

# INDUSTRIAL PROPERTY FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

1601 RAYMOND AVENUE  
MONROVIA, CA 91016

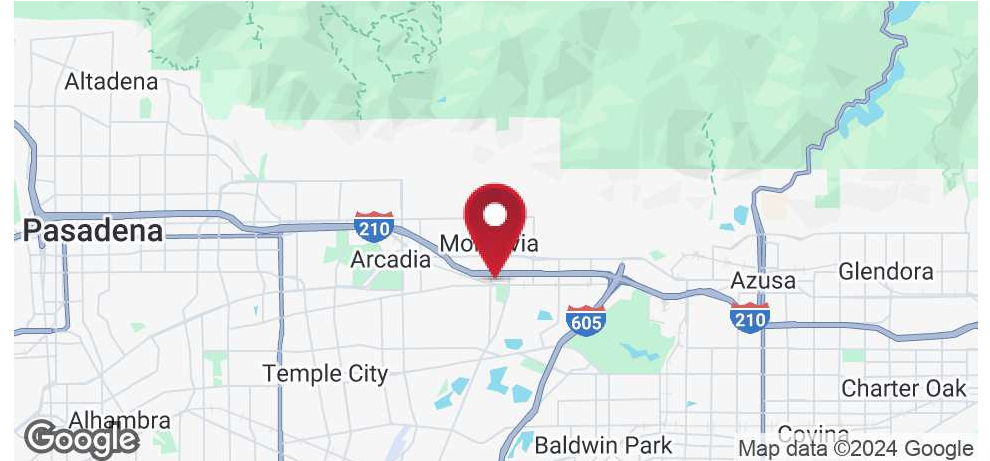
**ANTE TRINIDAD, MRED**

COMMERCIAL INVESTMENT BROKER  
O: 818.956.7001 X130 C: 818.371.1127  
ATRINIDAD@STEVENSONREALESTATE.COM  
CALDRE #00704267

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

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**OFFERING SUMMARY**

<b>Sales Price:</b>	\$1,875,000
<b>Price/BSF:</b>	\$395
<b>Lot Size:</b>	8,000 SF
<b>Building Size:</b>	4,750 SF
<b>Year Built:</b>	1960
<b>Zoning:</b>	Planned Development
<b>Parking:</b>	5 - 10 Spaces (Depending on Configuration)
<b>APN:</b>	8513-008-058

**PROPERTY OVERVIEW**

Convenient corner (Pomona Avenue/Raymond Avenue) industrial building with loading door on each street; strategic location just less than a quarter mile from the 210 Freeway Myrtle Avenue on/off-ramps on both east and west directions, with easy connection to the 605 Freeway, just a short block from the Monrovia Metro Station; clear span construction with 14' ceiling height; feasibly divisible to two units, each with ample power source; gated rear parking and covered yard for auxiliary use; 5 - 10 parking spaces, depending on configuration and rear yard use; great opportunity for an owner-user.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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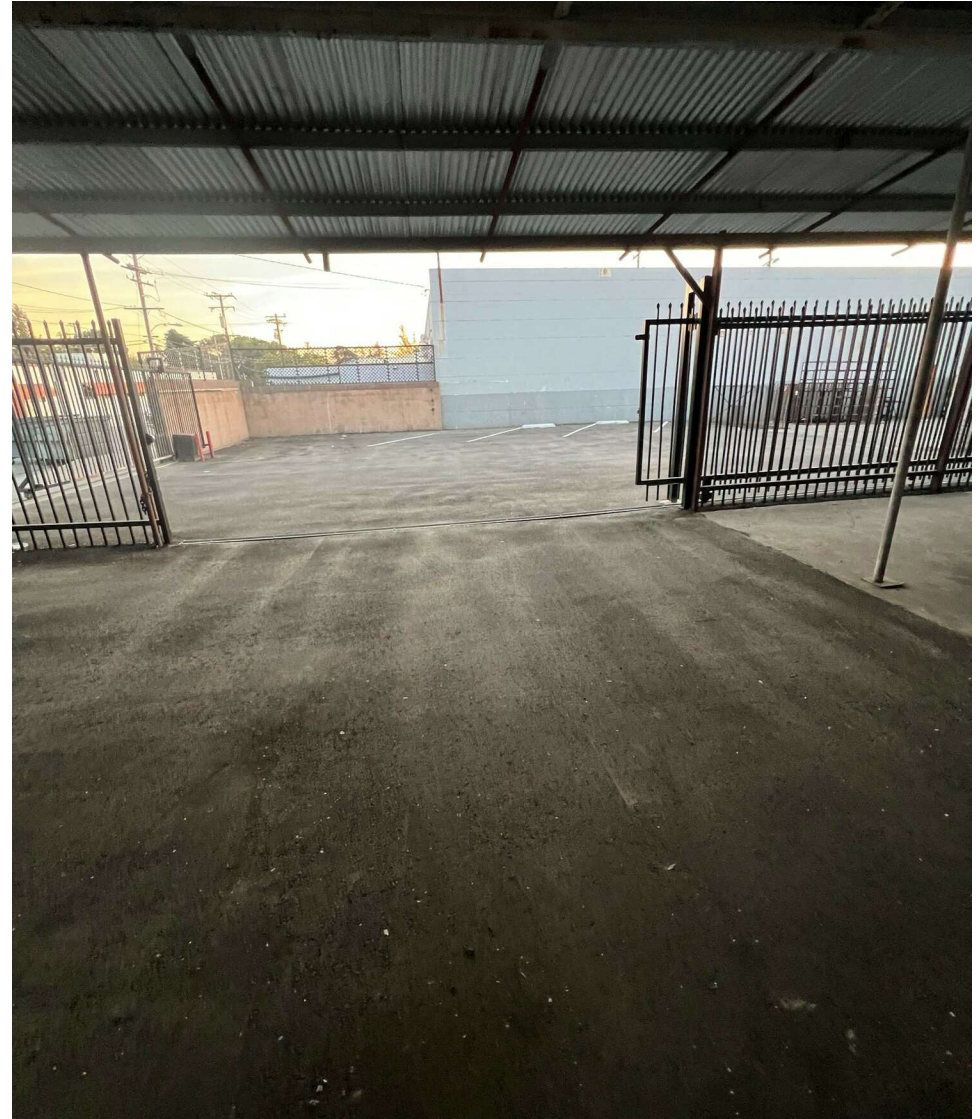
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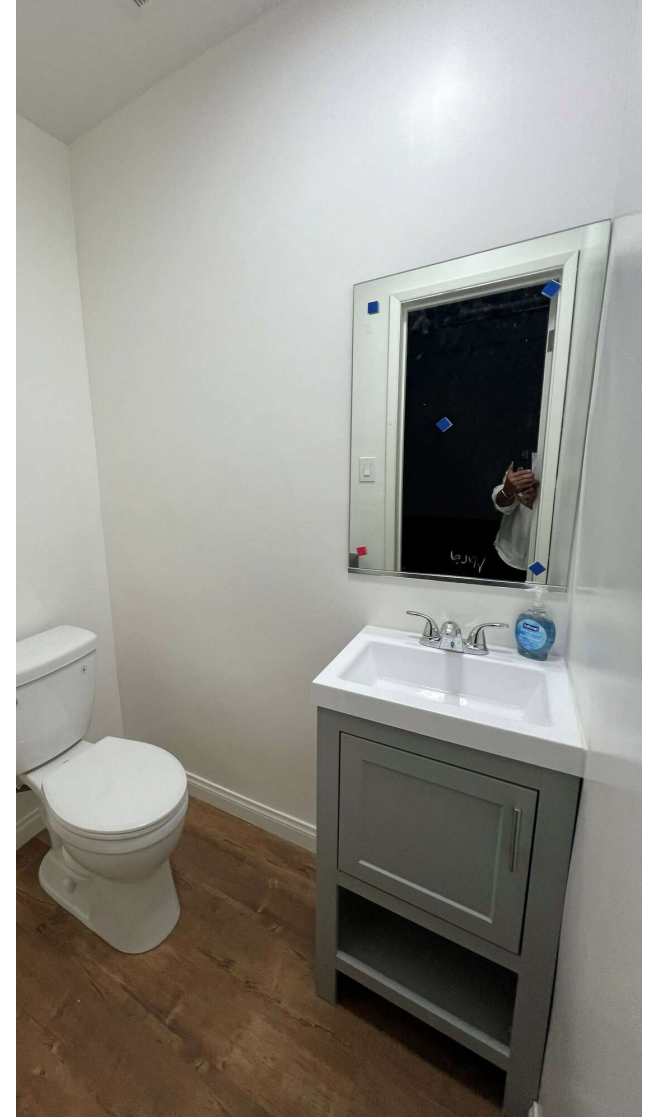
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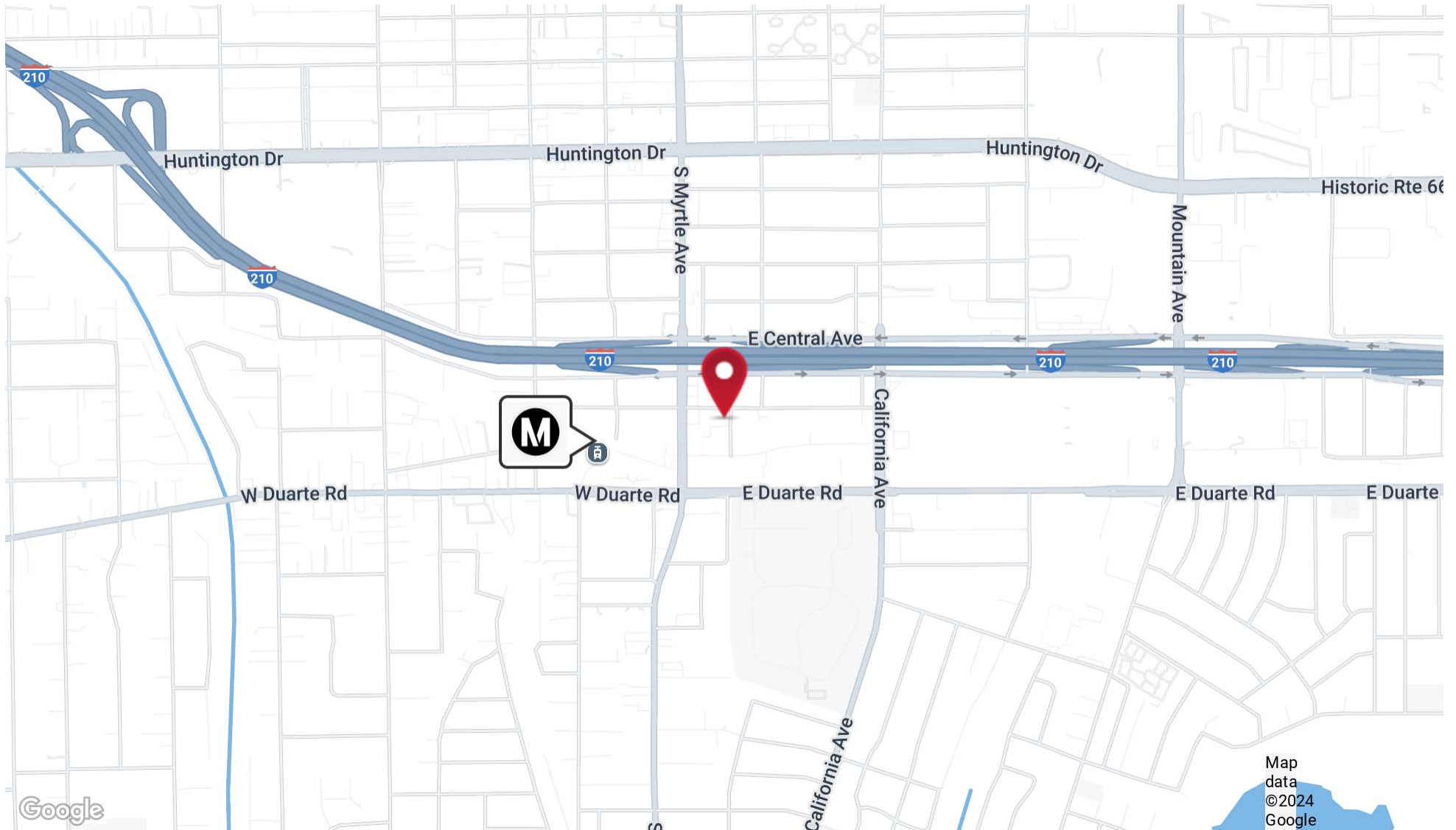
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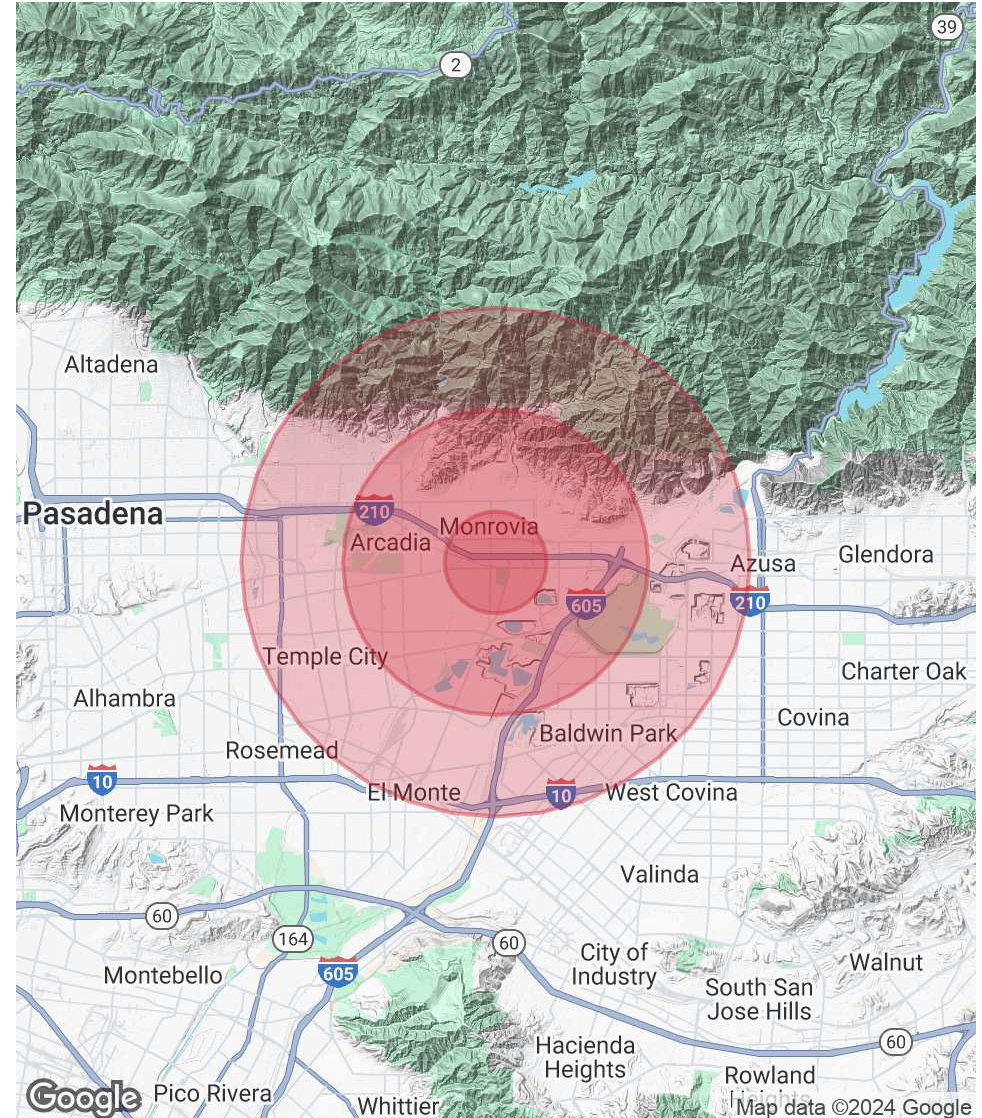
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	24,606	113,934	344,268
Average Age	40	43	42
Average Age (Male)	39	42	41
Average Age (Female)	41	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,178	39,122	108,324
# of Persons per HH	3	2.9	3.2
Average HH Income	\$114,631	\$132,166	\$123,768
Average House Value	\$863,098	\$1,081,142	\$974,050

Demographics data derived from AlphaMap



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