



# FOR SALE

## 120 E. Lemon Ave., Monrovia, CA 91016



### FULLY LEASED INVESTMENT PROPERTY IN HIGHLY DESIRABLE OLD TOWN MONROVIA

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## 120 E. Lemon Ave., Monrovia, CA 91016



- Retail/Flex Commercial Property in the Historic Commercial District of Old Town Monrovia
- Financial Information to be Provided with NDA
- Approximately 10,080 SF Building
- Approximately 10,046 SF Lot
- Zoning: MOPD\* (Monrovia Planned Development)
- Year Built: 1925
- Four Tenants Currently Occupy the Building
- Building May Have the Potential to be Owner User
- Building Features Include: Brick Walls, High Ceilings, Exposed Bow Truss Wood Beams, Tiled Façade, Earthquake Retrofit, HVAC Systems, and Fire Sprinkler System
- Free Public Parking Adjacent to the Building
- Good Pedestrian Traffic: Walk Score—86 (Very Walkable), Transit Score—33 (Some Transit), Bike Score—62 (Bikeable)
- Less than 1 Mile to both the 210 Freeway and the Metro Gold Line Station
- Amenities in Walking Distance Include: Look Cinemas, Library Park, Monrovia Public Library, Monrovia Street Fair (every Friday), and Many Boutique Restaurants and Shops
- Monrovia City Hall, Monrovia Fire Department, and Monrovia Police Department are Located Across the Street



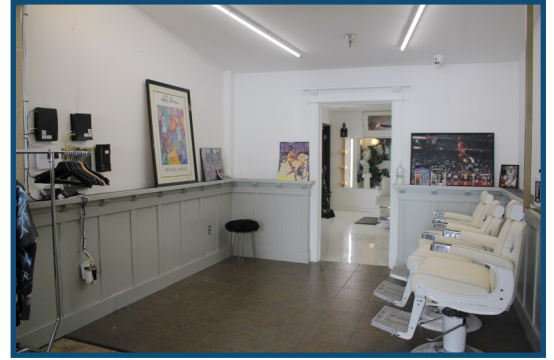
**Shown by appointment only. Please call listing office to schedule an appointment.**



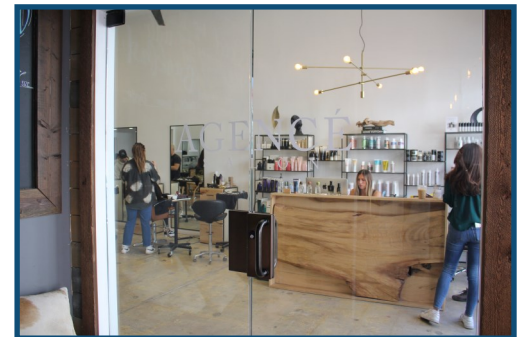
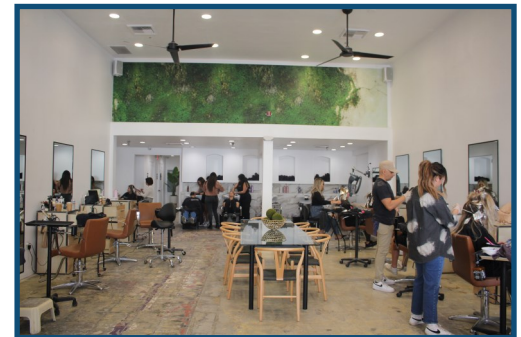
# TENANT OVERVIEW

120 E. Lemon Ave., Monrovia, CA 91016

## UNIT A—740 SF



## UNIT B—2,020 SF





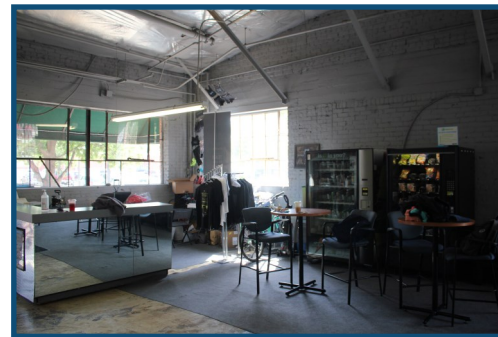
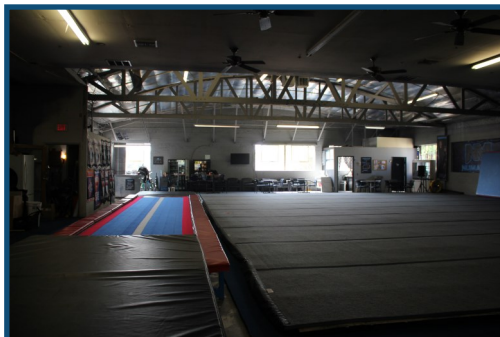
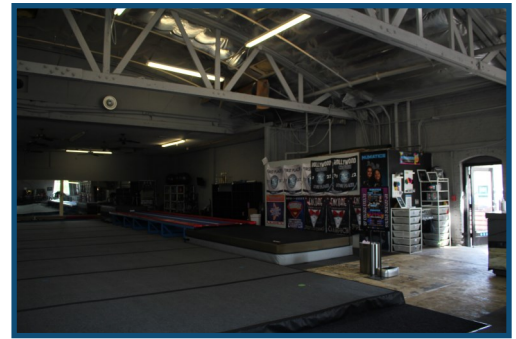
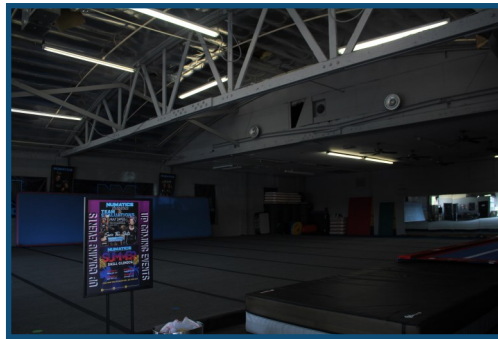
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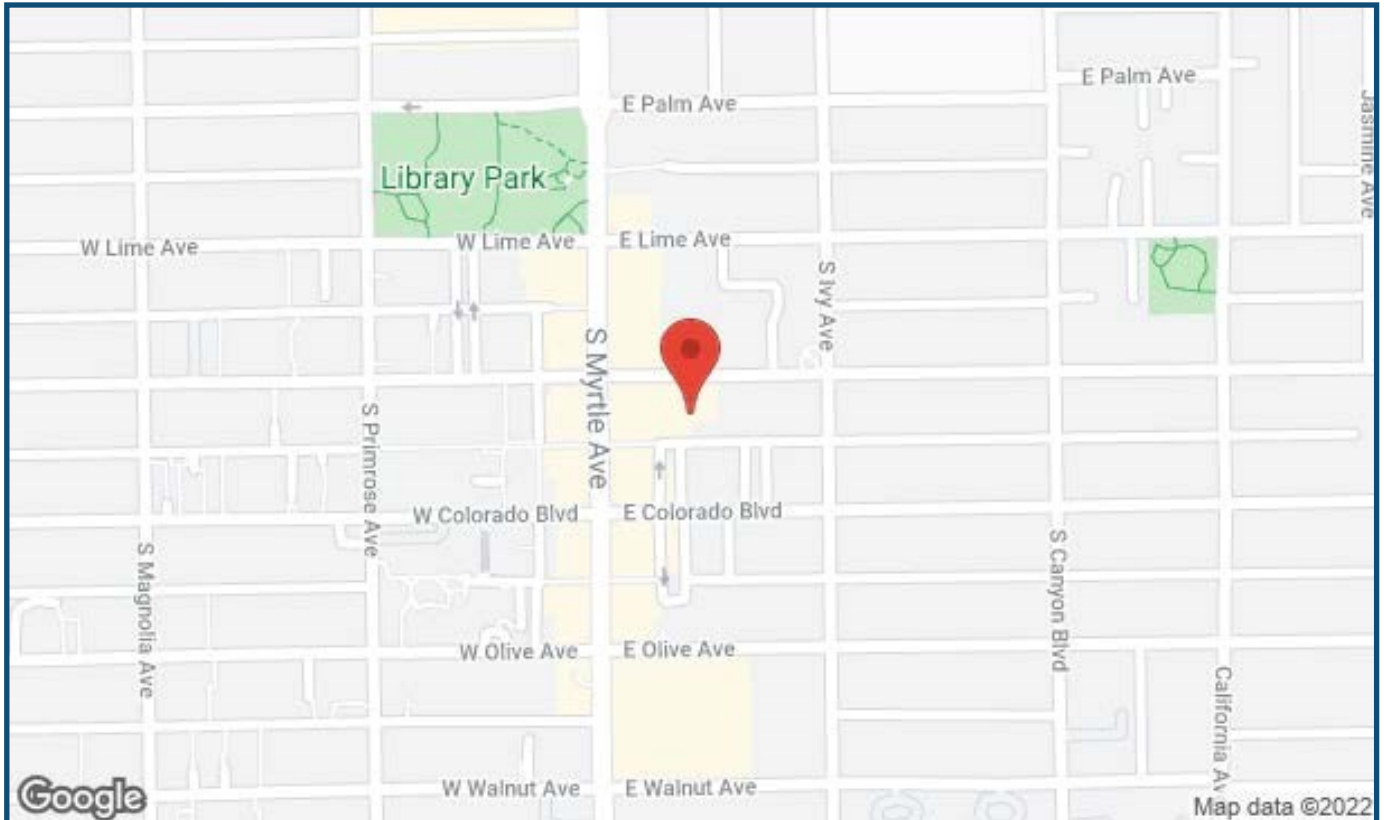
## UNIT C—1,742 SF



## UNIT D—5,578 SF



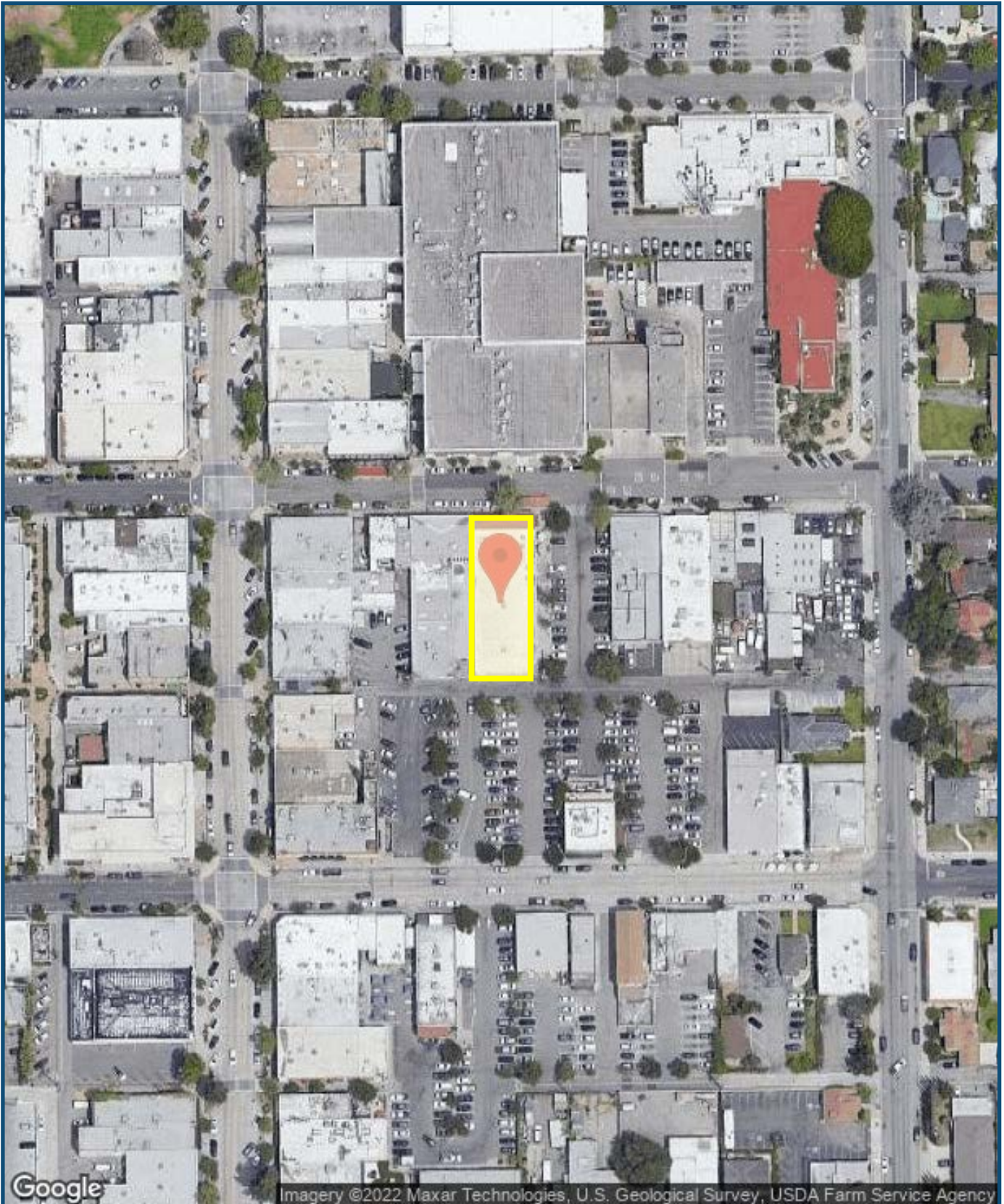
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# LOCATION/AERIAL MAPS

120 E. Lemon Ave., Monrovia, CA 91016





# DEMOGRAPHICS

## 120 E. Lemon Ave., Monrovia, CA 91016

### Demographic Summary Report

120 E Lemon Ave, Monrovia, CA 91016						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	24,058		100,831		278,639	
2021 Estimate	24,334		101,769		281,652	
2010 Census	24,504		101,344		282,684	
Growth 2021 - 2026	-1.13%		-0.92%		-1.07%	
Growth 2010 - 2021	-0.69%		0.42%		-0.37%	
<b>2021 Population by Hispanic Origin</b>	10,734		35,423		116,142	
<b>2021 Population</b>	24,334		101,769		281,652	
White	18,402	75.62%	61,562	60.49%	167,997	59.65%
Black	1,889	7.76%	4,862	4.78%	8,089	2.87%
Am. Indian & Alaskan	397	1.63%	1,112	1.09%	3,268	1.16%
Asian	2,628	10.80%	30,895	30.36%	94,606	33.59%
Hawaiian & Pacific Island	81	0.33%	203	0.20%	535	0.19%
Other	937	3.85%	3,134	3.08%	7,157	2.54%
U.S. Armed Forces	0		1		87	
<b>Households</b>						
2026 Projection	9,005		34,769		88,828	
2021 Estimate	9,110		35,098		89,805	
2010 Census	9,178		34,957		90,184	
Growth 2021 - 2026	-1.15%		-0.94%		-1.09%	
Growth 2010 - 2021	-0.74%		0.40%		-0.42%	
Owner Occupied	4,181	45.89%	21,498	61.25%	55,064	61.32%
Renter Occupied	4,929	54.11%	13,600	38.75%	34,741	38.68%
<b>2021 Households by HH Income</b>	9,111		35,099		89,806	
Income: <\$25,000	1,000	10.98%	4,063	11.58%	11,194	12.46%
Income: \$25,000 - \$50,000	1,428	15.67%	4,866	13.86%	13,968	15.55%
Income: \$50,000 - \$75,000	1,565	17.18%	5,432	15.48%	14,519	16.17%
Income: \$75,000 - \$100,000	1,127	12.37%	4,272	12.17%	11,578	12.89%
Income: \$100,000 - \$125,000	1,151	12.63%	4,427	12.61%	10,735	11.95%
Income: \$125,000 - \$150,000	879	9.65%	2,928	8.34%	6,979	7.77%
Income: \$150,000 - \$200,000	798	8.76%	4,002	11.40%	9,555	10.64%
Income: \$200,000+	1,163	12.76%	5,109	14.56%	11,278	12.56%
<b>2021 Avg Household Income</b>	\$111,838		\$117,967		\$110,706	
<b>2021 Med Household Income</b>	\$87,477		\$93,659		\$86,275	

