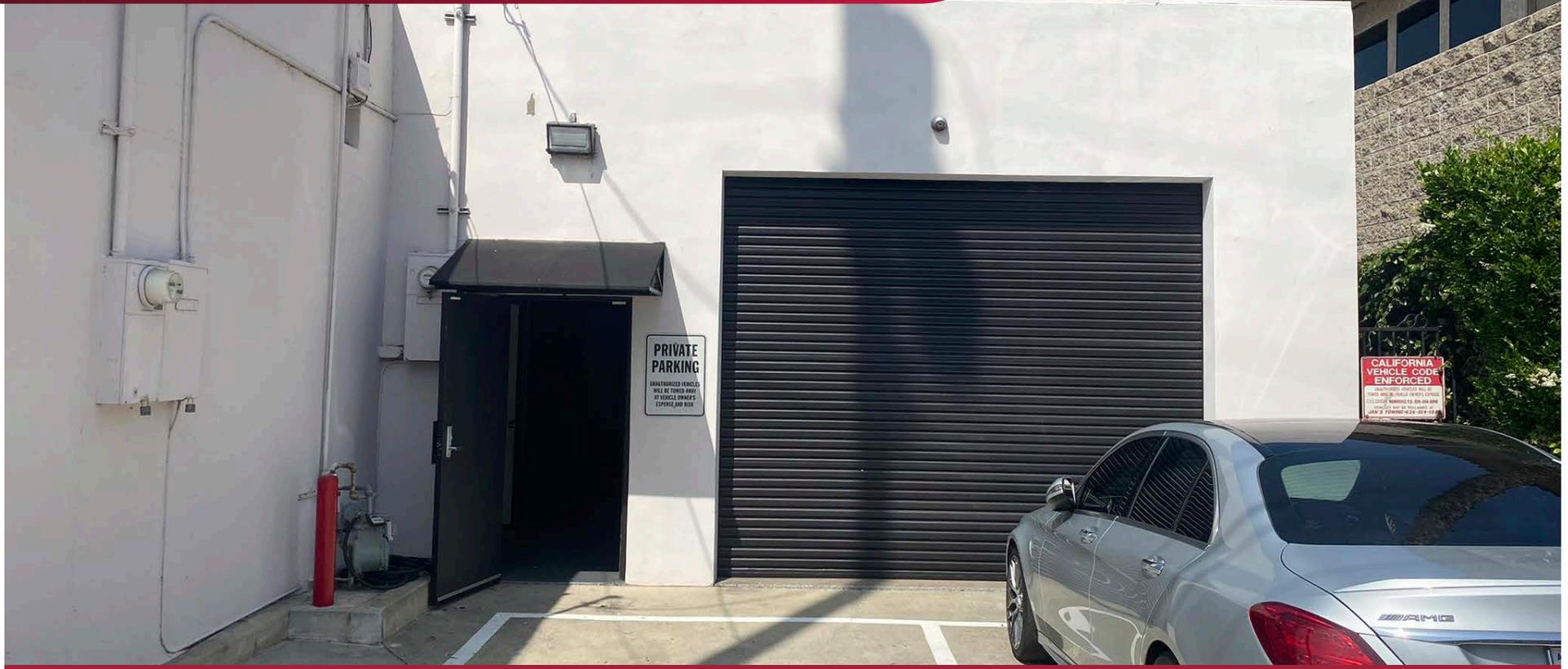


FOR LEASE



COMMERCIAL REAL ESTATE SERVICES
PASADENA

750 SF INDUSTRIAL SPACE FOR LEASE



**147 E. Foothill Blvd.
Monrovia, CA 91016**

CONTACT



TREVOR GLEASON
tgleason@lee-associates.com
626.240.2774
License ID 02075121

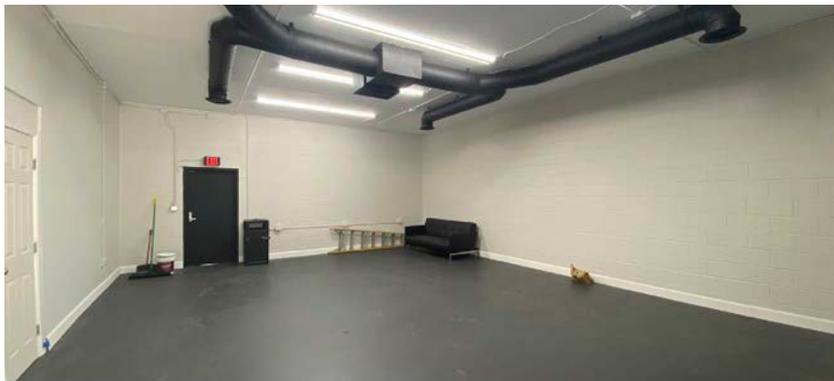
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE 750 SF INDUSTRIAL SPACE FOR LEASE IN MONROVIA

147
E. FOOTHILL BLVD.
MONROVIA, CA 91016

PROPERTY INFORMATION

ASKING RATE	\$3.33 MG
TERMS	Negotiable
PROPERTY TYPE	Industrial
SUITE SIZE	750 SF
TOTAL BUILDING SF	2,304
LOT SF	5,948
YEAR BUILT	1921
PARKING RATIO	2.7/1,000
ZONING	NC
APN	8519-027-044



PROPERTY HIGHLIGHTS

- + Recently renovated industrial space
- + Private restroom
- + 2 parking spaces

LOCATION HIGHLIGHTS

- + Near Old Town Monrovia and City Hall
- + Prominent, highly visible signalized intersection
- + Entrance and parking located on East side of building, on N. Ivy Ave.

FOR LEASE
750 SF INDUSTRIAL SPACE FOR LEASE IN MONROVIA

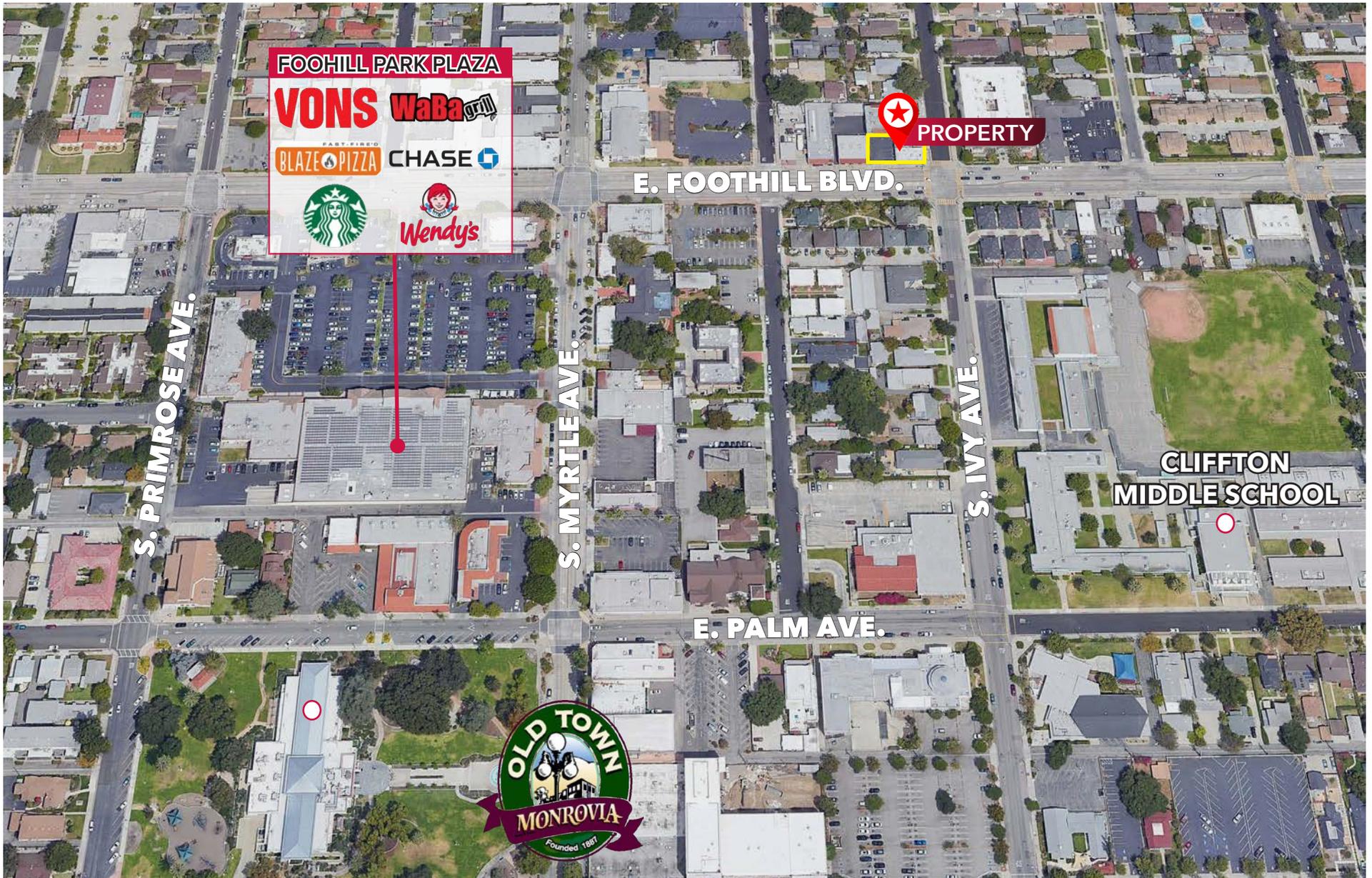
147
E. FOOTHILL BLVD.
MONROVIA, CA 91016

INTERIOR PHOTOS



FOR LEASE
750 SF INDUSTRIAL SPACE FOR LEASE IN MONROVIA

147
E. FOOTHILL BLVD.
MONROVIA, CA 91016



FOR LEASE
750 SF INDUSTRIAL SPACE FOR LEASE IN MONROVIA

147
E. FOOTHILL BLVD.
MONROVIA, CA 91016

DEMOGRAPHICS



Total Population



1 Mile	3 Miles	5 Miles
21,794	96,012	246,552

Total Households



1 Mile	3 Miles	5 Miles
8,238	33,244	80,225

Average Household Income



1 Mile	3 Miles	5 Miles
\$118,444	\$115,647	\$111,112

Daily Traffic Counts



Street	X Street	Count
E. Foothill Blvd.	May Ave E	20,784
E. Foothill Blvd.	S. Primrose Ave	25,516

Source: CoStar