



# For Sale or Lease

±1,700 SF Office & Warehouse on ±7,942 SF Parcel

123 E. OLIVE AVE, MONROVIA

**NEWMARK**

For information, please contact:

**Craig McKenzie**

Managing Director

t 626-664-1567

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CA RE Lic. #01371536

**Ontario Office**

3281 E. Guasti Rd, Suite 370

Ontario, CA 91761

t 909-605-1100

Corporate RE Lic. #01355491



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## Property Description:

- Located in the Heart of Downtown Monrovia
- ± 1,700 SF Office/Warehouse
- ± 7,942 SF Land Area
- Zoned PD-5 Downtown
- APN: 8516-027-019
- New Roofs Throughout
- Suitable for Legal Non-Conforming Contractor Business
- Fenced/Secure yard
- Ideal for Retail/Office Development
- Current Use is A/C Contractor
- Significant Renovations

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NEW ROOF PHOTOS



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**123 E. OLIVE AVE, MONROVIA**

SITE





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## LOCATION



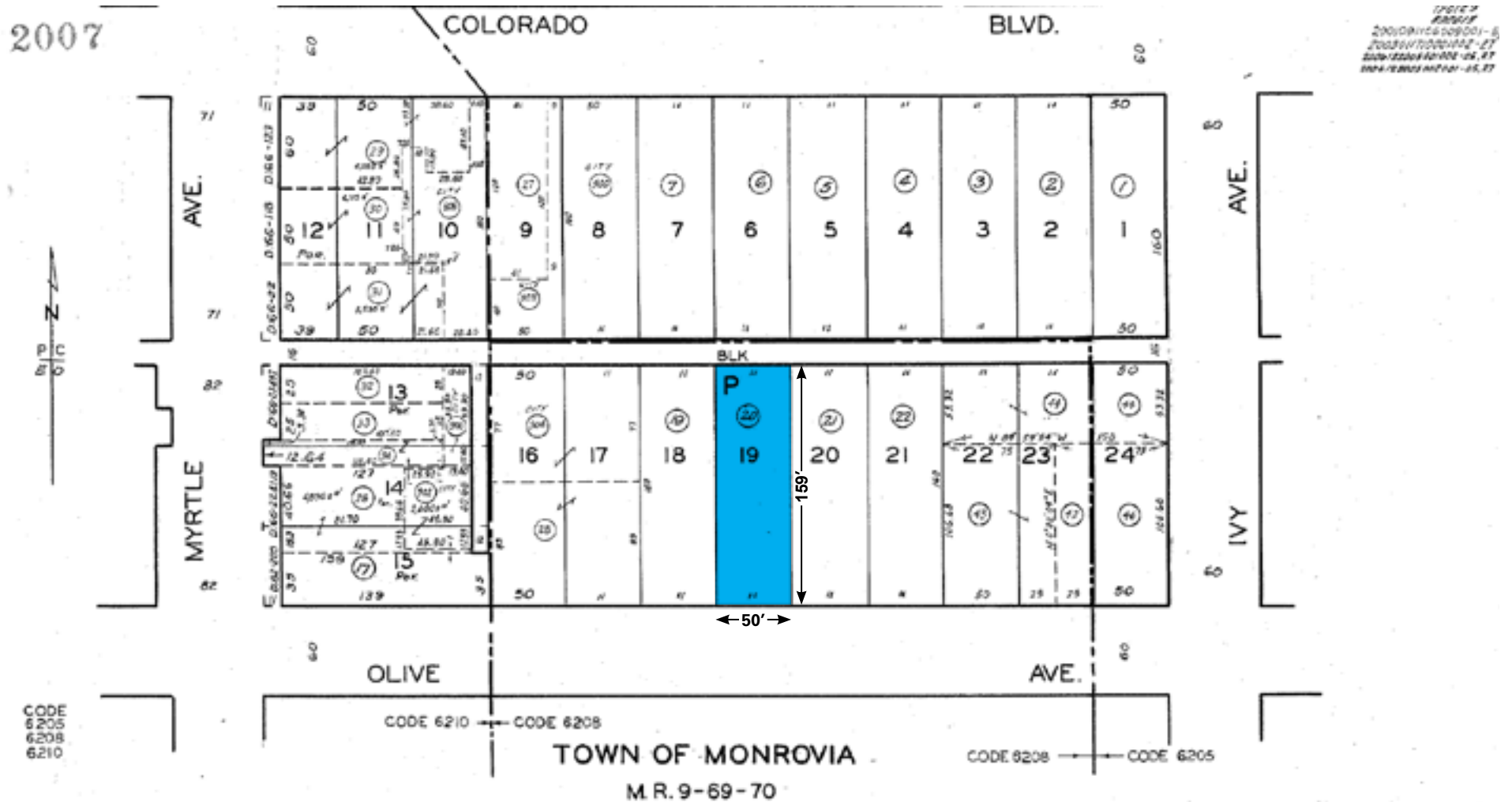
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APN: 8516-027-019

LAND AREA: 7,942 SF

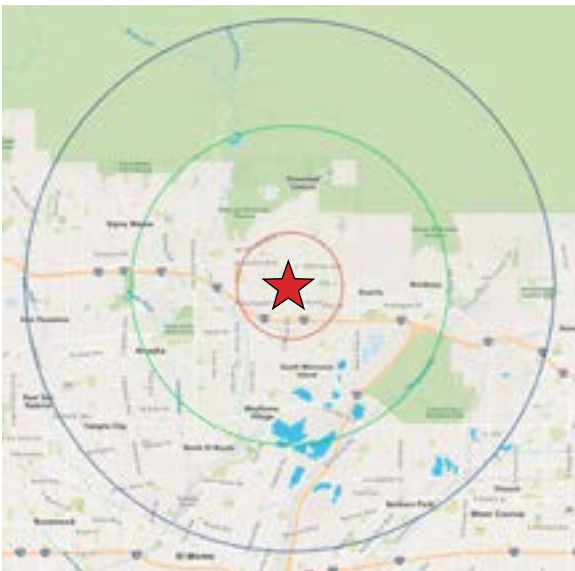
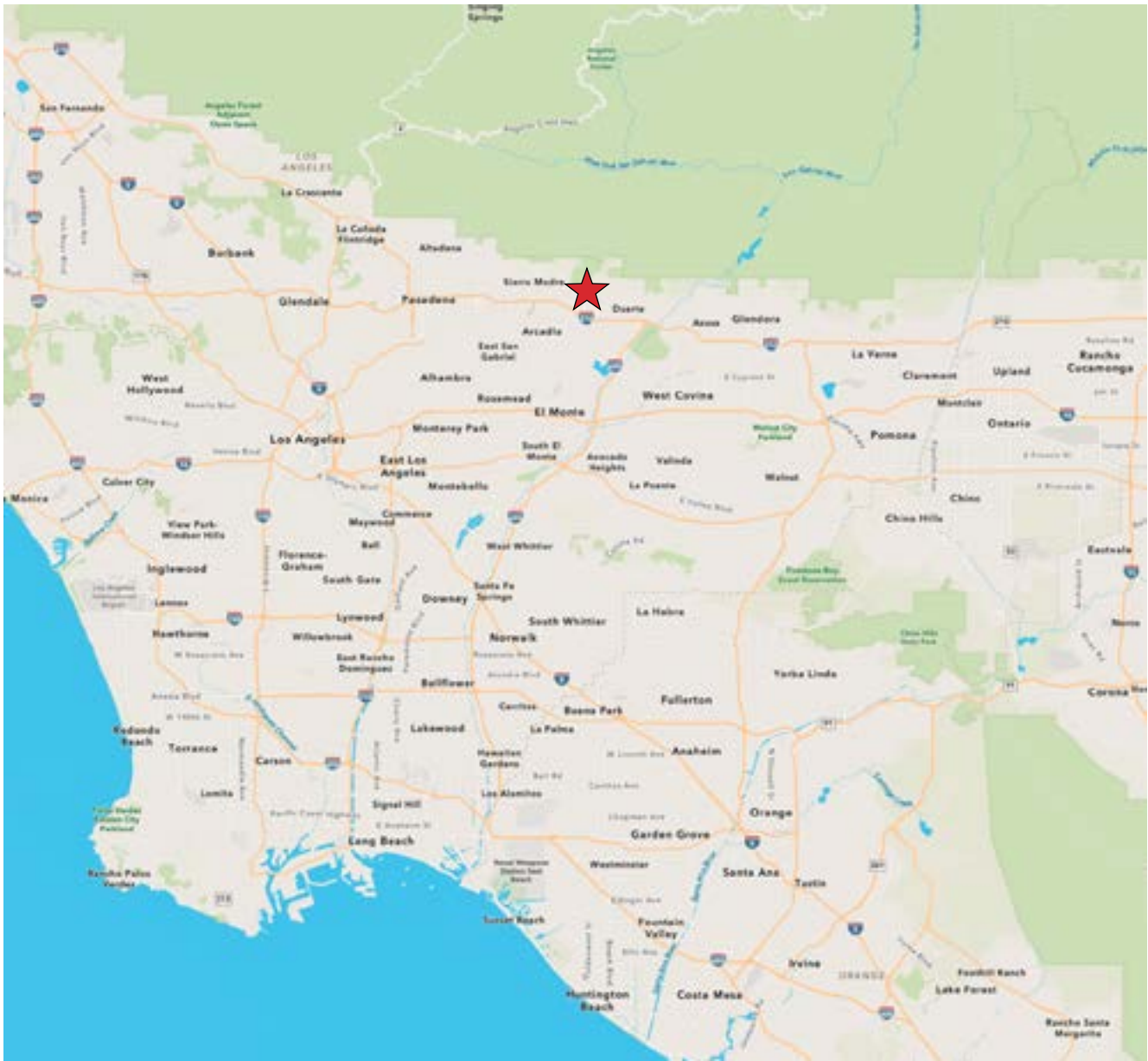




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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population '25	23,396	100,996	281,227
Households '25	9,216	36,678	94,508
Avg HH Income '25	\$137,122	\$152,125	\$142,327
Median HH Income '25	\$103,082	\$110,005	\$103,030
Median Home Value '25	\$899,614	\$979,605	\$922,157
Daytime Population '25	29,688	113,719	276,594
Businesses '25	1,618	5,520	12,334

Source: ESRI





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COLORADO BLVD

IVY AVE

E OLIVE AVE

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