75.8%	162,338	74.4%	160,804	74.3%	156,093	74.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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DEMOGRAPHICS 5-MILE

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Summary	Census 2010		Census 2020		2022		2027	
Population	724,126		701,029		694,481		674,950	
Households	196,304		202,777		201,745		196,931	
Families	159,548		-		163,764		160,010	
Average Household Size	3.66		3.43		3.41		3.39	
Owner Occupied Housing Units	87,153		-		88,112		86,978	
Renter Occupied Housing Units	109,152		-		113,633		109,953	
Median Age	32.9		-		34.1		36.1	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.57%		-0.06%		0.25%			
Households	-0.48%		-0.01%		0.31%			
Families	-0.46%		-0.01%		0.28%			
Owner HHs	-0.26%		0.05%		0.53%			
Median Household Income	4.17%		3.60%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			17,392	8.6%	12,815	6.5%		
\$15,000 - \$24,999			17,668	8.8%	12,305	6.2%		
\$25,000 - \$34,999			16,790	8.3%	13,066	6.6%		
\$35,000 - \$49,999			26,061	12.9%	22,250	11.3%		
\$50,000 - \$74,999			37,252	18.5%	34,714	17.6%		
\$75,000 - \$99,999			27,167	13.5%	26,948	13.7%		
\$100,000 - \$149,999			33,766	16.7%	39,300	20.0%		
\$150,000 - \$199,999			14,019	6.9%	19,511	9.9%		
\$200,000+			11,628	5.8%	16,021	8.1%		
Median Household Income			\$63,079		\$77,359			
Average Household Income			\$87,025		\$105,509			
Per Capita Income			\$25,294		\$30,798			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	53,107	7.3%	47,078	6.8%	45,016	6.7%		
5 - 9	52,444	7.2%	48,263	6.9%	43,140	6.4%		
10 - 14	55,806	7.7%	47,635	6.9%	45,800	6.8%		
15 - 19	61,234	8.5%	48,757	7.0%	43,713	6.5%		
20 - 24	56,024	7.7%	51,854	7.5%	46,028	6.8%		
25 - 34	104,953	14.5%	113,455	16.3%	102,027	15.1%		
35 - 44	102,816	14.2%	92,382	13.3%	98,030	14.5%		
45 - 54	91,186	12.6%	81,974	11.8%	81,027	12.0%		
55 - 64	67,460	9.3%	70,565	10.2%	69,991	10.4%		
65 - 74	39,916	5.5%	52,051	7.5%	54,899	8.1%		
75 - 84	27,483	3.8%	28,180	4.1%	32,292	4.8%		
85+	11,698	1.6%	12,284	1.8%	12,987	1.9%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	325,367	44.9%	112,161	16.0%	105,465	15.2%	90,004	13.3%
Black Alone	6,914	1.0%	7,146	1.0%	6,988	1.0%	6,443	1.0%
American Indian Alone	7,276	1.0%	16,655	2.4%	17,096	2.5%	19,043	2.8%
Asian Alone	128,301	17.7%	131,587	18.8%	132,170	19.0%	130,959	19.4%
Pacific Islander Alone	543	0.1%	652	0.1%	647	0.1%	625	0.1%
Some Other Race Alone	230,648	31.9%	302,008	43.1%	301,525	43.4%	300,420	44.5%
Two or More Races	25,077	3.5%	130,820	18.7%	130,590	18.8%	127,457	18.9%
Hispanic Origin (Any Race)	551,192	76.1%	525,978	75.0%	520,244	74.9%	505,233	74.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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