

220 | TAYLOR ST

MONROVIA, CA 91016

FOR SALE
INDUSTRIAL BUILDING | 6,039 SF

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY HIGHLIGHTS



220 TAYLOR ST
MONROVIA, CA 91016

For more information:

Doug Wubbena

Senior Vice President
dwubbena@naicapital.com
949.468.2314
Cal DRE Lic.#00878323

Brian Childs

Executive Managing Director
bchilds@naicapital.com
949.468.2309
Cal DRE Lic.#00904960

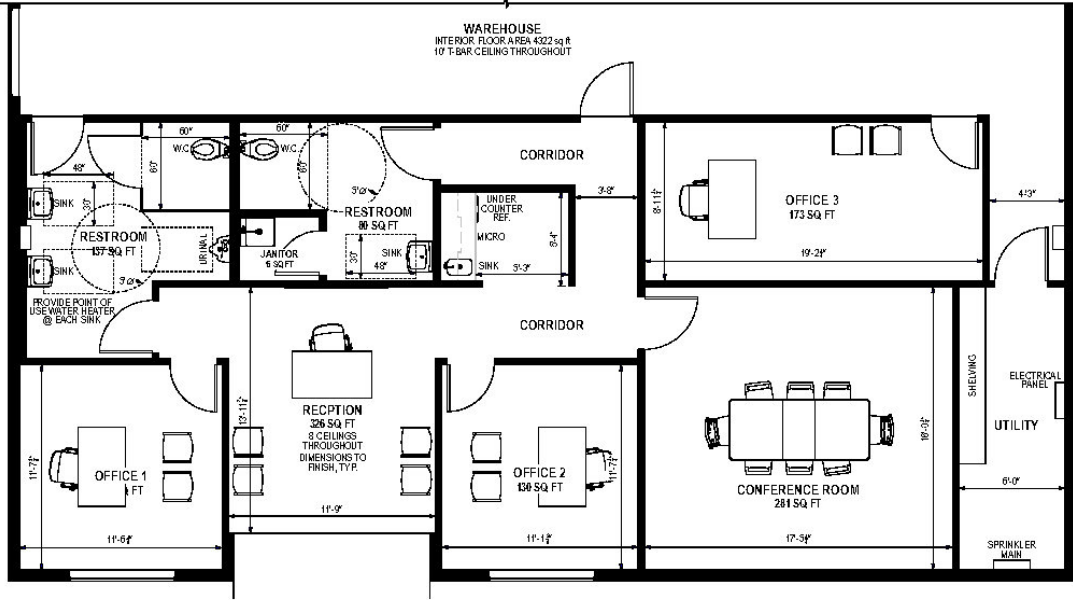
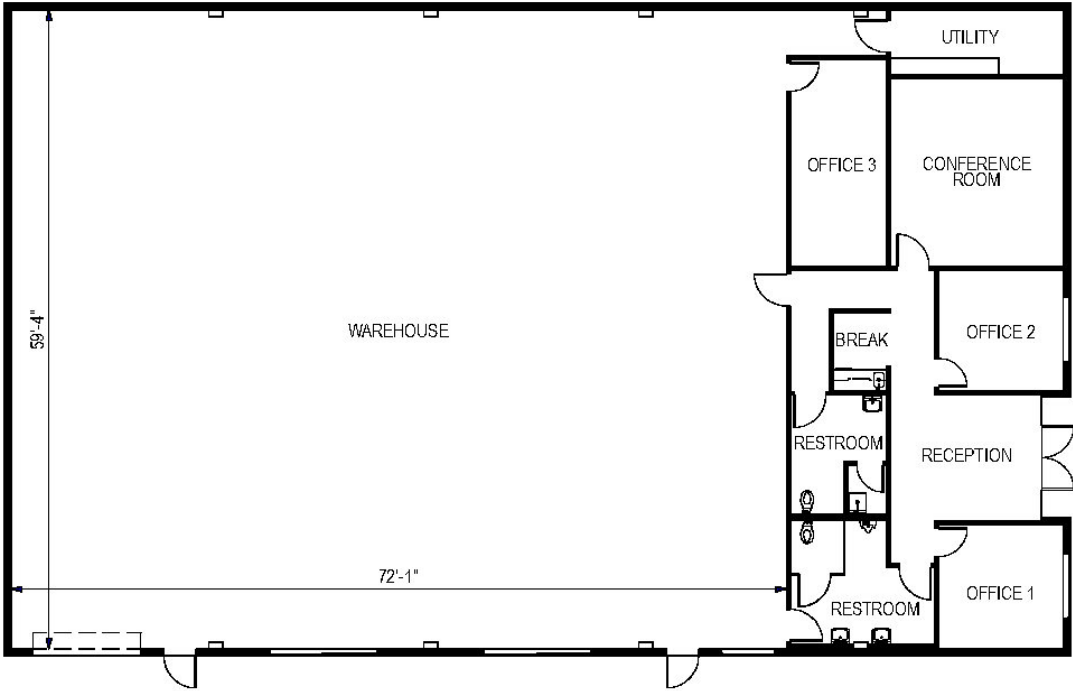
220 TAYLOR STREET was built in 1960 and is located in the highly desirable, industrial submarket of the Upper San Gabriel Valley. This **±6,039 square-foot industrial building** presents a rare owner-user or investment opportunity within close proximity to major transportation corridors including the **210 and 605 Freeways**. The property is well-suited for manufacturing, warehousing, or light industrial uses, offering functional space and flexible layout potential in a market with limited available inventory. Monrovia's industrial sector continues to benefit from strong demand driven by regional logistics, last-mile distribution, and light manufacturing users, making this size of industrial asset particularly attractive to both local businesses and investors seeking exposure to Southern California's core industrial real estate market.

 <p>Rare, ±6,039 Industrial Building</p>	 <p>±4,600 SF Warehouse with Ground Level Roll-Up Door</p>	 <p>100% HVAC Building 3 Units – 2025</p>	 <p>Great Curb Appeal with Street Parking</p>
 <p>Fully Remodeled Office +/- 1,315 SF</p>	 <p>Good Transportation Access</p>	 <p>New Roof 2026</p>	 <p>12,499 SF Land Parcel (please verify)</p>
 <p>400 AMPS (please verify)</p>	 <p>Private Yard with 20 Parking Stalls (please verify Stalls)</p>	 <p>Manufacturing Zoning (please verify)</p>	 <p>APN #8513-001-056</p>

POTENTIAL RENDERING OF PROPERTY



FLOOR PLANS



PROPERTY PHOTOS



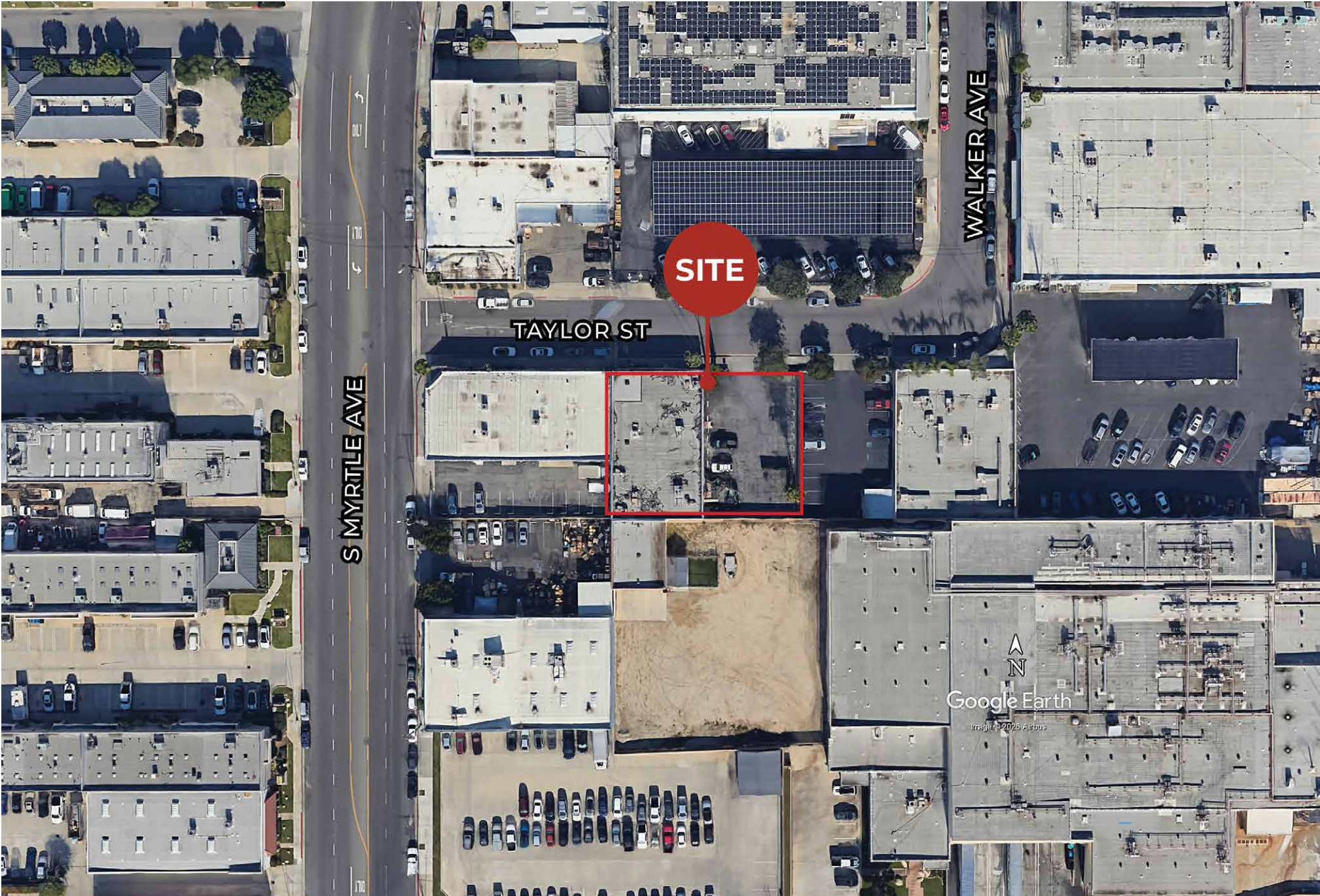
PROPERTY PHOTOS



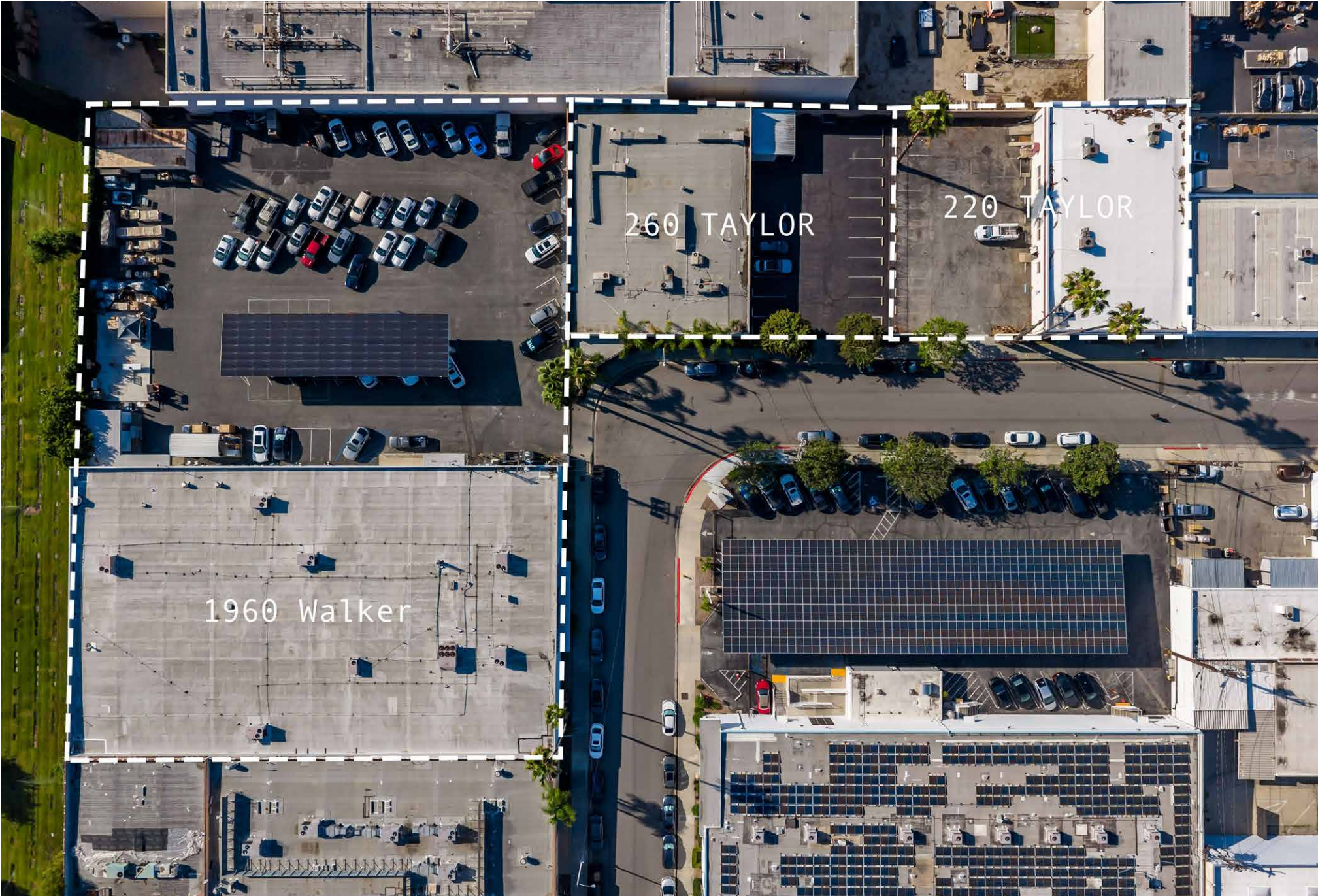
PROPERTY PHOTOS



LOCATION MAP



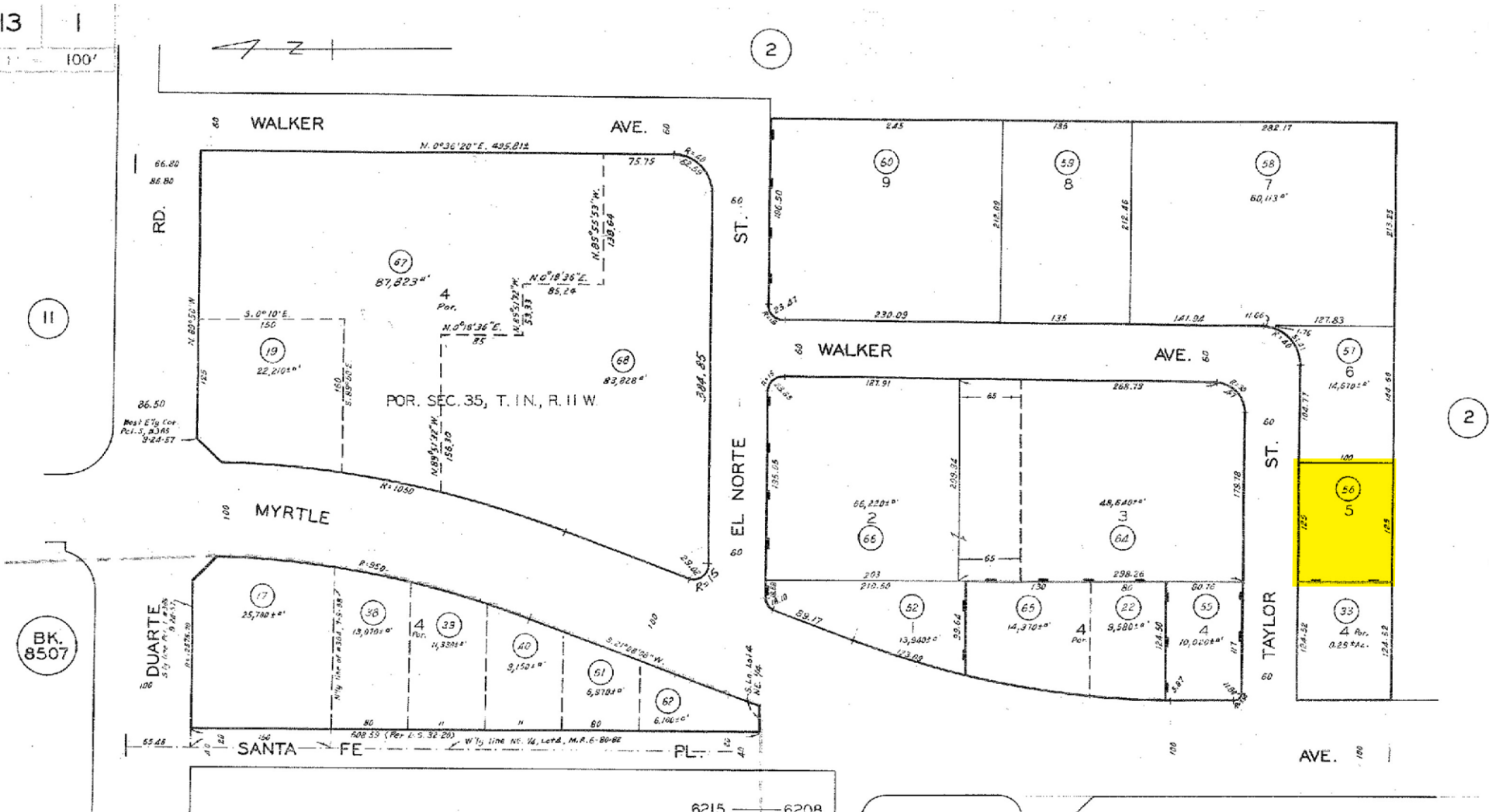
PROPERTY PHOTOS



SITE PLAN

8513 I

SCALE 1" = 100'



BK. 8507

BK. 8509







CODE
6208
6215

SUBDIVISION OF THE RANCHO AZUSA DE DUARTE M.R. 6-80-82
TRACT NO 28379 M.B. 717-7-8

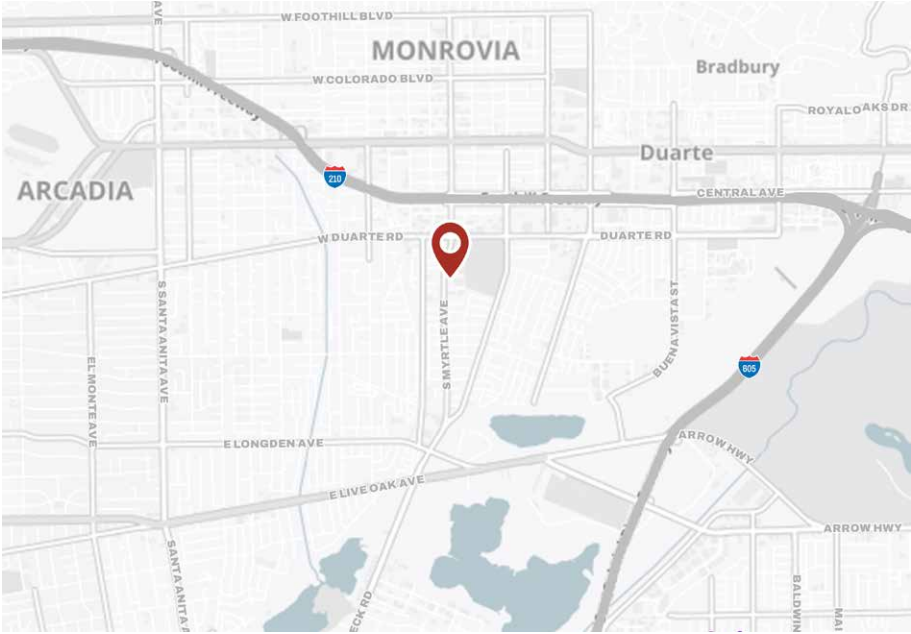
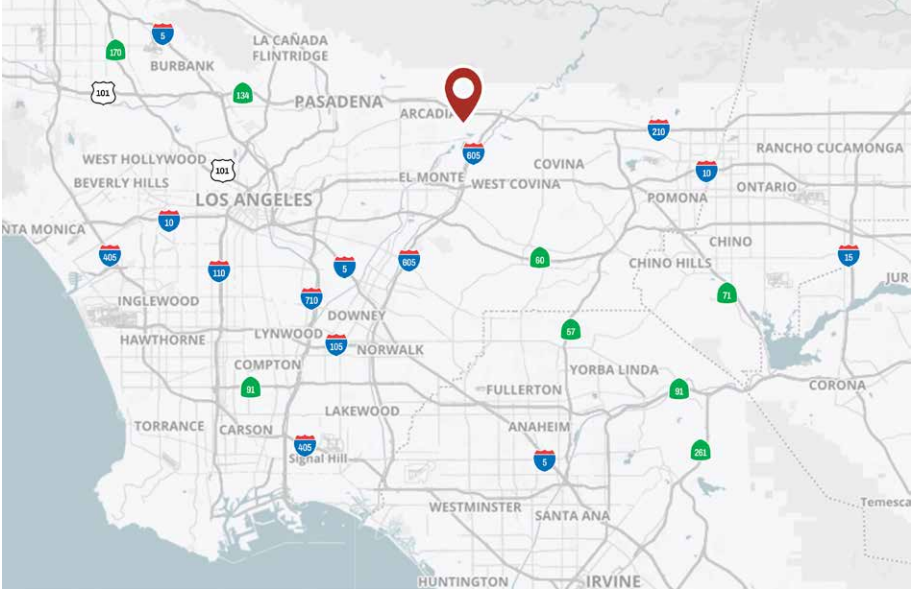
FOR PREV. ASSMT SEE:
8513 - I

ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.

SALES COMPARABLES

	ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	BUILT	RBA SF
	859 Meridan St. Irwindale, CA	December 2025	\$2,250,000	\$314.60	1989	7,152
	1111 S. Myrtle Ave. Monrovia, CA	August 2025	\$4,000,000	\$437.59	1987	9,141
	528 E. Fig Lane. Monrovia, CA	April 2025	\$1,575,000	\$321.43	1963	4,900
	12101 Clark St. Arcadia, CA	August 2024	\$1,425,000	\$384.10	2002	3,710
	716 N. McKeever Ave. Azusa, CA	July 2024	\$2,800,000	\$324.64	1985	8,625
	141 E. Santa Clara St. Arcadia, CA	May 2024	\$3,350,000	\$501.50	1970	6,680

REGIONAL MAPS & DEMOGRAPHICS



220 TAYLOR ST., 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

220 | TAYLOR ST

MONROVIA, CA 91016

For more information, please contact:

Doug Wubbena

Senior Vice President
dwubbena@naicapital.com
949.468.2314
Cal DRE Lic.#00878323

Brian Childs

Executive Managing Director
bchilds@naicapital.com
949.468.2309
Cal DRE Lic.#00904960