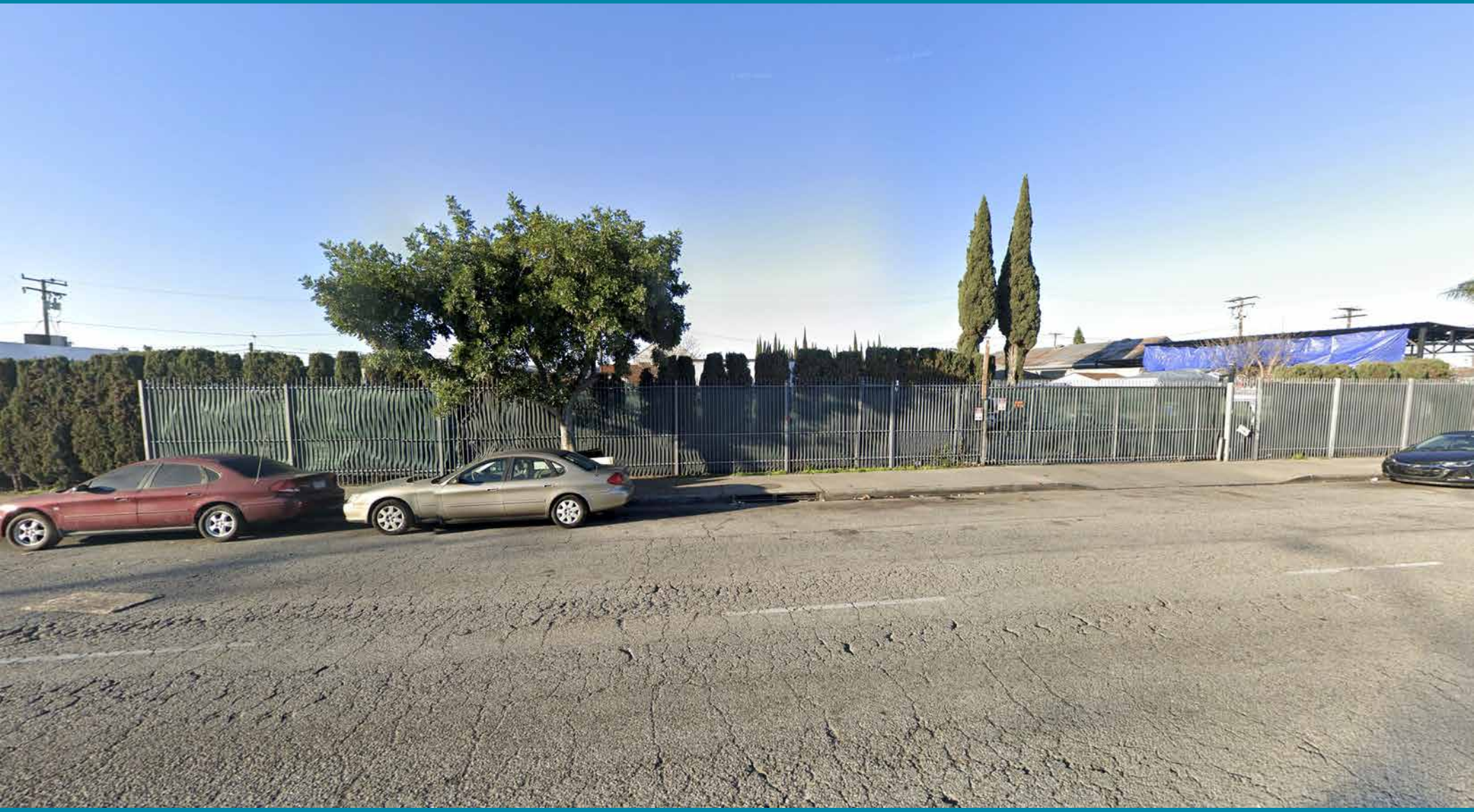
±37,000 SF OF LAND FOR SALE



REDEVELOPMENT POTENTIAL

1517-1537 W Olympic Blvd, Montebello, CA 90640

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

1517-1537 W OLYMPIC BLVD
MONTEBELLO, CA 90640

Property Details

Land Area:	±37,000 SF
Parking:	±50 Surface Spaces
Zoning:	MNC2
APN:	6337-032-006,007,010,011,037
Frontage:	300´ on Olympic Blvd

Existing Building Area:	±10,000 SF
Office Area:	±1,000 SF Ground Floor + ±800 SF Mezzanine
Year Built:	1947/1962
Construction:	Concrete Block
Warehouse Clear Height:	14´
Power (2 Meters):	120-480V/3Ph
Ground Level Loading Doors:	1: 12x12
Sprinklered:	Yes

ASKING PRICE

Land: $1,400,000 ($37.84 Per SF)

Building: $2,400,000 ($240.00 Per SF)

Combined Price: $3,800,000

Property Highlights

- ±37,000 SF of land for sale
- Redevelopment potential
- Purchase includes 10,000 SF industrial building
- Current yard has fenced on-site parking for ±50 vehicles
- Two gates/driveways
- Great Montebello location 2 blocks south of Whittier Blvd, midway between Garfield Ave and Montebello Blvd
- 1½-miles south of the 60 Freeway and 2-miles east of the I-5 Freeway
- Land and building must be purchased together


I-T LE
& HOME IMPROVEMENT





Paved and Gated Land at 1529-1537 W Olympic Blvd







Industrial Building 1519-1521 W Olympic Blvd



Industrial Building 1519-1521 W Olympic Blvd

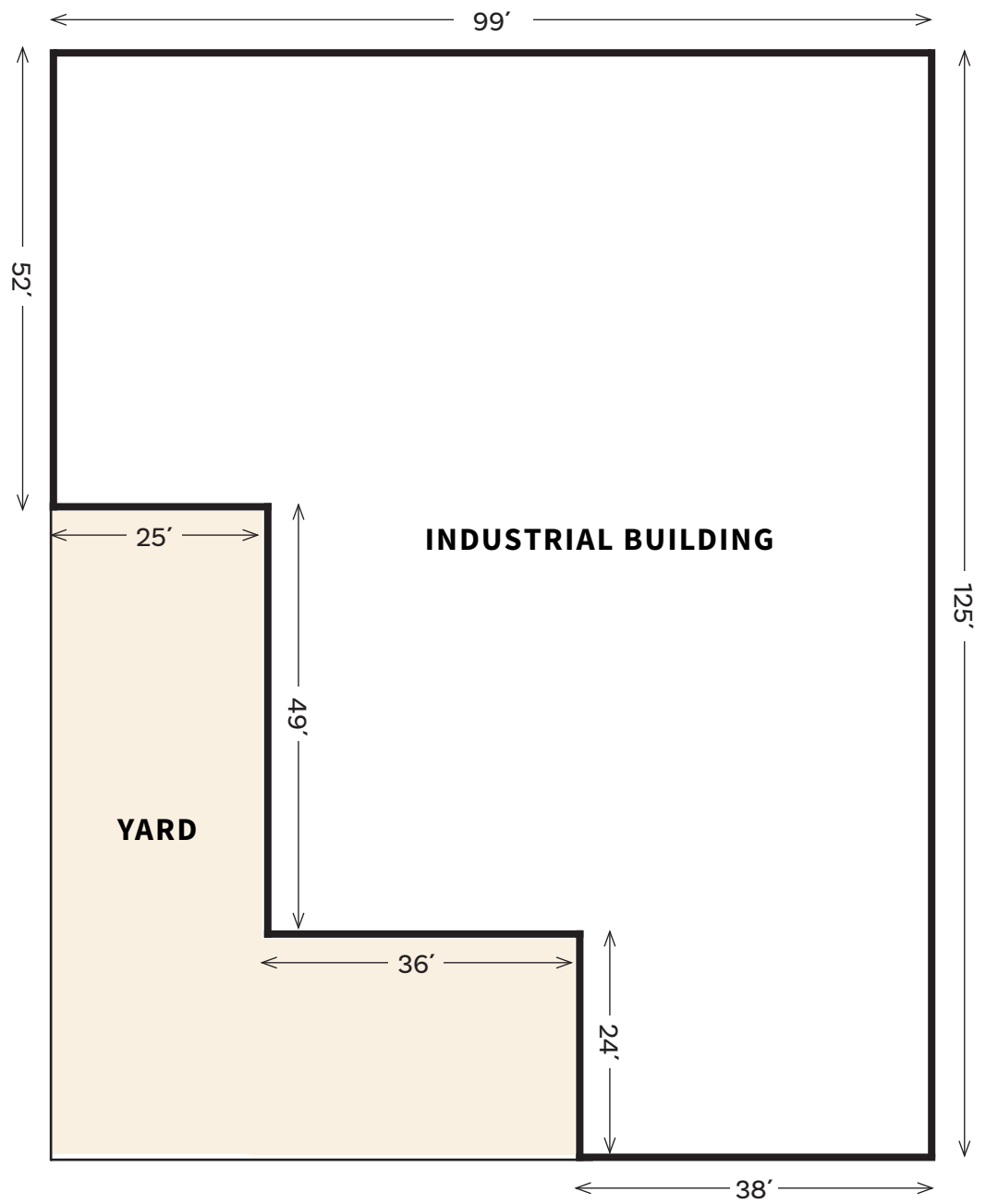


Industrial Building at 1519-1521 W Olympic Blvd

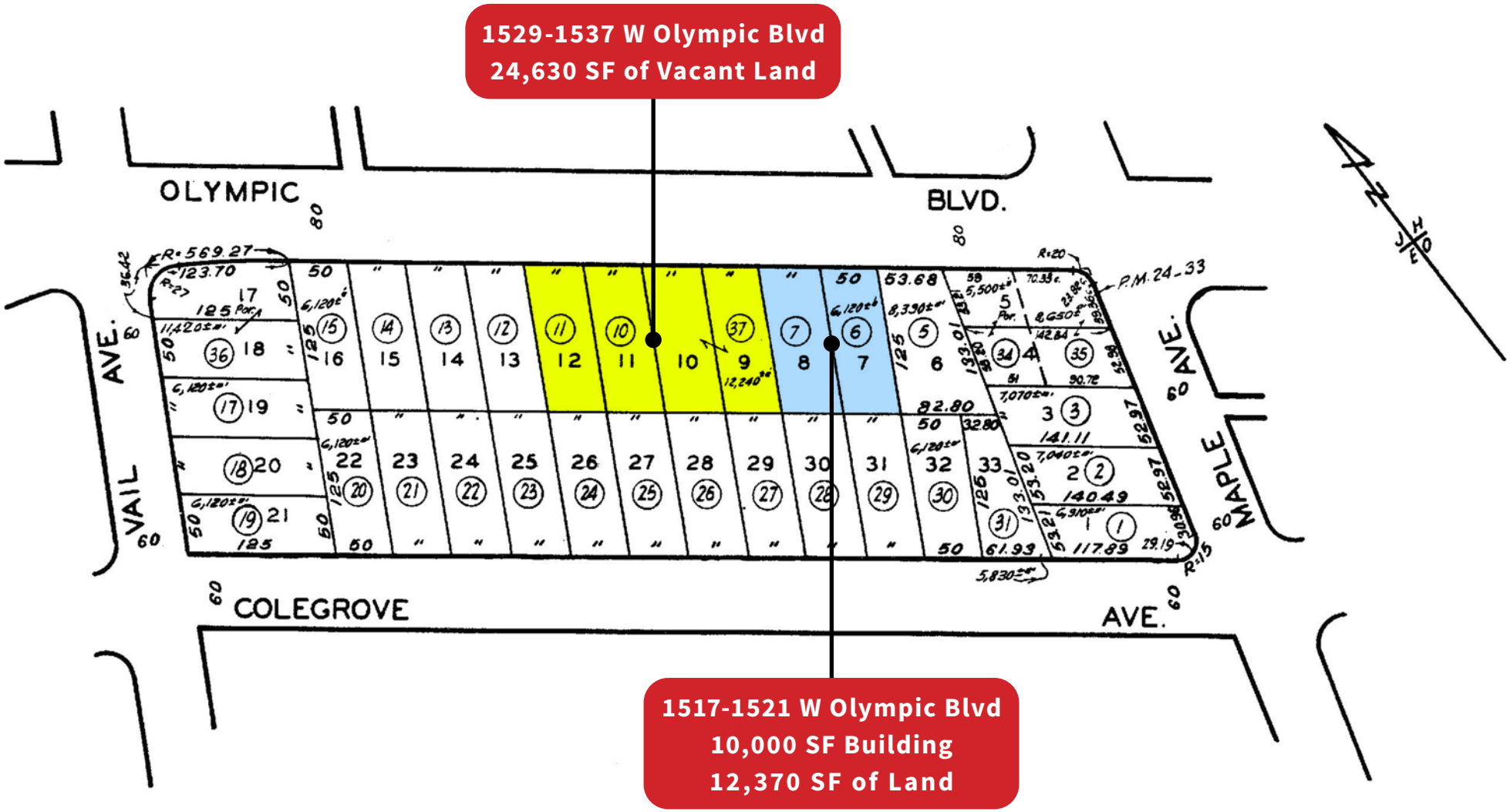


Industrial Building at 1519-1521 W Olympic Blvd

INDUSTRIAL BUILDING LAYOUT



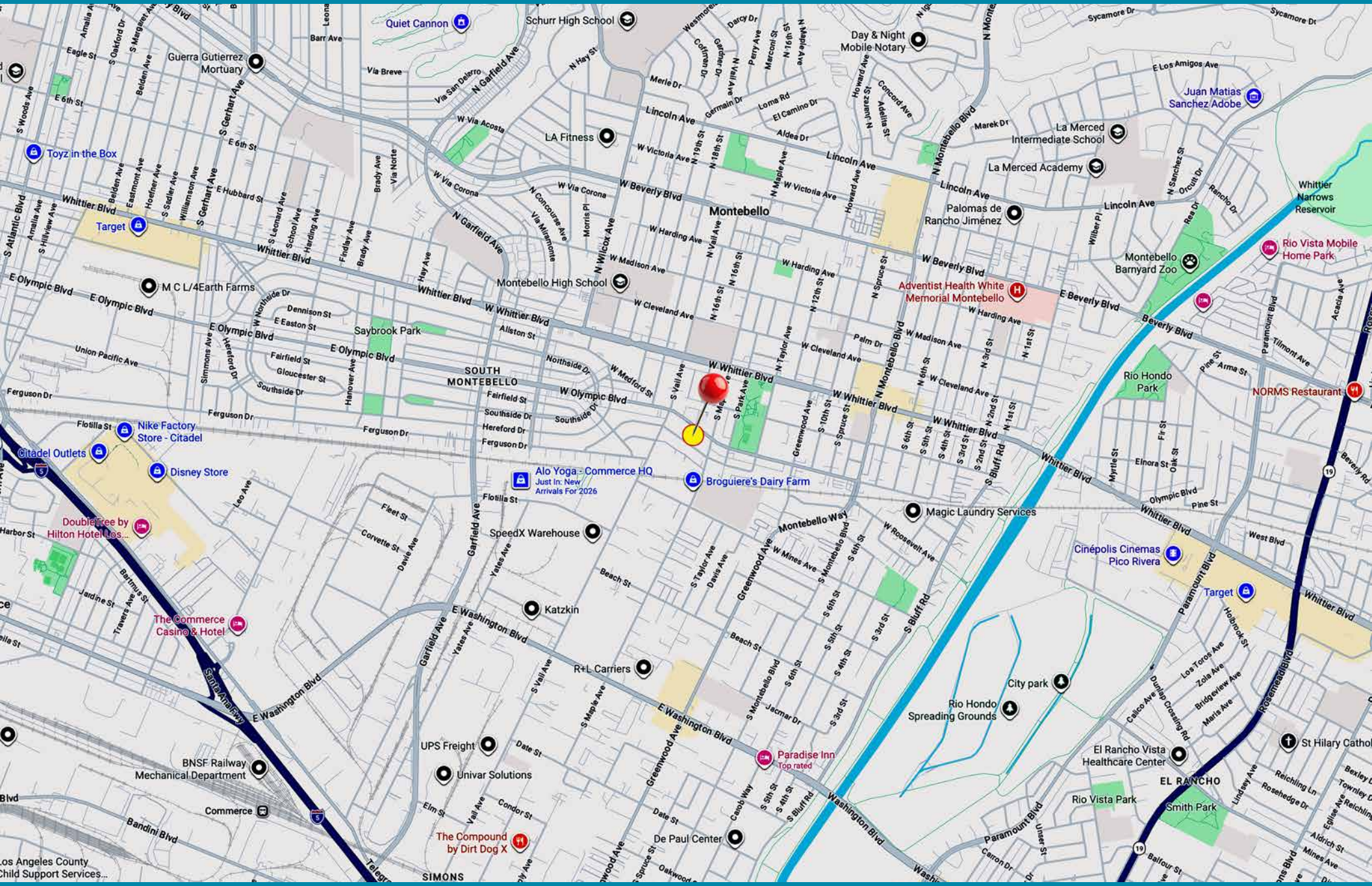
PLAT MAP


1529-1537 W Olympic Blvd
24,630 SF of Vacant Land
OLYMPIC
BLVD.
VAIL AVE.
MAPLE AVE.
COLEGROVE
AVE.
1517-1521 W Olympic Blvd
10,000 SF Building
12,370 SF of Land

AERIAL PHOTO

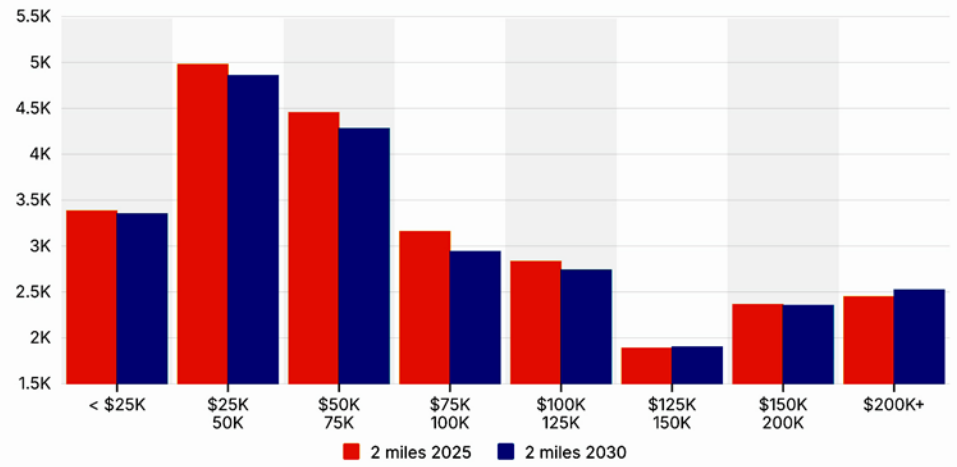


AREA MAP

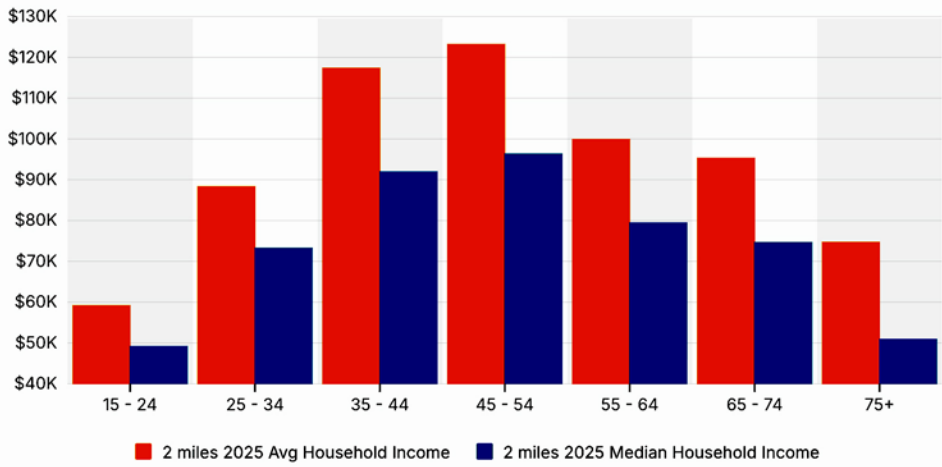

Quiet Cannon
Schurr High School
Day & Night Mobile Notary
Guerra Gutierrez Mortuary
Juan Matias Sanchez Adobe
Toyz in the Box
LA Fitness
La Merced Intermediate School
La Merced Academy
Target
Montebello
Palomas de Rancho Jiménez
Whittier Narrows Reservoir
Montebello Barnyard Zoo
Rio Vista Mobile Home Park
M C L/4Earth Farms
Montebello High School
Adventist Health White Memorial Montebello
Saybrook Park
SOUTH MONTEBELLO
Rio Hondo Park
NORMS Restaurant
Nike Factory Store - Citadel
Citadel Outlets
Disney Store
Alo Yoga - Commerce HQ
Just In: New Arrivals For 2026
Broguiere's Dairy Farm
Magic Laundry Services
DoubleTree by Hilton Hotel Los...
SpeedX Warehouse
Cinépolis Cinemas Pico Rivera
Target
The Commerce Casino & Hotel
Katzkin
R+L Carriers
City park
Rio Hondo Spreading Grounds
UPS Freight
Paradise Inn
Top rated
El Rancho Vista Healthcare Center
St Hilary Catholic
BNSF Railway Mechanical Department
Univar Solutions
EL RANCHO
Rio Vista Park
Smith Park
Commerce
The Compound by Dirt Dog X
De Paul Center
SIMONS
Los Angeles County Child Support Services...

AREA DEMOGRAPHICS

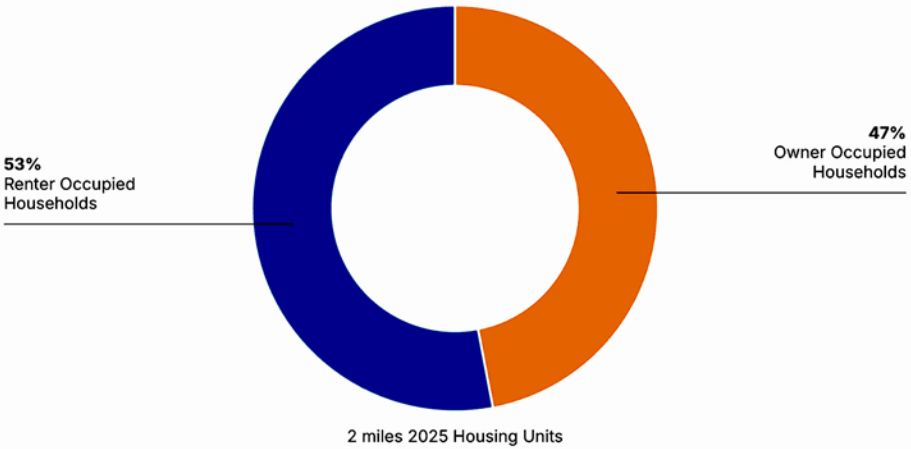
Households By Income



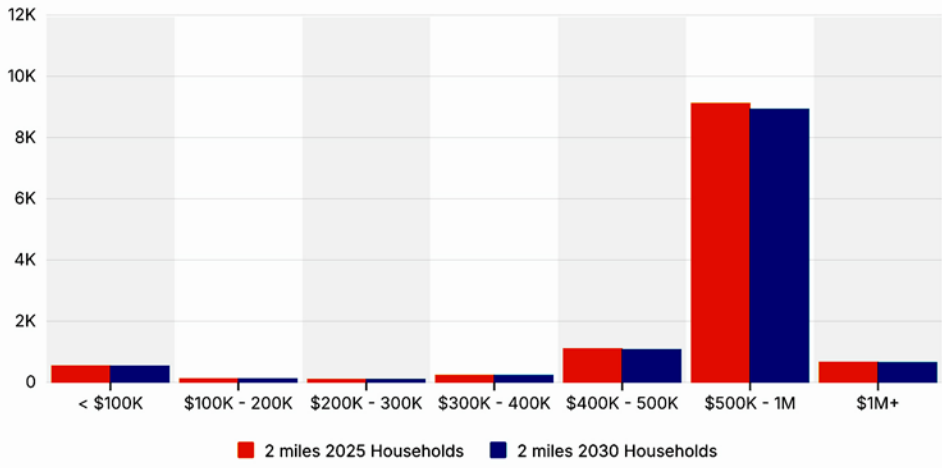
Household Income By Age



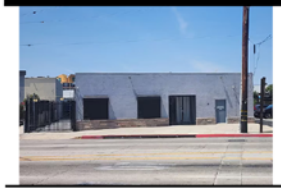
Housing Occupancy



Home Values



COMPARABLE BUILDING VALUES

	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	8019 E Slauson Ave	Montebello	90640	Industrial	4,000	10,019	12/30/2025	$1,175,000	$293.75
	718-730 S Maple Ave	Montebello	90640	Industrial	33,235	87,341	12/24/2025	$8,050,000	$242.21
	1068 S Vail Ave	Montebello	90640	Industrial	9,240	65,340	10/31/2025	$3,000,000	$324.68
	1501 Beach St	Montebello	90640	Industrial	20,860	47,480	09/29/2025	$5,250,000	$251.68
	1125 Greenwood Ave	Montebello	90640	Industrial	8,970	43,560	05/15/2025	$2,850,000	$317.73
	825 S Maple Ave	Montebello	90640	Industrial	19,800	53,579	02/14/2025	$4,900,000	$247.47
Average Price Per Sq.Ft. Building Value:									**$279.59**

COMPARABLE LAND VALUES

	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Land
	860 Truck Way	Montebello	90640	Land	None	22,216	01/29/2026	$2,220,000	$99.93
	716 Washington Blvd	Montebello	90640	Land	None	38,467	12/31/2024	$2,700,000	$70.19
	111 W Beverly Blvd	Montebello	90640	Land	None	66,211	12/04/2023	$4,250,000	$64.19
Average Price Per Sq.Ft. Land Value:									**$78.10**

FOR SALE 1517-1537 W OLYMPIC BLVD, MONTEBELLO, CA 90640

±37,000 SF OF LAND FOR SALE

Includes ±10,000 SF Industrial Building

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