

RETAIL | RESTAURANT

±4,300 SF FOR LEASE

535  
South Myrtle  
Avenue

Monrovia | California

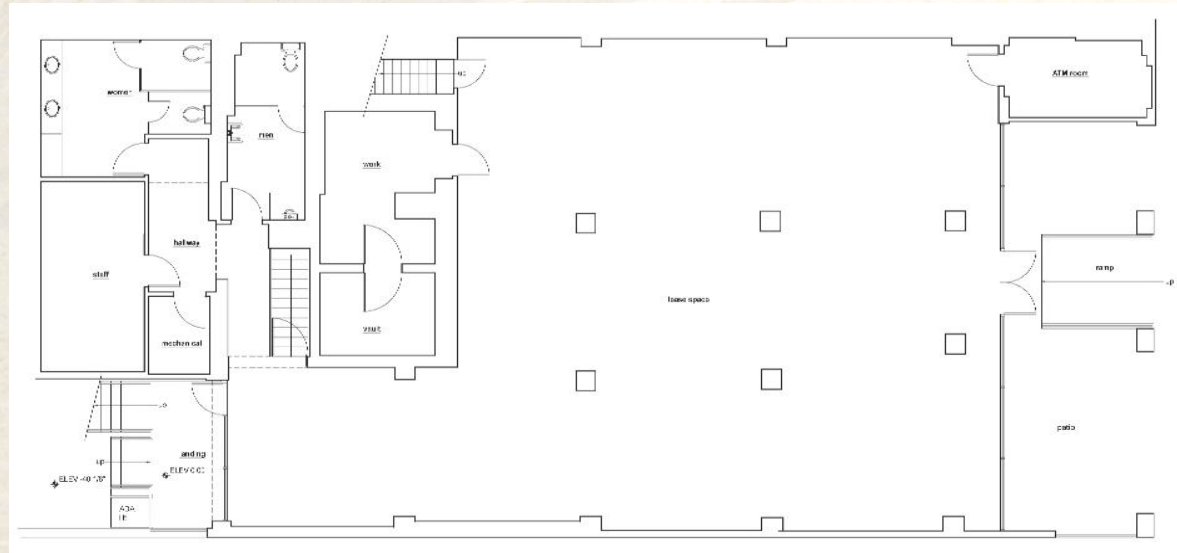


# PROPERTY OVERVIEW

**Monrovia**, a charming city nestled among the mountains, makes an attractive destination for both residents and businesses.

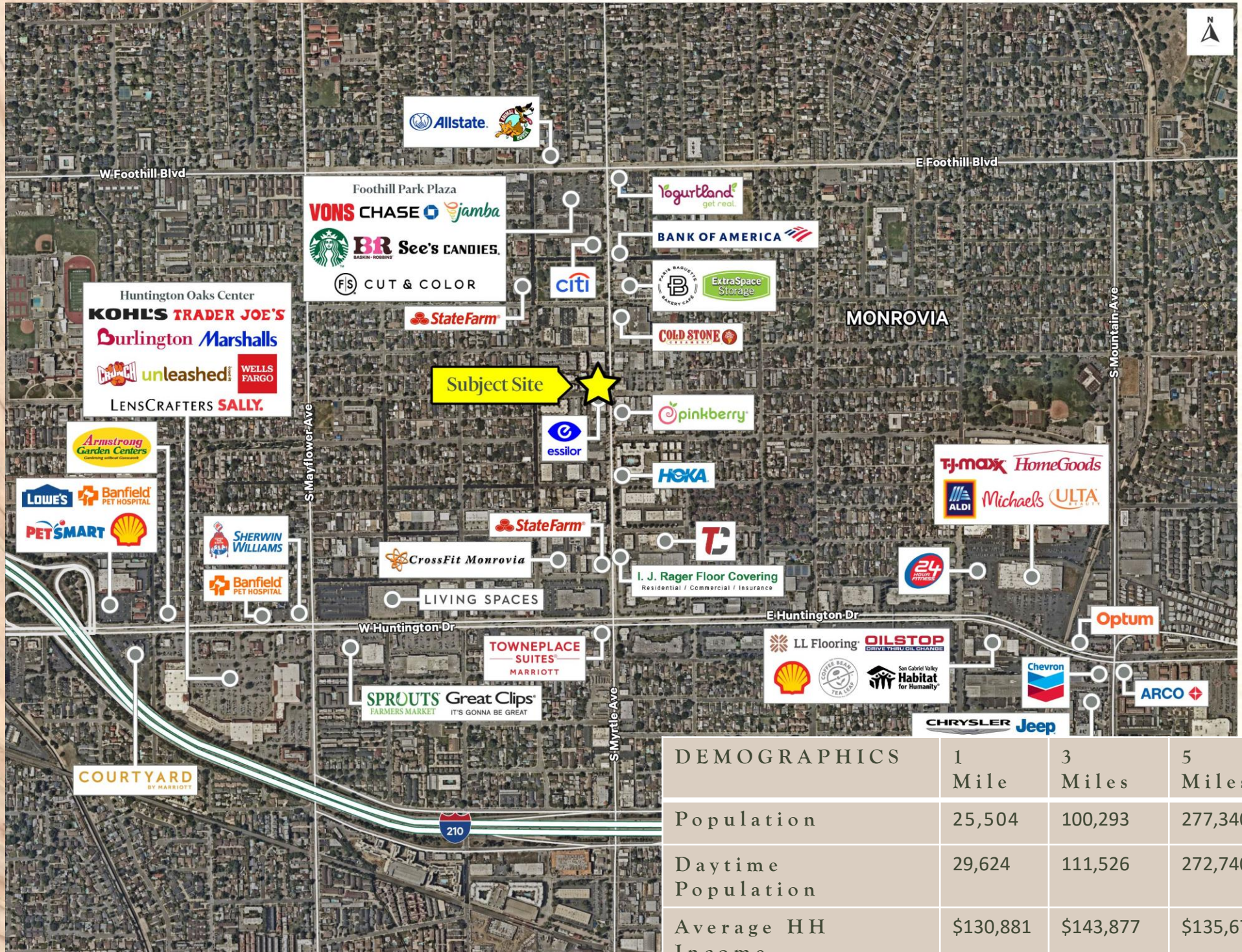
**South Myrtle Avenue** is a prime location offering a bustling and vibrant atmosphere. With a steady flow of foot traffic and the mix of well-established businesses, this sought-after street is an excellent opportunity for retailers looking to establish or expand their presence in a thriving market.

- **±4,300 SF GROUND FLOOR**
- AT THE BUSY SIGNALIZED INTERSECTION OF MYRTLE AND COLORADO
- FORMER BANK BRANCH
- PRIME LOCATION WITH HIGH VISIBILITY
- LOCATED IN THE HEART OF OLD TOWN MONROVIA
- 40 FEET OF PATIO FRONTAGE ON MYRTLE AVENUE
- AMPLE FREE STREET PARKING



96 Walk Score  
Walker's Paradise

# AERIAL



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	25,504	100,293	277,340
Daytime Population	29,624	111,526	272,740
Average HH Income	\$130,881	\$143,877	\$135,671

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