

1960 | S. WALKER AVE. MONROVIA, CA 91016



FOR SALE

INDUSTRIAL BUILDING | 26,178 SF
OWNER USER | INVESTMENT

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS



Located in the San Gabriel Valley industrial corridor, 1960 S. Walker Avenue, Monrovia, offers a 26,178 SF industrial building on a 1.35-acre lot. Built in 1962, the single-story facility features high power, 100% HVAC, and is suitable for manufacturing, assembly, office, and warehouse operations. The property provides efficient operational layouts, a private yard, over 60 parking stalls (some with vehicle charging stations), and convenient access to major transportation corridors like Interstate 210 and 605 Freeways. It is strategically positioned in a high-demand industrial submarket with limited inventory, making it ideal for owner-users and investors.

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MONROVIA, CA 91016

For more information:

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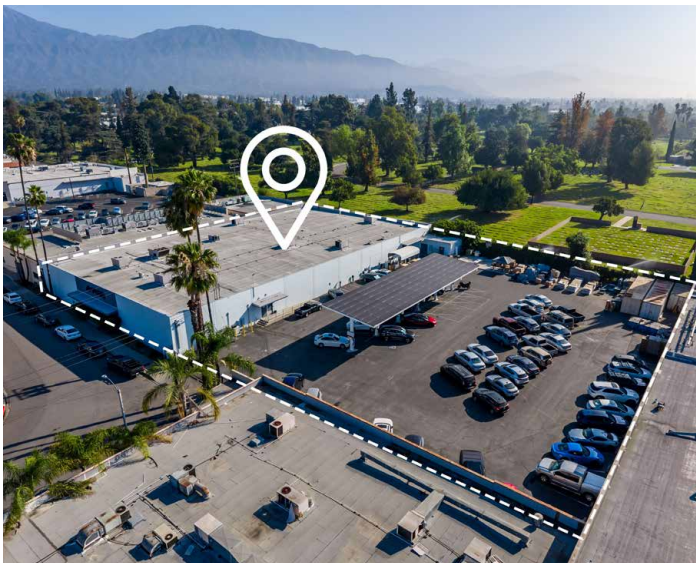
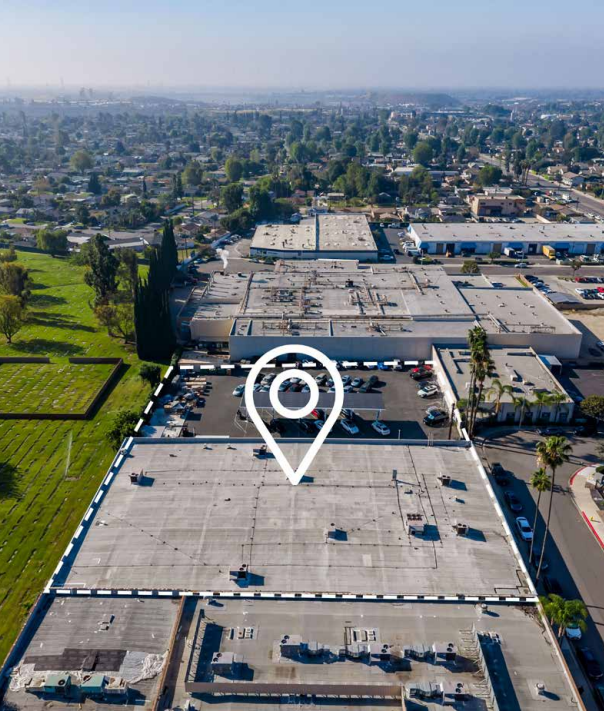
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 <p>Rare, ±26,178 Industrial Building</p>	 <p>Assembly Manufacturing</p>	 <p>Heavy Power 1,000 AMP</p>	 <p>Private Yard w/ Solar Canopy. 64 total parking (including 26 EV charging spaces)</p>
 <p>Remodeled Office ±12,100 SF</p>	 <p>Good Transportation Access</p>	 <p>±400 SF Concrete Outside Storage Unit</p>	 <p>±60,063 SF Land Parcel (please verify)</p>
 <p>100% HVAC Building</p>	 <p>Great Curb Appeal with Street Parking</p>	 <p>Manufacturing Zoning (please verify)</p>	 <p>APN #8513-001-058</p>

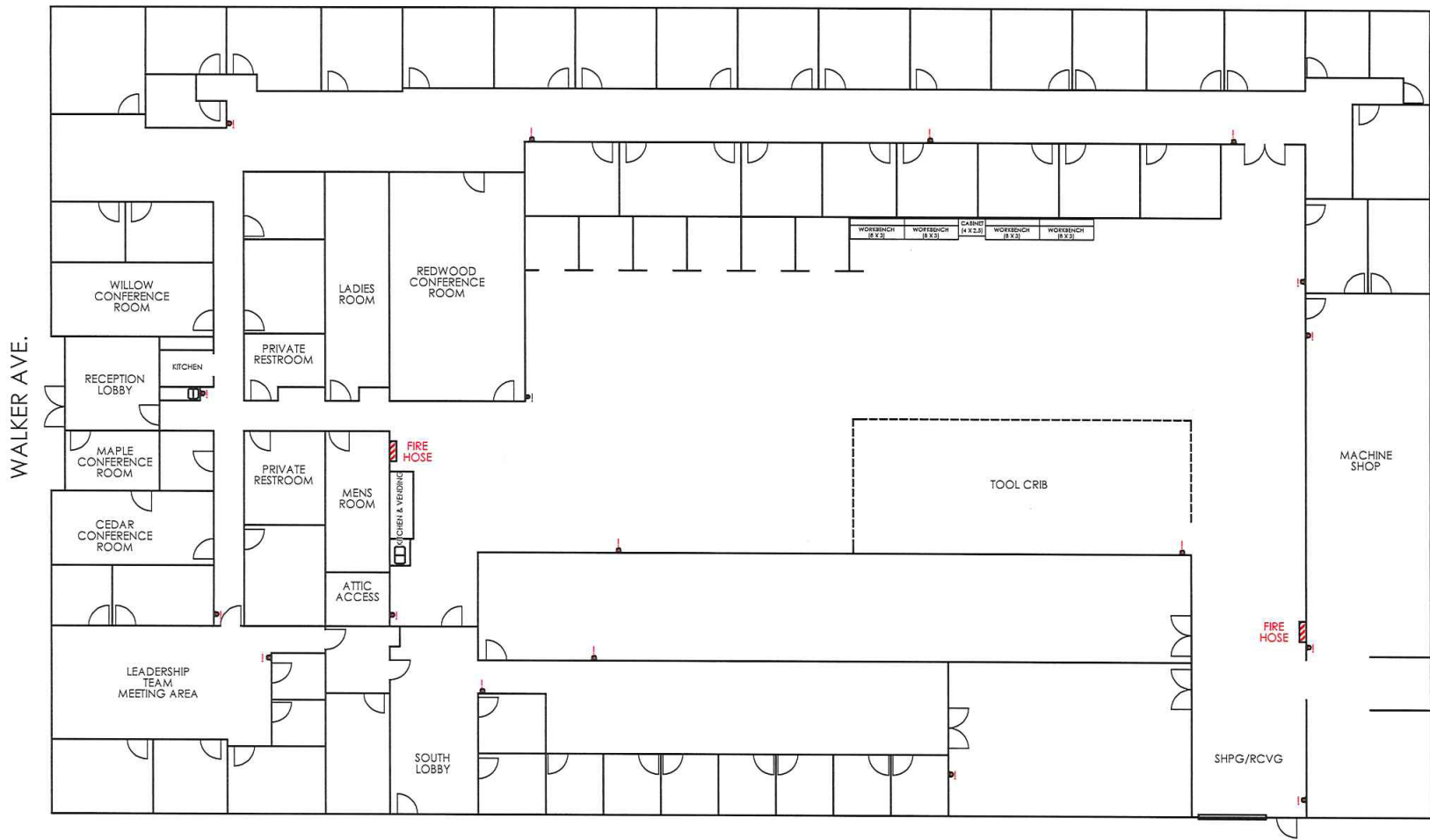
PROPERTY PHOTOS



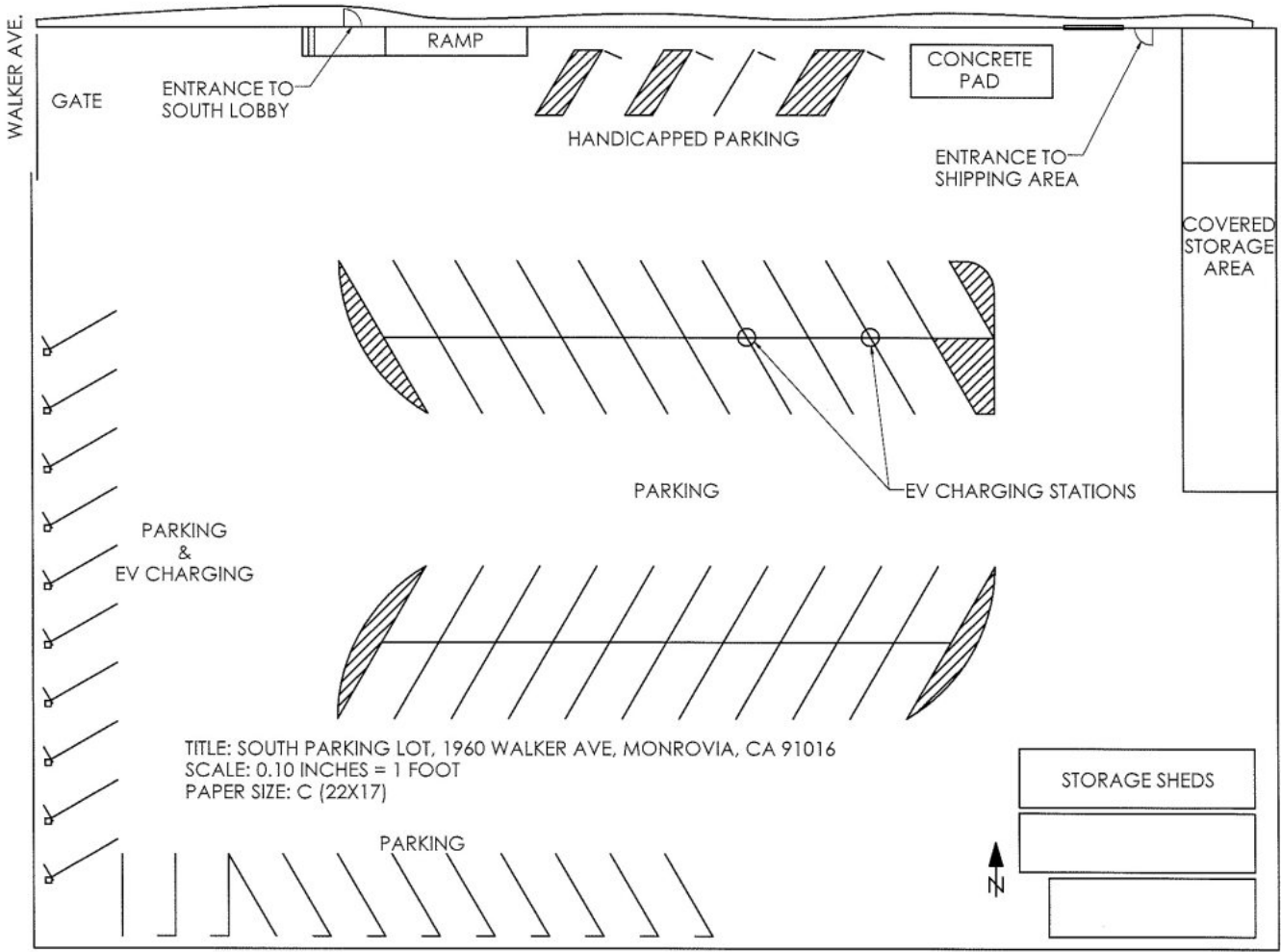
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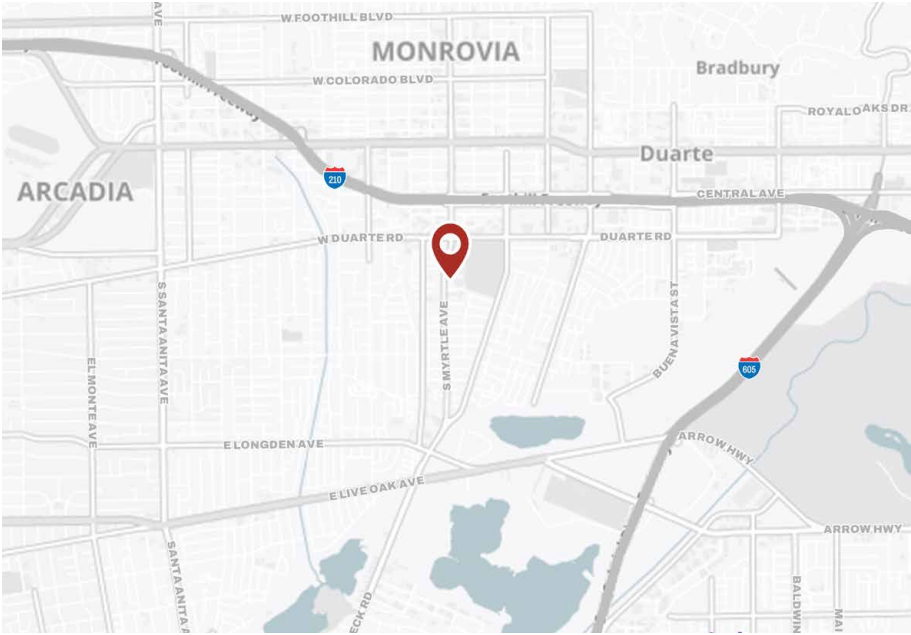
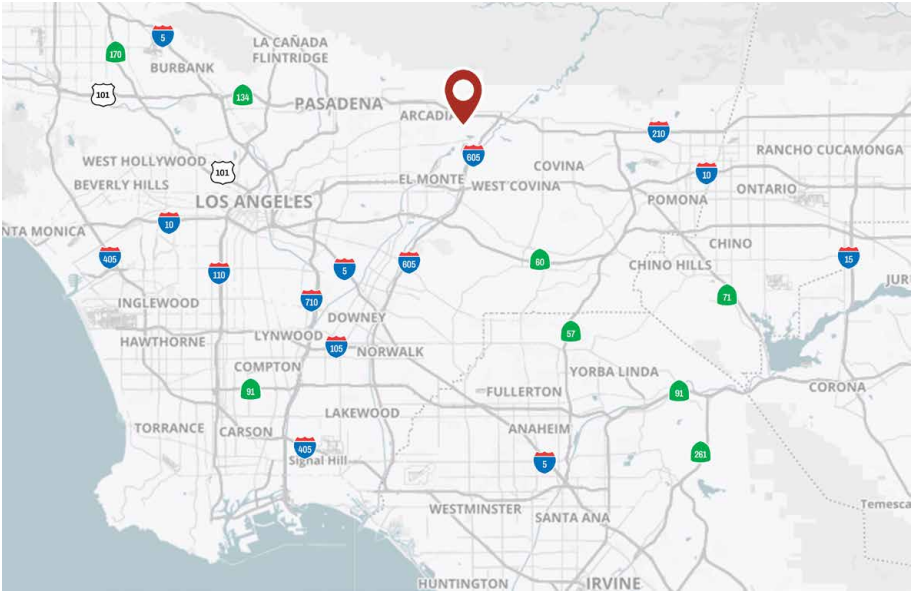
FLOOR PLAN



PARKING PLAN



REGIONAL MAPS & DEMOGRAPHICS



1660 S. WALKER AVE., MONROVIA, CA

1 MILE

3 MILES

5 MILES

Population

Est. Population (2025)	24,623	136,814	386,638
Proj. Population (2030)	25,281	134,899	376,662
Census Population (2020)	23,926	136,441	396,478
Census Population (2010)	22,881	136,200	399,625
Proj. Ann. Growth (2025-2030)	658 (0.5%)	-1,915 (-0.3%)	-9,976 (-0.5%)
Historical Ann. Growth (2020-2025)	697	372	-9,840 (-0.5%)
Historical Ann. Growth (2010-2020)	1,046 (0.5%)	242	-3,148
Est. Population Density (2025)	7,842 psm	4,841 psm	4,925 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Est. Households (2025)	8,217	46,768	123,976
Proj. Households (2030)	8,646	47,231	123,007
Census Households (2020)	7,325	45,346	122,736
Census Households (2010)	6,720	44,166	119,355
Proj. Ann. Growth (2025-2030)	429 (1.0%)	463 (0.2%)	-969 (-0.2%)
Historical Ann. Change (2010-2025)	1,497 (1.5%)	2,602 (0.4%)	4,621 (0.3%)

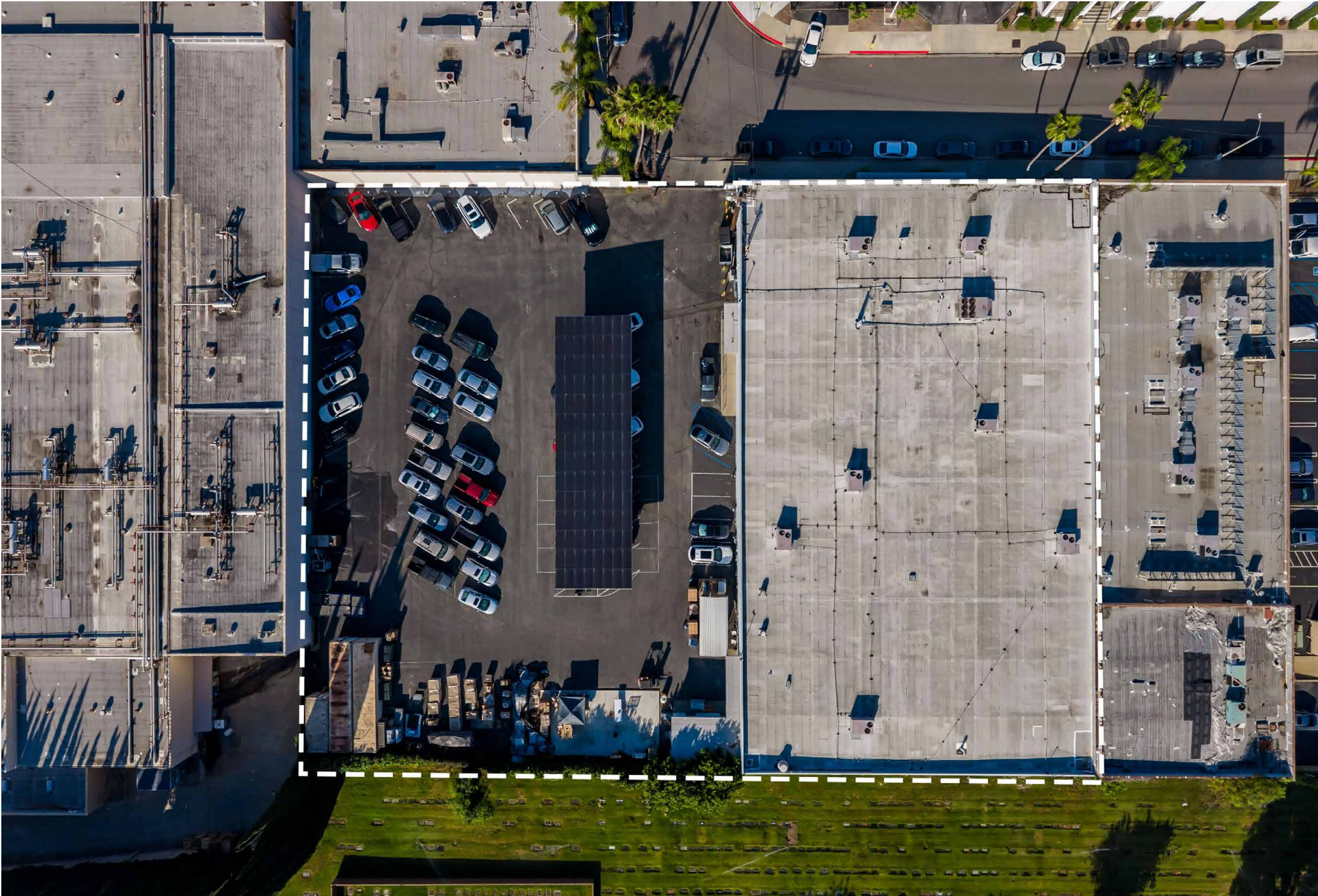
Average Household Income

Est. Avg. Household Income (2025)	\$139,616	\$145,594	\$135,480
Proj. Avg. Household Income (2030)	\$139,486	\$145,127	\$135,536

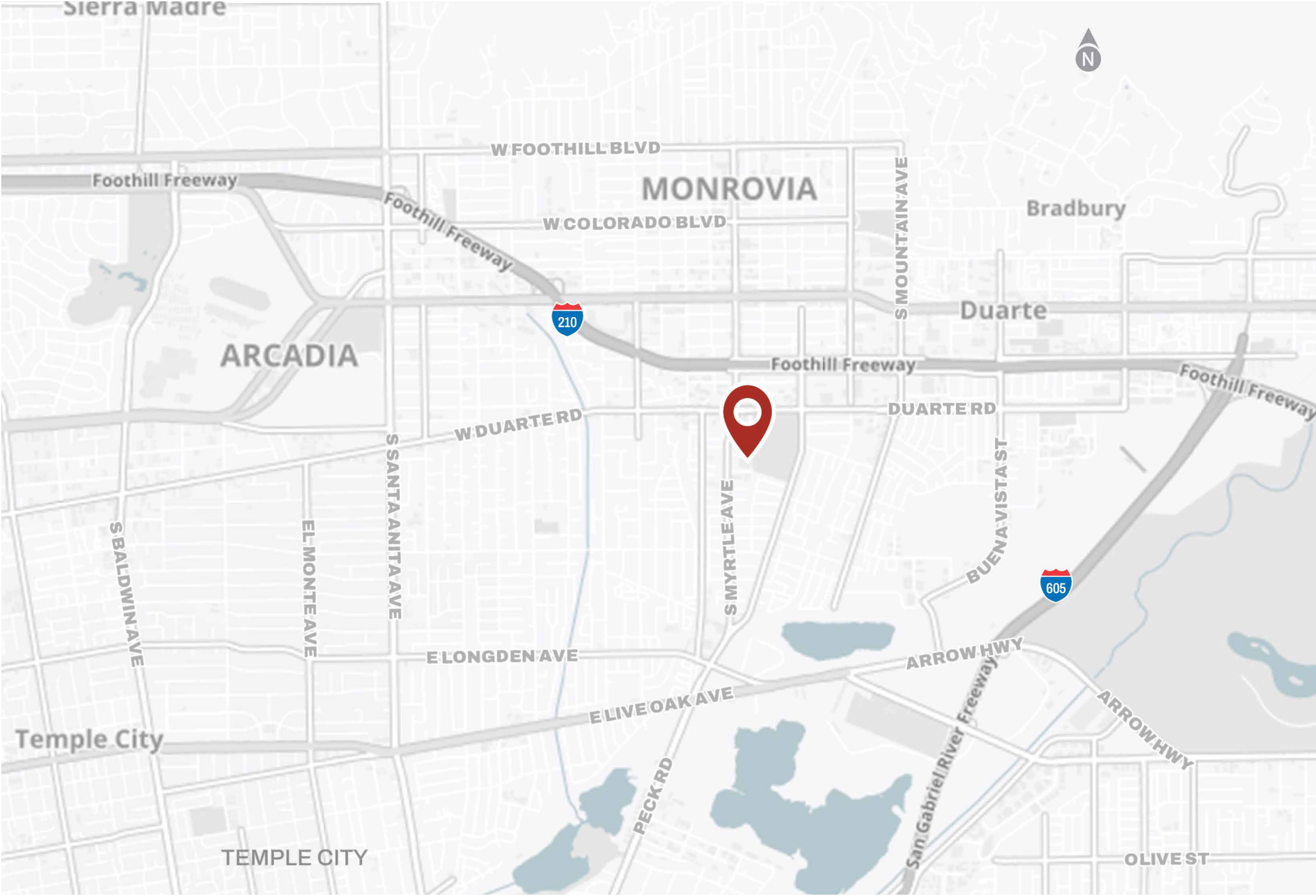
AERIAL MAP



AERIAL MAP



LOCATION MAP



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