

Walgreens

1501 W Whittier Blvd
Montebello, CA 90640

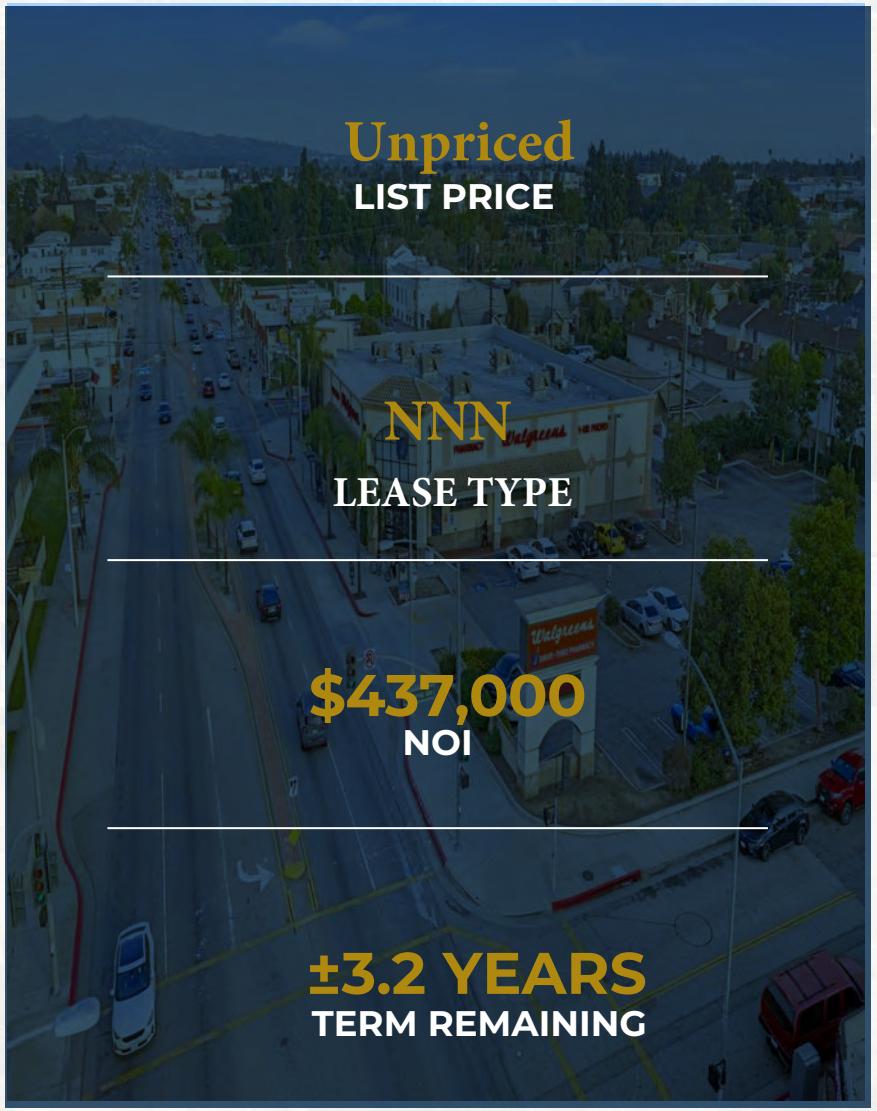
Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a Walgreens in Montebello, CA.

This single-story ±14,775 SF freestanding Walgreens was built in 2005 on a ±0.99 AC lot with 40+ parking spaces and is located at 1501 W Whittier Blvd in Montebello, California (Los Angeles County). The property is situated on a prime signalized hard corner within a dense infill retail corridor. The property offers exceptional visibility and access at the intersection of Whittier Blvd & Maple Ave, which carries 37,300+ combined VPD. Montebello is a built-out Los Angeles County submarket with strong underlying real estate fundamentals that support long-term residual value and downside protection. Area demographics are outstanding, with 604,900+ residents within a 5-mile radius and average household income of approximately $102,850 within a 3-mile radius. The site is surrounded by major national retailers including Target, Home Depot, 7-Eleven, McDonald's, O'Reilly Auto Parts, AutoZone, and more, and also benefits from close proximity to the Citadel Outlets, one of the region's premier outlet destinations.



OVERVIEW

MONTEBELLO, CA

PRICE:	Unpriced
NET OPERATING INCOME:	$437,000
LEASE TYPE:	NNN
GUARANTY:	Corporate
TENANT:	Walgreens
ADDRESS:	1501 W Whittier Blvd, Montebello, CA 90640
RENTABLE AREA:	±14,775 SF
LAND AREA:	±0.99 AC
YEAR BUILT:	2005
REMAINING LEASE TERM:	± 3.2 Years
RENEWAL OPTIONS:	Ten, 5-Year
RENT INCREASES:	None
APN:	6337-003-034 6337-003-035

INVESTMENT HIGHLIGHTS

• STRONG STORE SALES – High-performing Walgreens location with strong reported store sales; inquire with broker for details.

• IRREPLACEABLE LOS ANGELES COUNTY REAL ESTATE / MONTEBELLO INFILL – Prime signalized corner location on Whittier Blvd in a dense, infill Los Angeles County submarket that supports long-term real estate value and residual land worth.

• DENSE, AFFLUENT DEMOGRAPHICS – Exceptional consumer base with 604,900+ residents within 5 miles and $102,850+ average household income within 3 miles.

• HIGH-TRAFFIC HARD CORNER / EXCELLENT VISIBILITY – Positioned at a signalized hard-corner intersection with 37,300+ combined VPD, offering outstanding visibility, access, and daily consumer exposure.

• DOMINANT RETAIL CORRIDOR / NATIONAL RETAIL SYNERGY – Surrounded by major national retailers including Target, Home Depot, 7-Eleven, McDonald's, O'Reilly Auto Parts, AutoZone, and more, creating exceptional consumer draw and daily traffic.

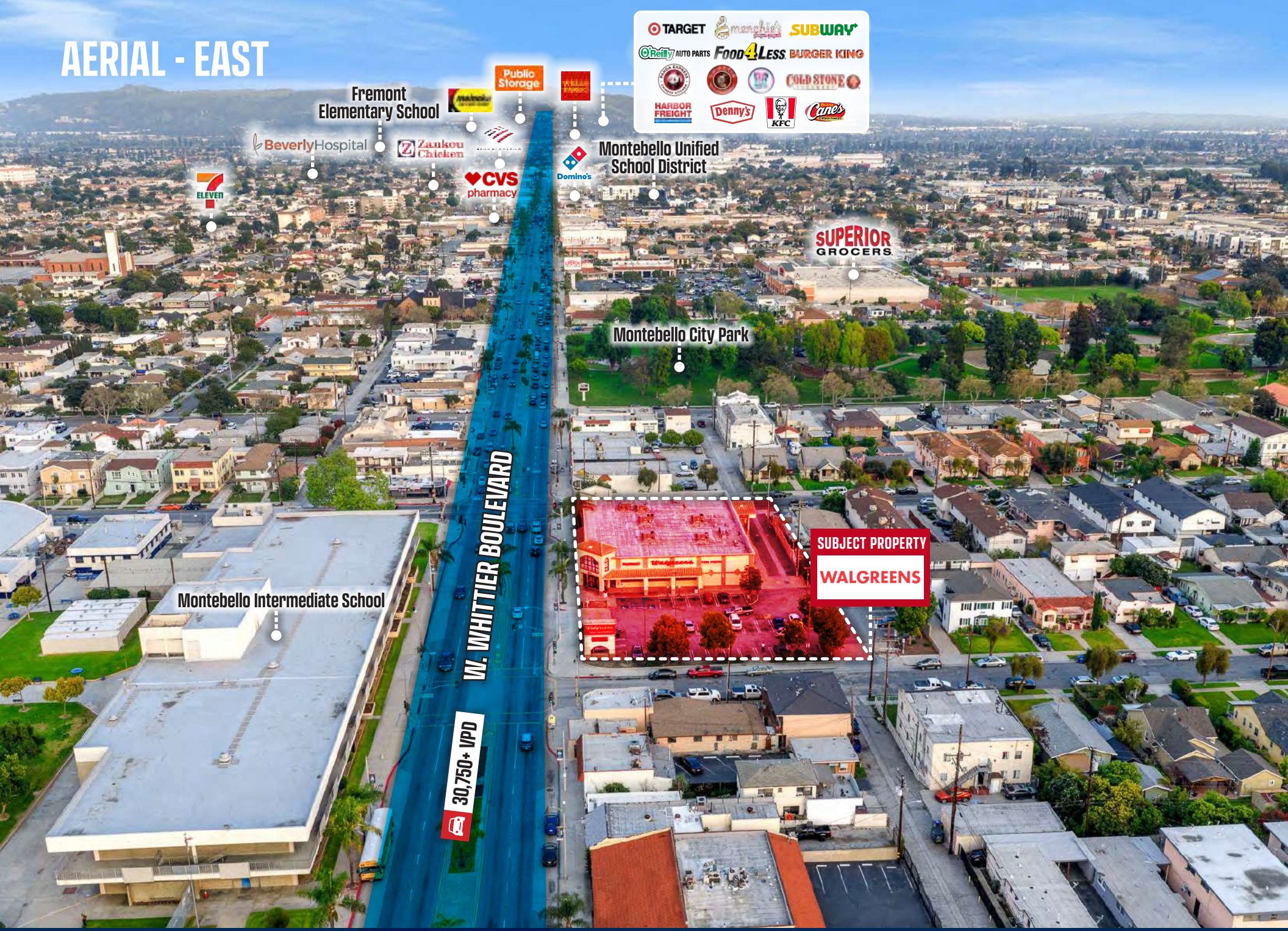
• CLOSE PROXIMITY TO CITADEL OUTLETS – Located near one of the region's premier outlet destinations featuring major brands including Nike, Adidas, Coach, Michael Kors, Polo Ralph Lauren, Hugo Boss, and many others.

• PROVEN 22+ YEAR OPERATING HISTORY – Long-standing Walgreens location that has successfully operated at this site for more than two decades, underscoring the strength of the underlying real estate.

• ABSOLUTE NNN / PASSIVE INVESTMENT OPPORTUNITY – Tenant is responsible for property expenses and ongoing maintenance, creating a hands-off ownership profile with long-term net-leased cash flow.



AERIAL - EAST

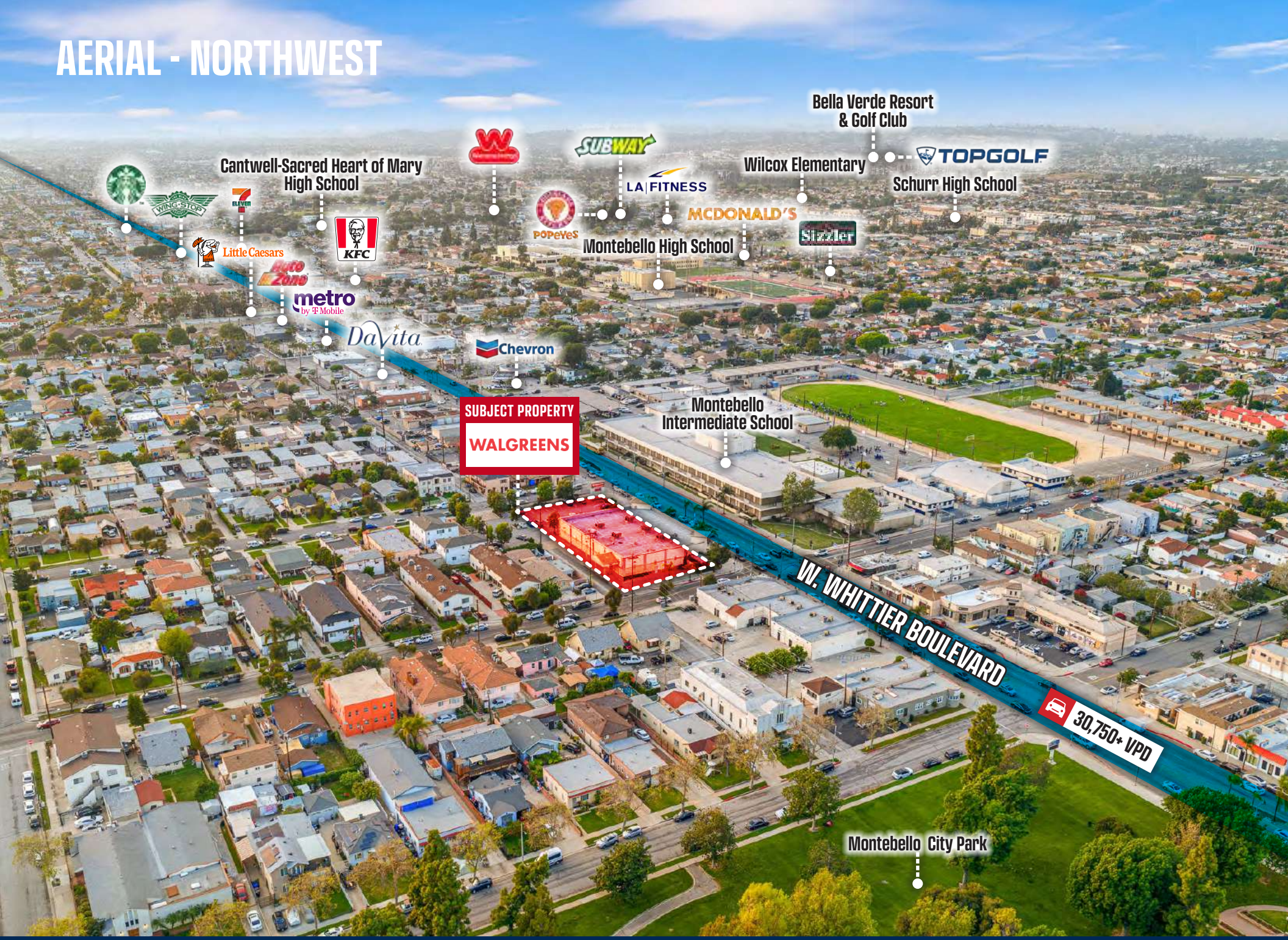


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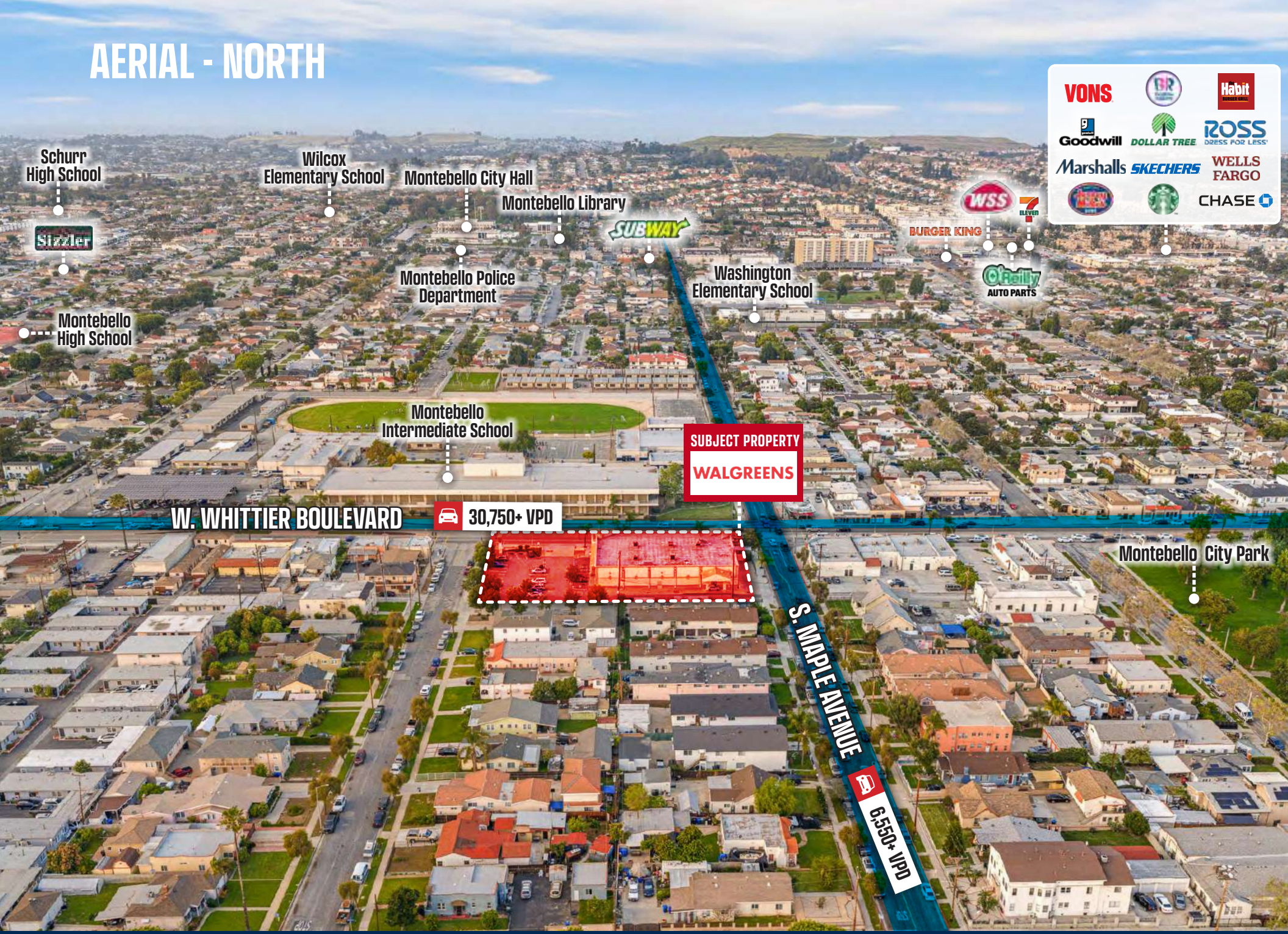
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AERIAL - NORTHWEST



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AERIAL - NORTH



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AERIAL - SOUTH



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LOCATION OVERVIEW

Montebello, CA

Montebello is a dense infill city in Los Angeles County strategically positioned just southeast of Downtown Los Angeles. Home to approximately 60,000 residents, the city benefits from strong regional connectivity, a diverse and established population base, and a built-out urban environment that supports long-term real estate value. Montebello offers convenient access to major transportation corridors including the Pomona Freeway (CA-60), providing connectivity throughout the greater Los Angeles metropolitan area.

The community is anchored by a broad mix of retail, dining, education, and public amenities that serve both residents and the surrounding trade area. Montebello is also located near major regional shopping destinations, including the Citadel Outlets, further enhancing consumer traffic and area draw. Its central location within Los Angeles County, combined with strong surrounding demographics and established infrastructure, makes Montebello an attractive market for retailers, residents, and investors alike.

With a combination of urban infill characteristics, regional accessibility, and a stable underlying consumer base, Montebello continues to be a desirable Southern California submarket. The city's longstanding community presence, strategic location, and proximity to major employment and retail nodes reinforce its position as a well-located and fundamentally strong market within the broader Los Angeles region.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	34,132	184,227	604,903
2029 POPULATION EST.	33,398	180,820	594,433
AVG. HH INCOME	$88,261	$102,871	$99,870
MEDIAN HH INCOME	$68,984	$79,802	$76,611
BACHELORS DEGREE +	16%	17%	17%
2024 HOUSEHOLDS	10,649	54,141	173,732
2029 HOUSEHOLDS EST.	10,388	53,002	170,337



LOCATION MAP



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TENANT OVERVIEW

WALGREENS

Walgreen Co. is a leading provider of pharmacy services, health products, and everyday essentials in the United States, committed to helping people lead healthier lives. Founded in 1901 by Charles R. Walgreen and headquartered in Deerfield, Illinois, Walgreens has grown into one of the nation's most recognized neighborhood health destinations. Following its late-2025 acquisition by Sycamore Partners, Walgreens now operates as a private standalone company focused on its core U.S. retail pharmacy business. As of March 2026, the company operates approximately 8,000 stores, with nearly 80% of the U.S. population living within five miles of a Walgreens location.

Walgreens is executing a multi-year strategy to optimize its store base, improve efficiency, and strengthen its neighborhood-first operating model. The company continues to invest in supply chain modernization, digital convenience, and clinical service expansion, including vaccinations, testing, same-day pickup, and delivery. Supported by one of the nation's largest loyalty platforms, Walgreens remains a resilient essential-retail operator and a dominant name in the pharmacy sector, backed by strong brand recognition and a broad national footprint.



COMPANY OVERVIEW

DEERFIELD, IL
HEADQUARTERS

PRIVATE
COMPANY TYPE

SYCAMORE PARTNERS
PARENT COMPANY

8,000
LOCATIONS

211,000+
NO. OF EMPLOYEES

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