

145 1/2 E MONTECITO AVE, SIERRA MADRE, CA 91024

FOR SALE

+/- 3,887 Square Feet of Rare Office/Showroom/Warehouse
Commercial Space, walk to downtown Sierra Madre



This Brochure is owned by Team Ukropina

BUILDING SIZE:	+/- 3,887 SF	APN:	5767-014-033
LOT SIZE:	+/- 4,231 SF	SALE PRICE:	\$1,200,000

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COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	145 1/2 E Montecito Avenue, Sierra Madre, CA 91024
BUILDING SF	+/- 3,887 SF
LAND SF	+/- 4,231/ SF
YEAR BUILT	1953
APN	5767-014-033
PROPERTY TYPE	Industrial
ZONING	SRM1CC*

FINANCIAL SUMMARY

SALE PRICE	\$1,200,000
BUILDING IS OCCUPIED	Tenant scheduled to vacate about February 2026, subject to confirmation and not guaranteed

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,221	96,390	278,239
2025 Median HH Income	\$152,024	\$120,358	\$112,677
2025 Average HH Income	\$221,263	\$172,699	\$159,527

PROPERTY DESCRIPTION

A rare chance to own a highly versatile office, showroom, or warehouse property in the heart of charming Sierra Madre. This exceptional +/-3,887-square-foot building sits on a +/-4,231-square-foot parcel and offers incredible flexibility for a wide range of uses, from creative workspace or research and development to light industrial or boutique showroom operations.

Perfectly positioned within walking distance to downtown Sierra Madre and Baldwin Avenue's vibrant mix of shops, cafés, and restaurants, the property combines small-town charm with everyday convenience. Currently leased, Tenant is scheduled to vacate about February 2026 (Subject to confirmation and not guaranteed). This presents a valuable opportunity for both investors and owner-users to step into a turnkey space with income potential and long-term upside.

This property stands out as a truly rare find, offering the ideal balance of functionality, location, and investment appeal—a smart move for those looking to secure a foothold in one of the San Gabriel Valley's most sought-after markets. Call Brokers to set tour time.



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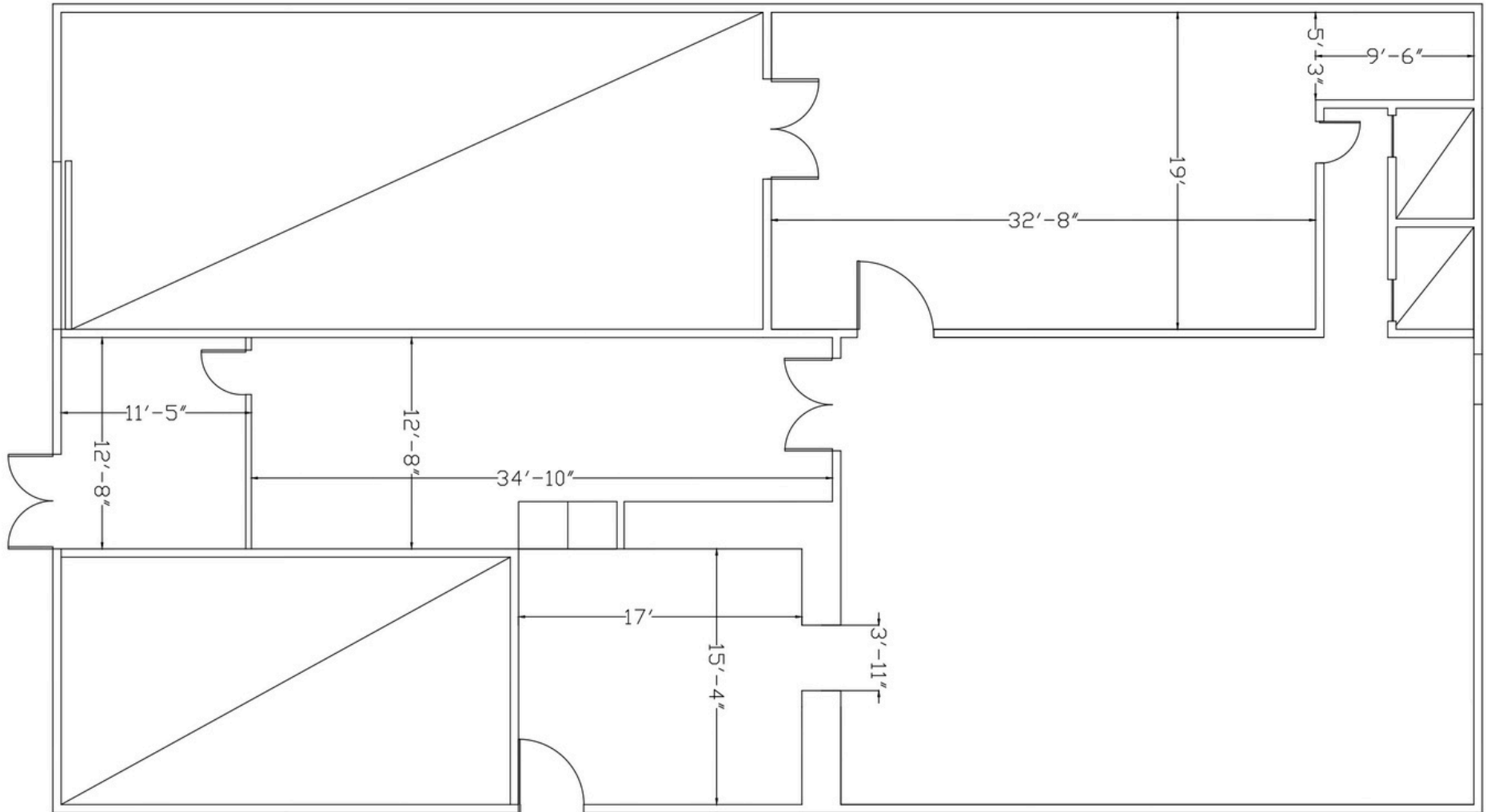
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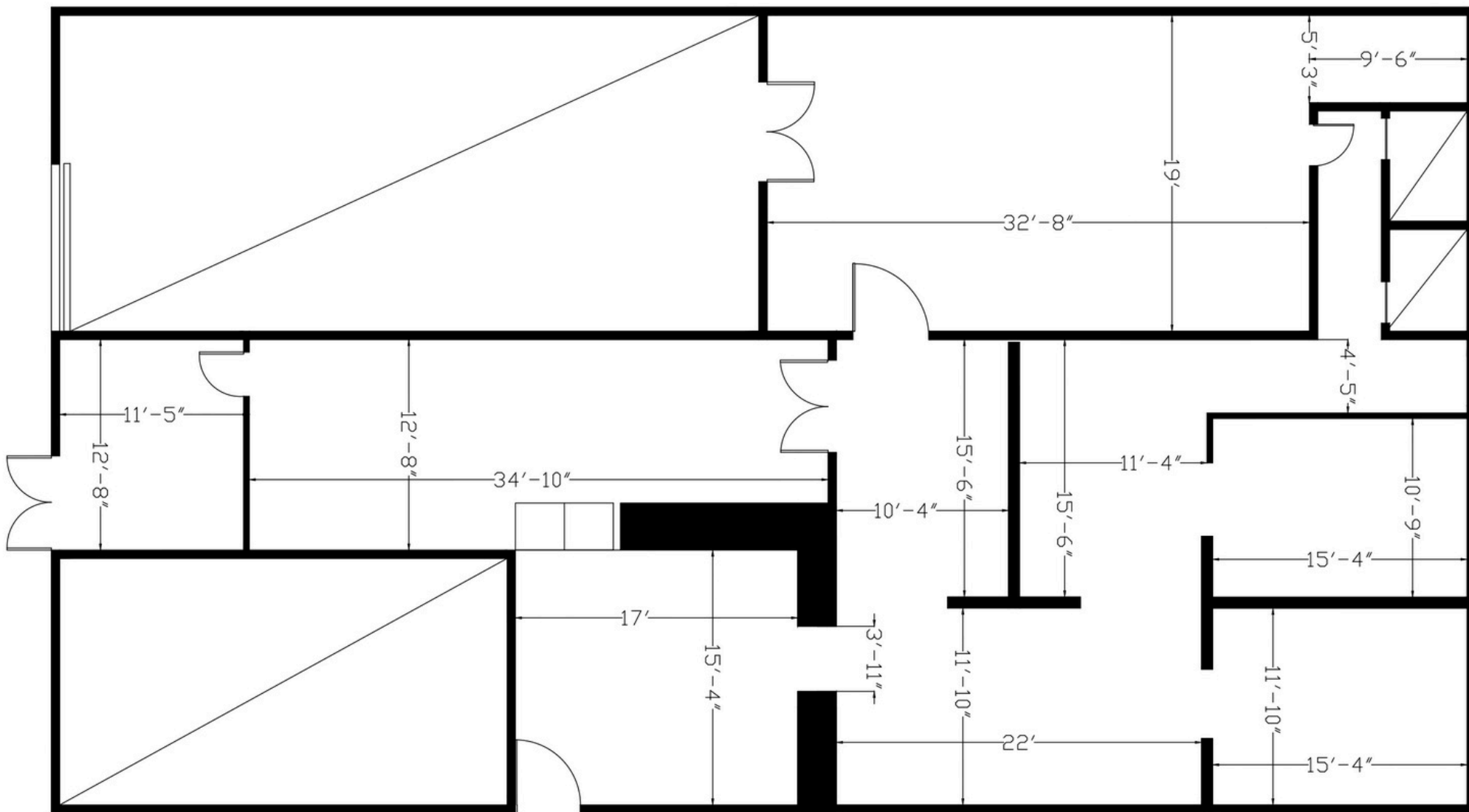
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*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

STUDIO FLOOR PLAN

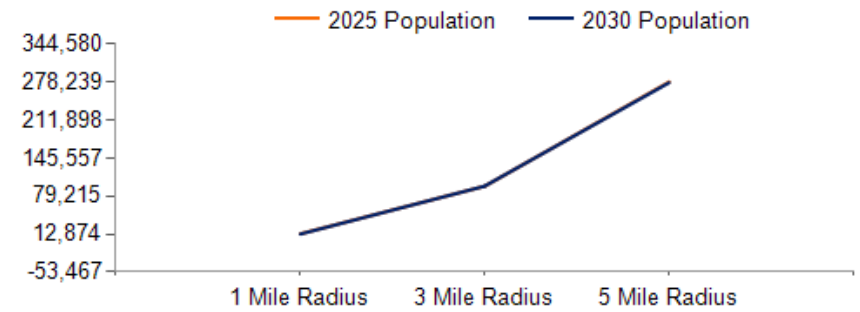


PLAN WITH MJ WALLS

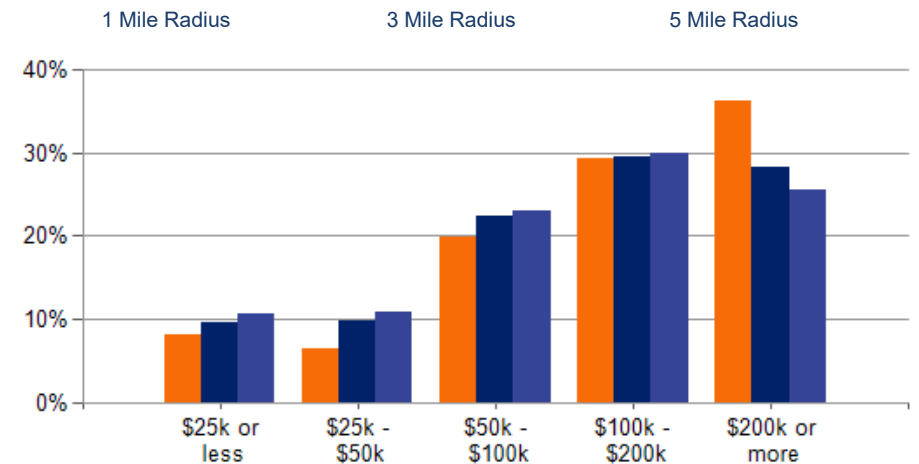


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,896	93,570	281,383
2010 Population	13,344	97,410	289,245
2025 Population	13,221	96,390	278,239
2030 Population	12,874	96,511	277,051
2025 African American	186	2,879	9,536
2025 American Indian	62	732	2,626
2025 Asian	3,275	38,306	108,343
2025 Hispanic	2,198	22,160	76,141
2025 Other Race	580	9,317	35,296
2025 White	7,319	33,315	86,839
2025 Multiracial	1,788	11,750	35,329
2025-2030: Population: Growth Rate	-2.65%	0.15%	-0.45%

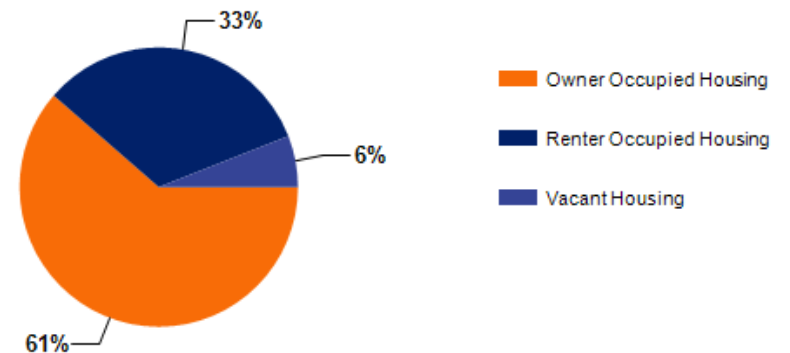
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	311	2,242	6,752
\$15,000-\$24,999	129	1,353	4,406
\$25,000-\$34,999	164	1,421	4,683
\$35,000-\$49,999	193	2,272	6,837
\$50,000-\$74,999	497	4,695	13,304
\$75,000-\$99,999	586	3,659	10,919
\$100,000-\$149,999	807	6,327	18,153
\$150,000-\$199,999	798	4,701	13,494
\$200,000 or greater	1,977	10,566	27,026
Median HH Income	\$152,024	\$120,358	\$112,677
Average HH Income	\$221,263	\$172,699	\$159,527



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

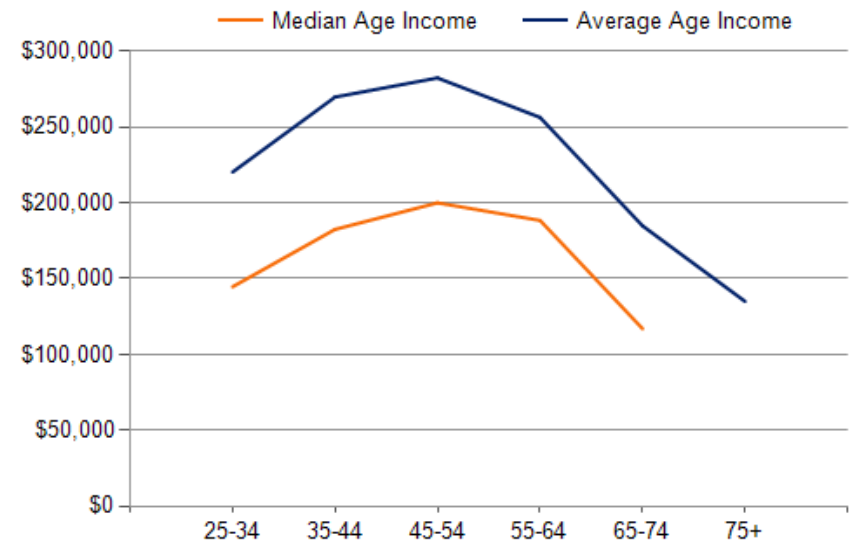
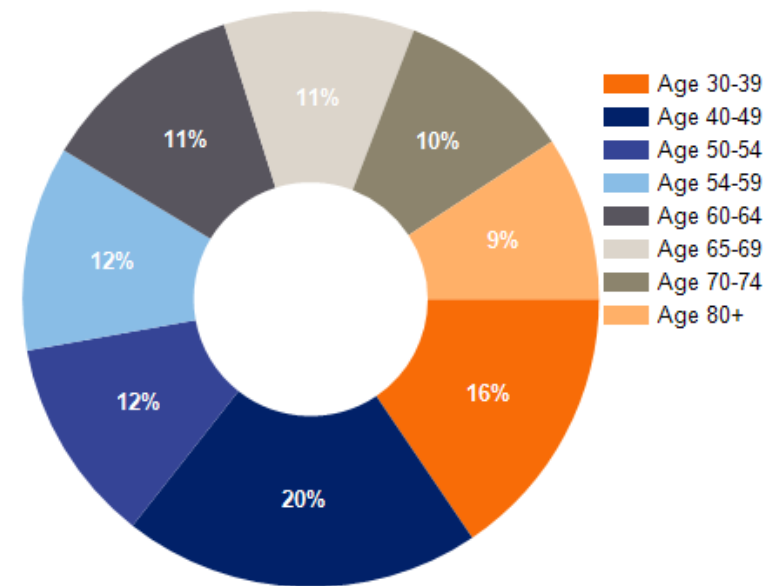


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	628	5,947	19,270
2025 Population Age 35-39	687	6,090	18,926
2025 Population Age 40-44	809	6,559	18,822
2025 Population Age 45-49	889	6,618	17,973
2025 Population Age 50-54	977	7,041	19,657
2025 Population Age 55-59	974	6,956	19,040
2025 Population Age 60-64	973	6,452	18,503
2025 Population Age 65-69	905	5,827	16,888
2025 Population Age 70-74	841	5,089	14,739
2025 Population Age 75-79	781	4,064	11,512
2025 Population Age 80-84	441	2,660	7,486
2025 Population Age 85+	448	2,749	7,649
2025 Population Age 18+	10,864	79,025	229,530
2025 Median Age	49	44	44
2030 Median Age	49	45	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$144,645	\$107,763	\$104,593
Average Household Income 25-34	\$220,293	\$154,507	\$144,060
Median Household Income 35-44	\$182,491	\$142,169	\$139,943
Average Household Income 35-44	\$269,792	\$191,049	\$181,814
Median Household Income 45-54	\$200,001	\$162,452	\$157,083
Average Household Income 45-54	\$282,381	\$212,508	\$200,507
Median Household Income 55-64	\$188,397	\$157,484	\$149,658
Average Household Income 55-64	\$256,377	\$205,689	\$190,878
Median Household Income 65-74	\$116,958	\$100,312	\$89,488
Average Household Income 65-74	\$184,815	\$149,634	\$134,476
Average Household Income 75+	\$134,963	\$102,699	\$89,043

Population By Age



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SIERRA MADRE, CA 91024**

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