

102 S Myrtle Avenue
MONROVIA, CA 91016



Former Starbucks Coffee Site For Lease

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

102 S Myrtle Ave.
MONROVIA, CA 91016

Asking Rate:	\$3.25 NNN
Terms:	5 - 10 Years
Suite Size:	±2,232 SF
Total Building SF:	±7,848 SF
Lot SF:	±30,403 SF
Year Built:	1971
Zoning:	MOHCD
Parking Ratio:	6.82 per 1,000
APN:	8516-005-036 & -038



PROPERTY HIGHLIGHTS

This is a rare, newer 2nd generation coffee/tea shop space available for lease in the downtown of Monrovia, California in a shopping center with an exceptional parking ratio. Potential uses include medical, many types of retail and full service restaurant space along with an outdoor patio not counted in the rentable square footage.



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PROPERTY PHOTOS

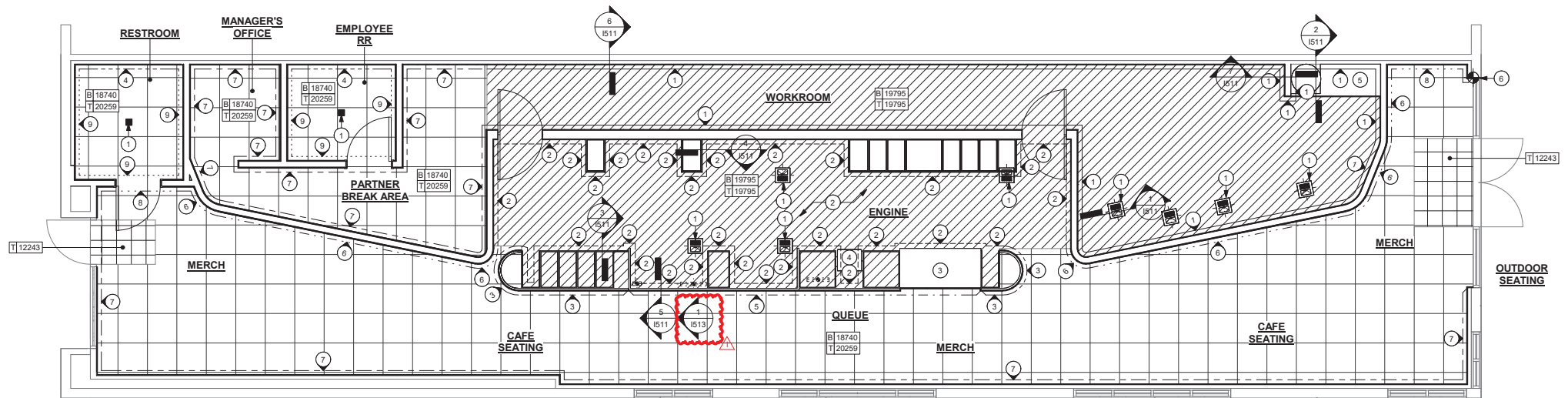
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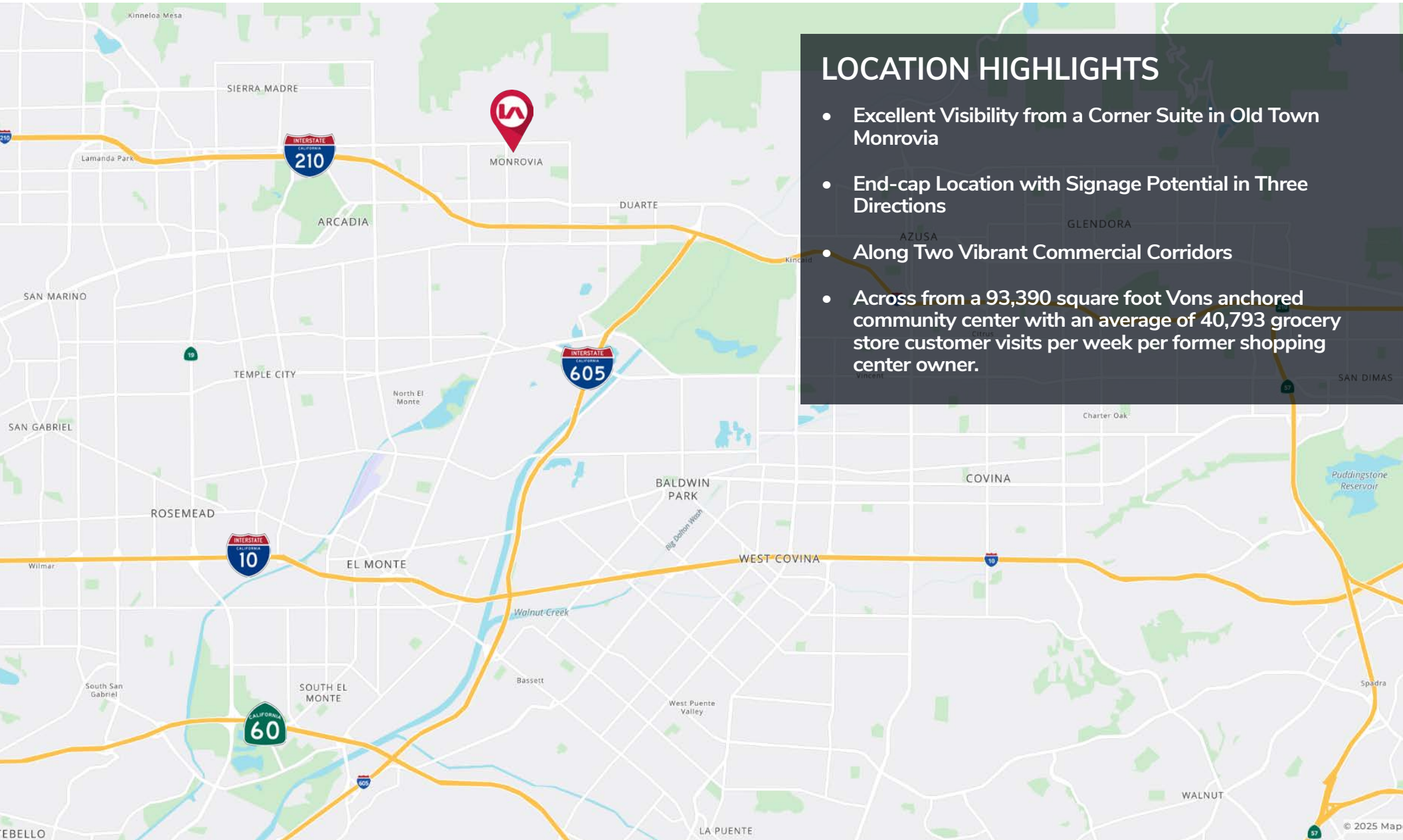
FLOOR PLAN

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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Excellent Visibility from a Corner Suite in Old Town Monrovia
- End-cap Location with Signage Potential in Three Directions
- Along Two Vibrant Commercial Corridors
- Across from a 93,390 square foot Vons anchored community center with an average of 40,793 grocery store customer visits per week per former shopping center owner.

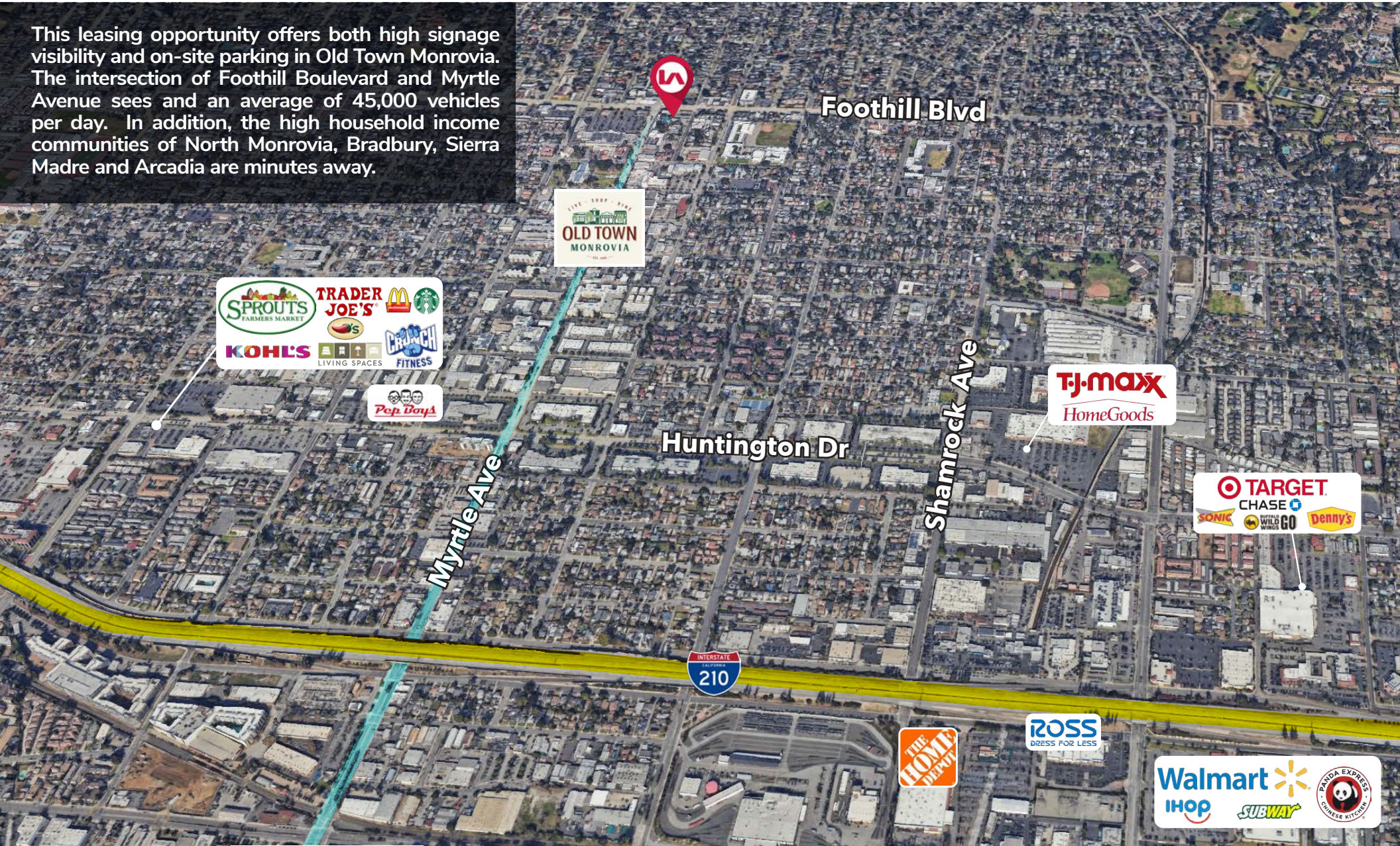


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AMENITIES MAP

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This leasing opportunity offers both high signage visibility and on-site parking in Old Town Monrovia. The intersection of Foothill Boulevard and Myrtle Avenue sees an average of 45,000 vehicles per day. In addition, the high household income communities of North Monrovia, Bradbury, Sierra Madre and Arcadia are minutes away.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.