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PROPERTY DETAILS

Address	1314 S Myrtle Ave. Monrovia, CA	
Building Size	±4,224 Sq Ft	
Lot Size	±15,565 Sq Ft	
Lease Type	NNN (No Landlord Obligations)	

FINANCIAL SUMMARY

Annual Rent	Call to Discuss	
Lease Term	October 2025 through September 2030	
Option to Renew	1-5 Year Remaining Renewal Option (Tenant Since 1983)	
Price	Call to Discuss	





INVESTMENT HIGHLIGHTS ____

Stable Income Stream

Absolute NNN lease with no landlord responsibilities.

Long-Term Lease

Stable and predictable cash flow. Secure lease with strong renewal option.

Established Tenant

Midas, a nationally recognized brand, has been a tenant at this location since 1983.

Prime Location

High-traffic area in Southern California with strong demographics.

Recession-Resistant Industry

Essential automotive repair services ensure consistent demand.

Downside Risk Mitigation

Below market rents. Appreciation potential.





INVESTMENT HIGHLIGHTS _____



Creditworthy Tenant

Midas has a well-established history in the automotive repair industry and has been at this location since 1983.

Monrovia, California Market

A strong and growing economic region with high demand for essential services.

High Visibility & Acwcessibility

Located on a major thoroughfare with strong daily traffic counts.

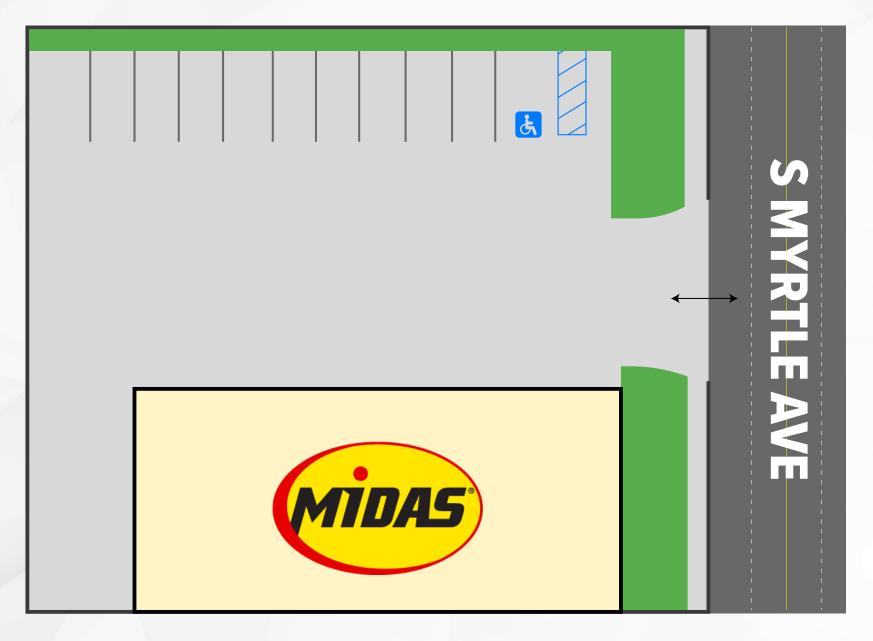
Dense Population & Strong Income Levels

Monrovia boasts a well-educated and high-income demographic, providing a strong customer base.

Retail Synergy

Proximity to national retailers, boosting customer traffic.



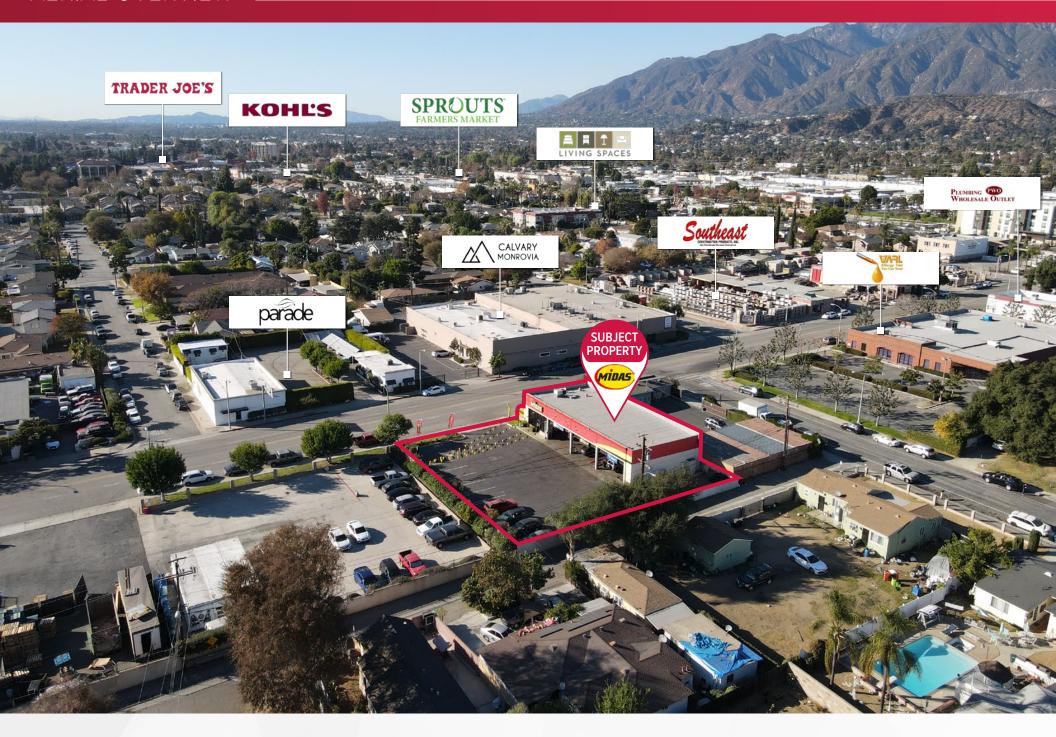




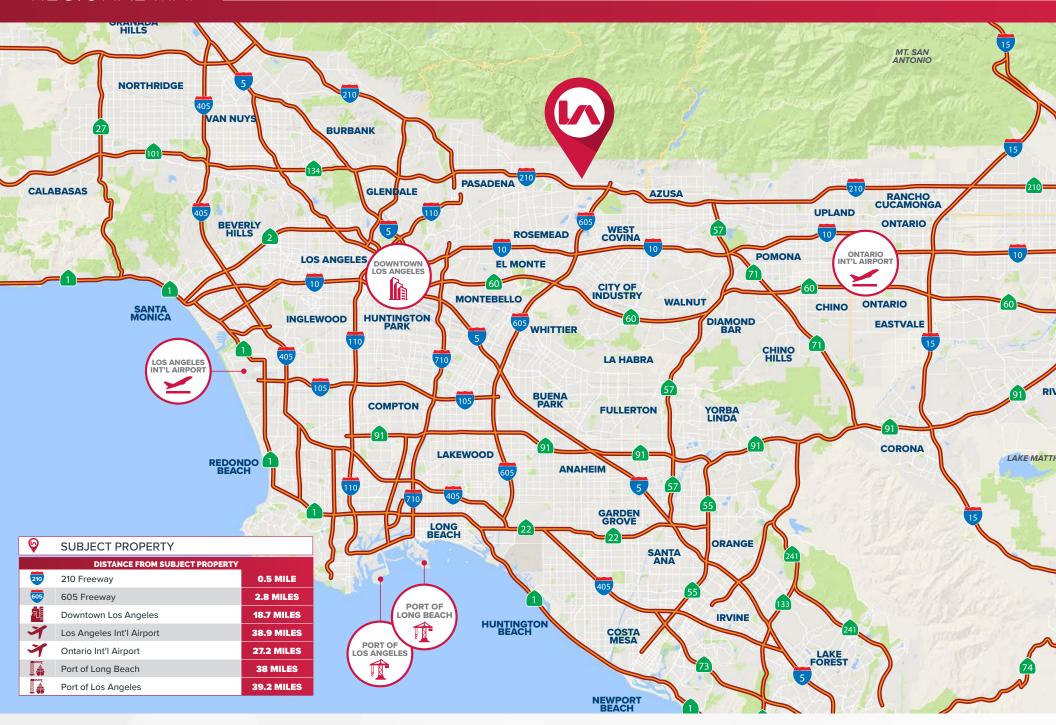
SUBJECT PROPERTY

1314 S Myrtle Ave, Monrovia, CA 91016

AERIAL OVERVIEW



REGIONAL MAP



2025 AREA SNAPSHOT



POPULATION

5 Miles 335,121

10 Miles 1.27 M

15 Miles 2.62 M 20 Miles

5.26 M



AVERAGE HH INCOME

5 Miles

10 Miles

15 Miles

20 Miles

\$138,410

\$138,353

\$134,297

\$124,568



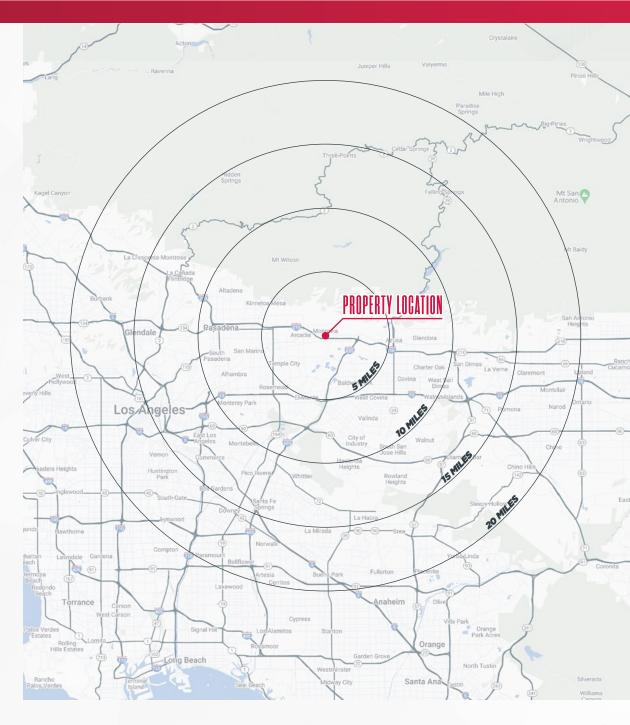
EMPLOYEES

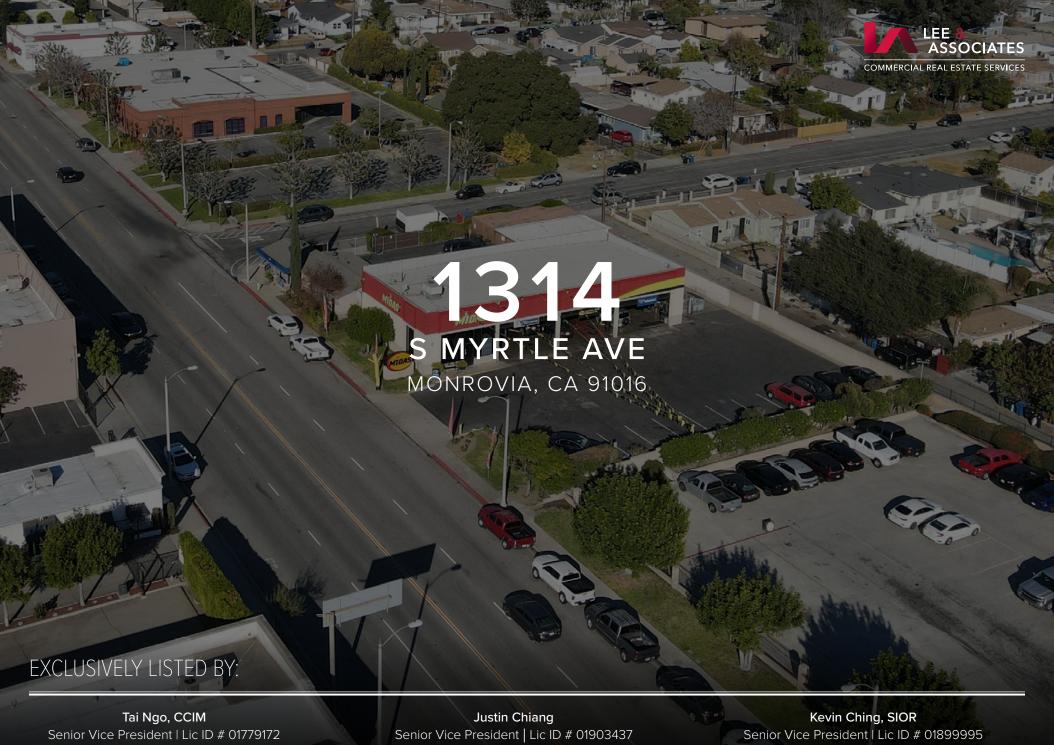
5 Miles 124,519

10 Miles 463,398 15 Miles 1 M

20 Miles

2.09 M





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