

±37,000 SF OF LAND FOR SALE



REDEVELOPMENT POTENTIAL

1517-1537 W Olympic Blvd, Montebello, CA 90640



**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





Paved and Gated Land at 1529-1537 W Olympic Blvd





Industrial Building 1519-1521 W Olympic Blvd



Industrial Building 1519-1521 W Olympic Blvd

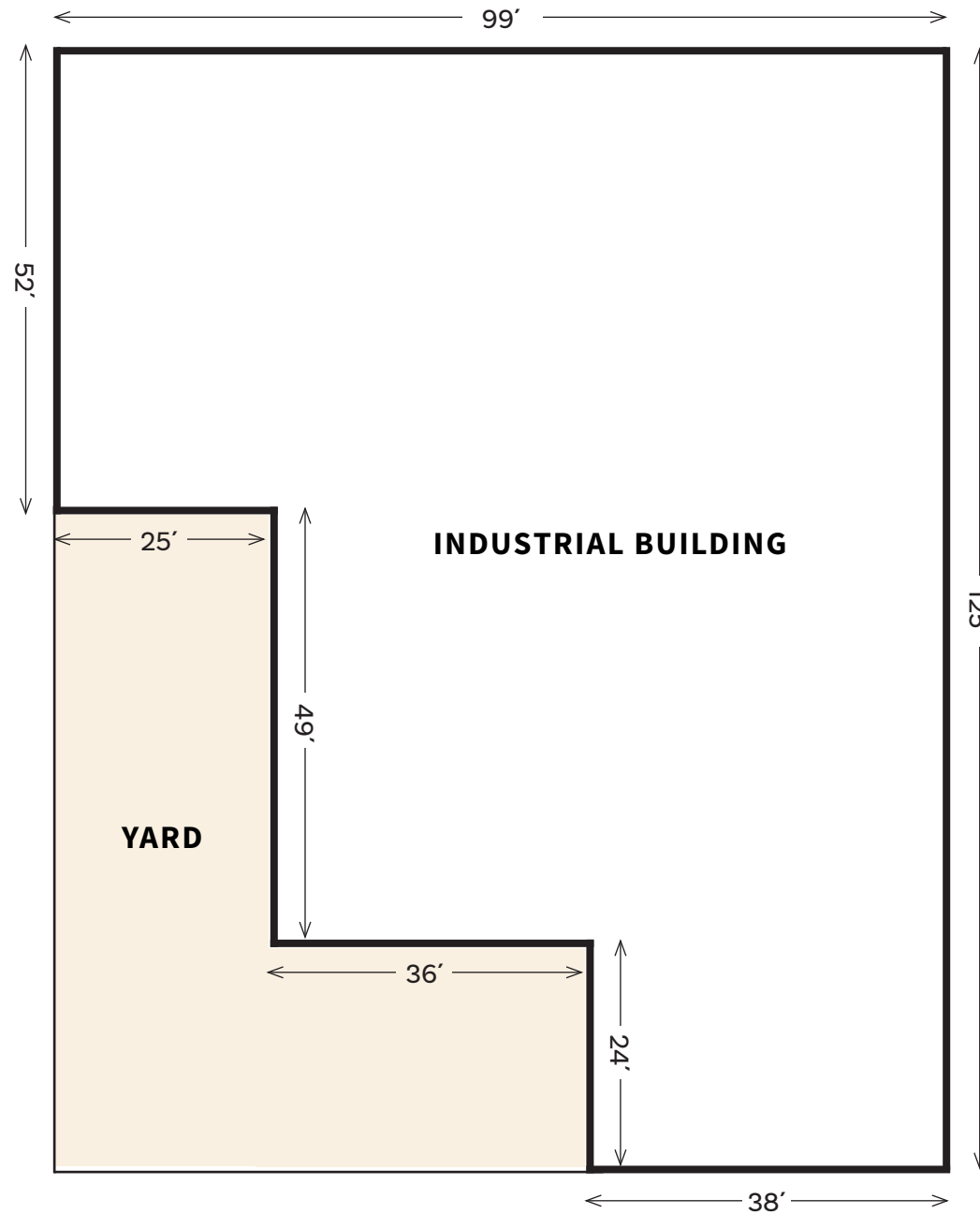


Industrial Building at 1519-1521 W Olympic Blvd



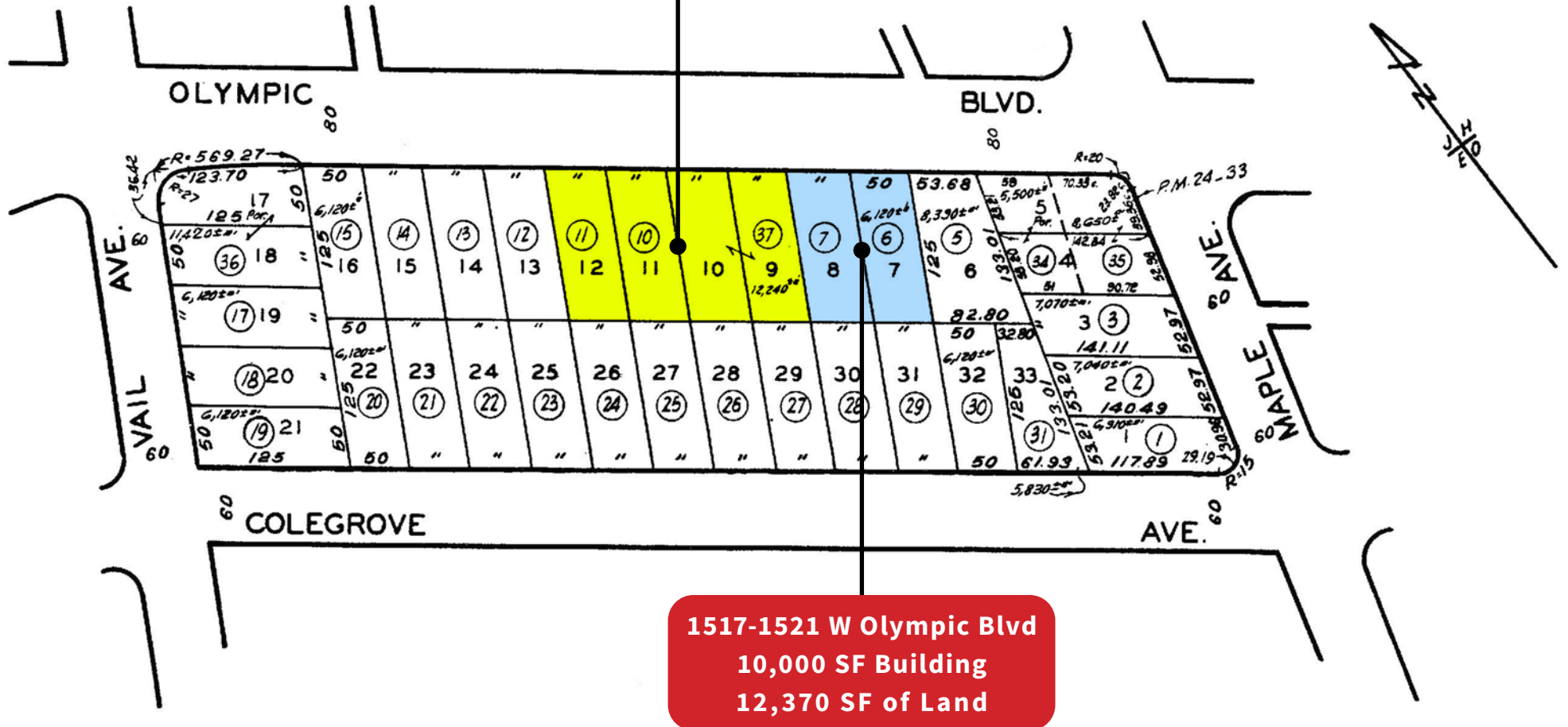
Industrial Building at 1519-1521 W Olympic Blvd

INDUSTRIAL BUILDING LAYOUT



PLAT MAP

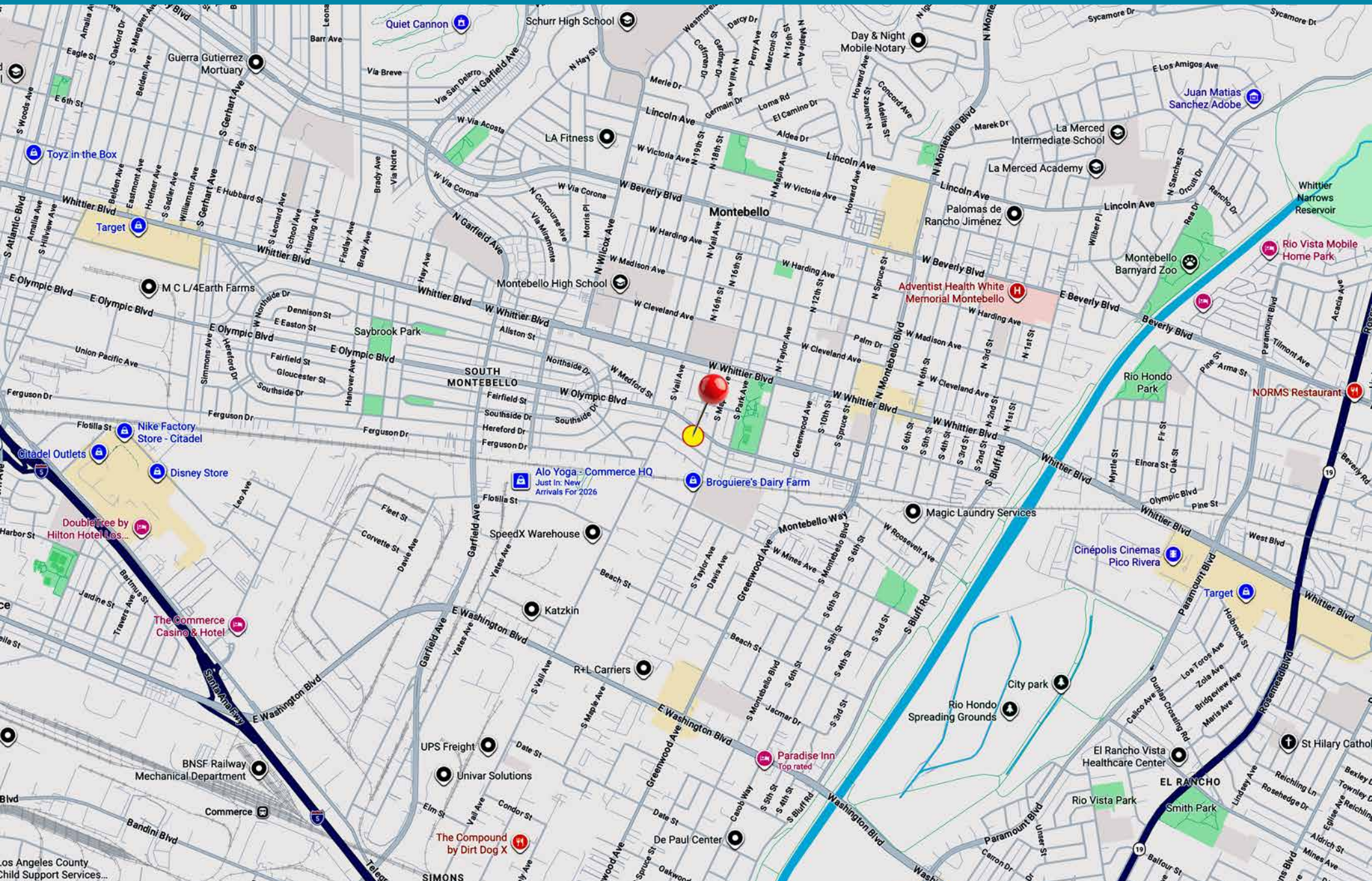
1529-1537 W Olympic Blvd
24,630 SF of Vacant Land



AERIAL PHOTO



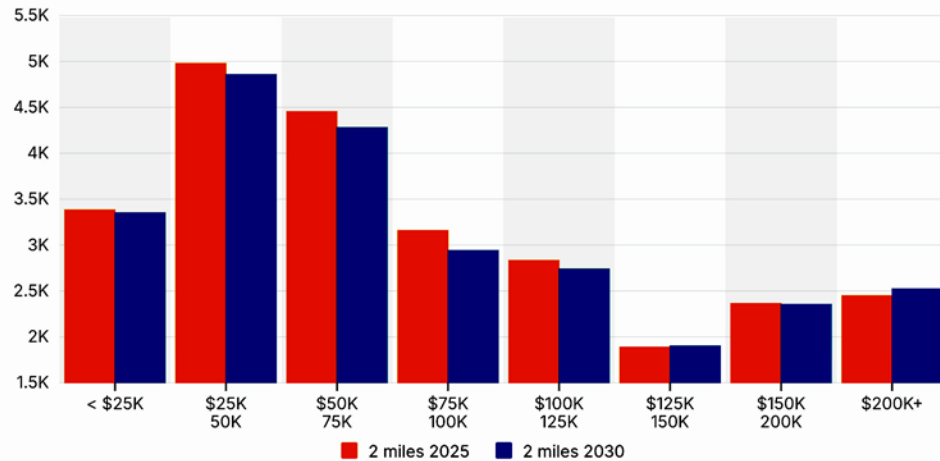
AREA MAP



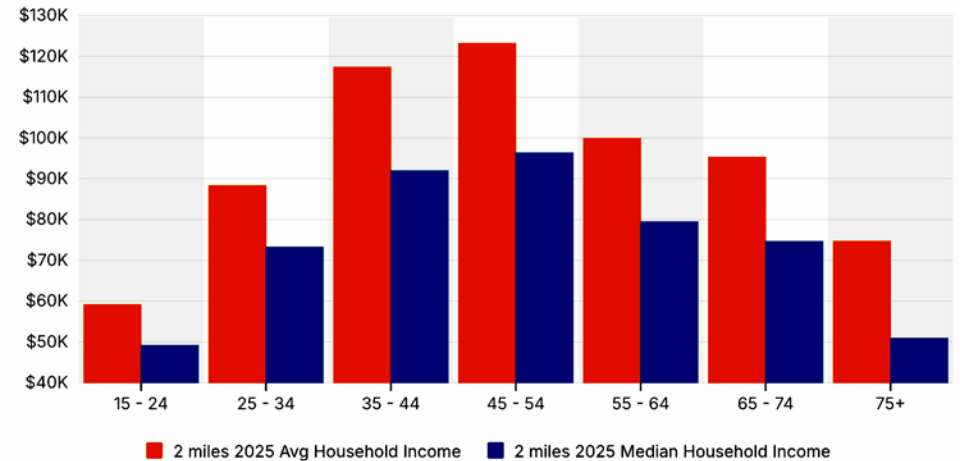
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AREA DEMOGRAPHICS

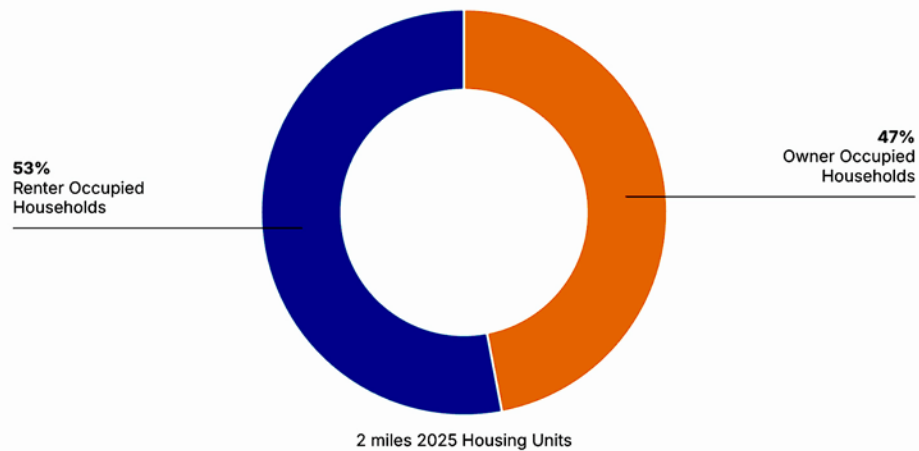
Households By Income



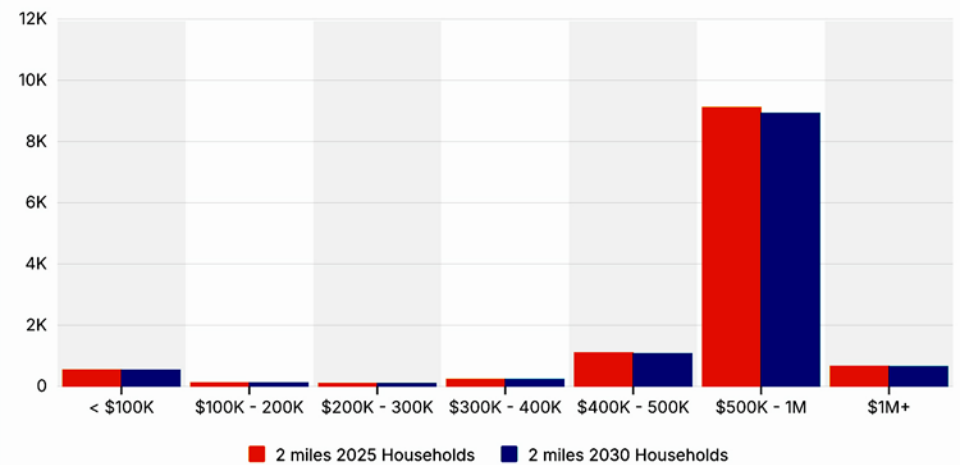
Household Income By Age



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

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±37,000 SF OF LAND FOR SALE Includes ±10,000 SF Industrial Building

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Exclusively offered by:

Jamie Kennedy

Sales Associate

412.589.2751

jamie@majorproperties.com

DRE LIC. 02426913



Ryan Kirschner

Sales Associate

323.538.2882

ryan@majorproperties.com

DRE LIC. 02317290



Anthony S Behar

Executive Vice President

310.880.2329

anthony@majorproperties.com

DRE LIC. 01368565



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