

IMMEDIATELY AVAILABLE

103 West Foothill Boulevard
Monrovia, CA 91016

**Prime Retail or Office Space
In Downtown Monrovia** **+/-1,220 SQUARE FEET**

**High Identity Location on West Foothill Boulevard
Prominent Sign Rights near Signalized Corner**



LEASE RATE: \$2,648 PER MONTH PLUS UTILITIES, INTERIOR MAINTENANCE AND JANITORIAL SERVICE

AVAILABLE SPACE: +/-1,220 RSF

PROPERTY TYPE GROUND FLOOR OFFICE OR RETAIL SPACE

BILL UKROPINA

O: 626.844.2200

BILL.UKROPINA@CBCNRT.COM

CALDRE#: 00820557

CHRISTINA BURDETTE

O: 626.848.4174

CHRISTINA.BURDETTE@CBREALTY.COM

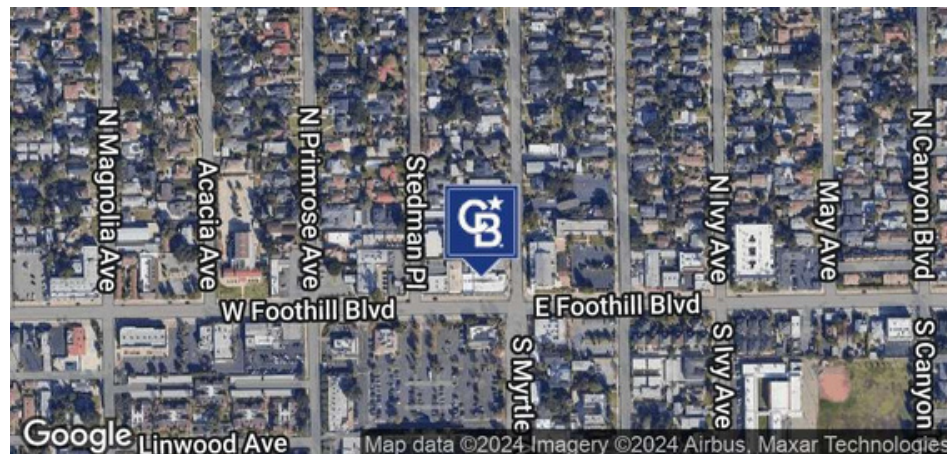
CALDRE#: 02227715



FOR LEASE

PRIME RETAIL OR OFFICE SPACE AVAILABLE IN DOWNTOWN MONROVIA

103 West Foothill Boulevard Monrovia, CA 91016



PROPERTY DESCRIPTION

Move in Newly - renovated Condition +/- 1,220 RSF of ground floor office or retail space.

Located on busy East Foothill Boulevard just west of Myrtle.

Front & Rear Entrance and Exits

Very short walk to 22 restaurants, banks and many retail amenities.

Local lessor will respond quickly and create lease document in timely manner.

Convenient 3-hour parking directly in front of space close by.

\$2,648 per month plus Tenant pays all utilities and maintains interior.

HIGH IDENTITY SIGN RIGHTS ON FOOTHILL BOULEVARD

OFFERING SUMMARY

Lease Rate: \$2,648.00 per month (MG)

Available SF: +/- 1,220 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,683	87,774	405,307
Total Population	19,888	258,179	1,238,356
Average HH Income	\$99,544	\$105,573	\$97,055

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+/-1,220 SQUARE FEET

HIGH TRAFFIC & IDENTITY LOCATION

CONVENIENT STREET PARKING

WALK TO 22 RESTAURANTS

YOUR SIGN HERE



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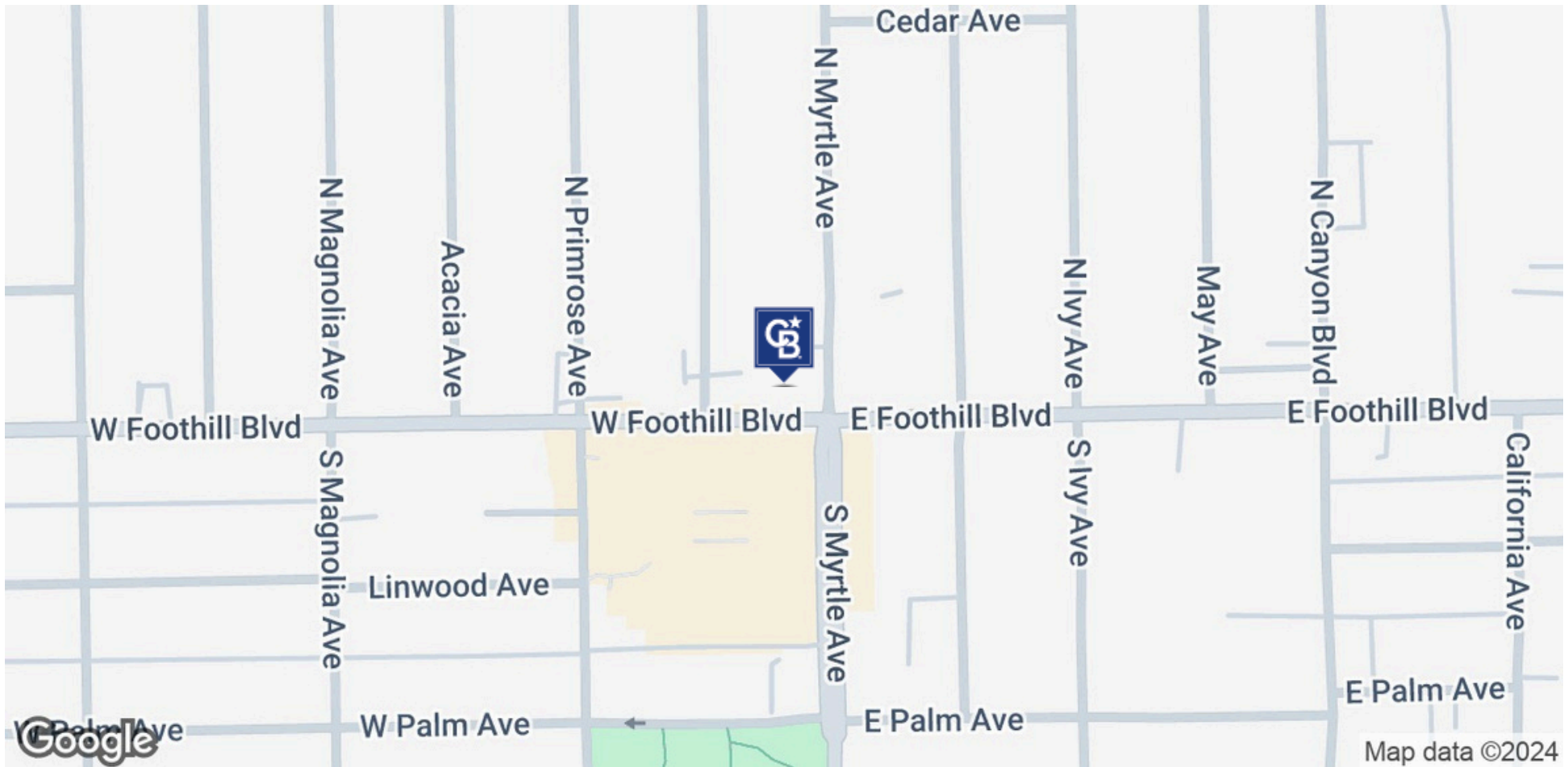
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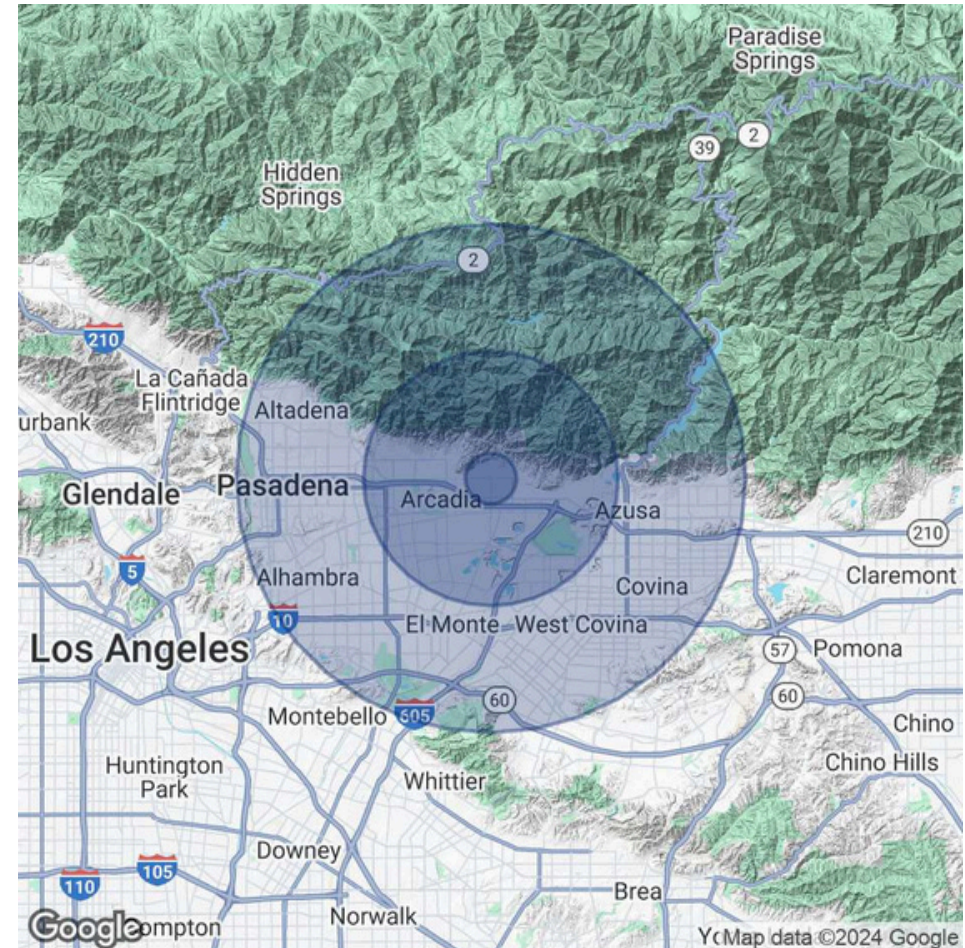
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,888	258,179	1,238,356
Average Age	39.9	41.3	39.7
Average Age (Male)	37.9	39.4	37.9
Average Age (Female)	41	42.9	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,683	87,774	405,307
# of Persons per HH	2.6	2.9	3.1
Average HH Income	\$99,544	\$105,573	\$97,055
Average House Value	\$698,485	\$782,291	\$662,248

2020 American Community Survey (ACS)



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