

# IMMEDIATELY AVAILABLE

103 West Foothill Boulevard  
Monrovia, CA 91016

Prime Retail or Office Space  
In Downtown Monrovia **+/-1,220 SQUARE FEET**

High Identity Location on West Foothill Boulevard  
Prominent Sign Rights near Signalized Corner



**LEASE RATE:** \$2,648 PER MONTH PLUS UTILITIES, INTERIOR MAINTENANCE AND JANITORIAL SERVICE

**AVAILABLE SPACE:** +/-1,220 RSF

**PROPERTY TYPE** GROUND FLOOR OFFICE OR RETAIL SPACE

## BILL UKROPINA

O: 626.844.2200  
BILL.UKROPINA@CBCNRT.COM  
CALDRE#: 00820557

## CHRISTINA BURDETTE

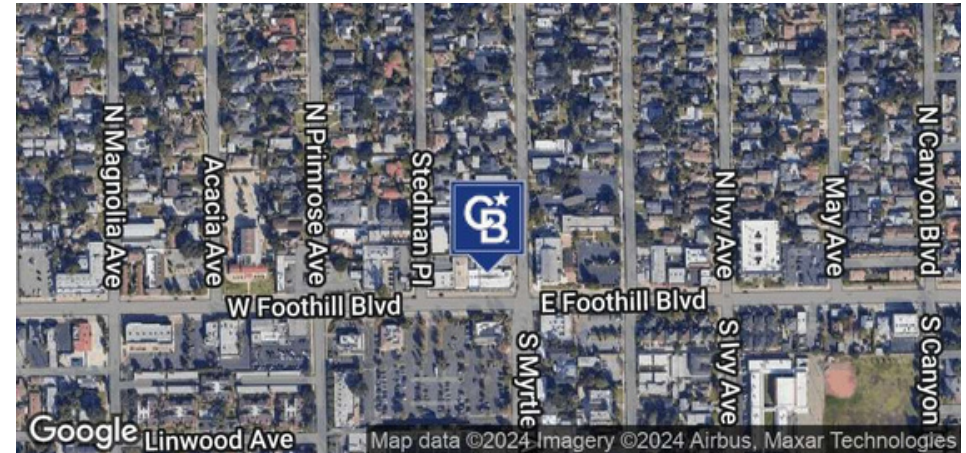
O: 626.848.4174  
CHRISTINA.BURDETTE@CBREALTY.COM  
CALDRE#: 02227715



# FOR LEASE

PRIME RETAIL OR OFFICE SPACE AVAILABLE IN DOWNTOWN MONROVIA

103 West Foothill Boulevard Monrovia, CA 91016



## PROPERTY DESCRIPTION

Move in Newly - renovated Condition +/- 1,220 RSF of ground floor office or retail space.

Located on busy East Foothill Boulevard just west of Myrtle.

Front & Rear Entrance and Exits

Very short walk to 22 restaurants, banks and many retail amenities.

Local lessor will respond quickly and create lease document in timely manner.

Convenient 3-hour parking directly in front of space close by.

\$2,648 per month plus Tenant pays all utilities and maintains interior.

## HIGH IDENTITY SIGN RIGHTS ON Foothill BOULEVARD

## OFFERING SUMMARY

Lease Rate:	\$2,648.00 per month (MG)
Available SF:	+/- 1,220 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,683	87,774	405,307
Total Population	19,888	258,179	1,238,356
Average HH Income	\$99,544	\$105,573	\$97,055

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COLDWELL BANKER  
COMMERCIAL  
REALTY

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**+/-1,220 SQUARE FEET**

**HIGH TRAFFIC & IDENTITY LOCATION**

**CONVENIENT STREET PARKING**

**WALK TO 22 RESTAURANTS**

**YOUR SIGN HERE**



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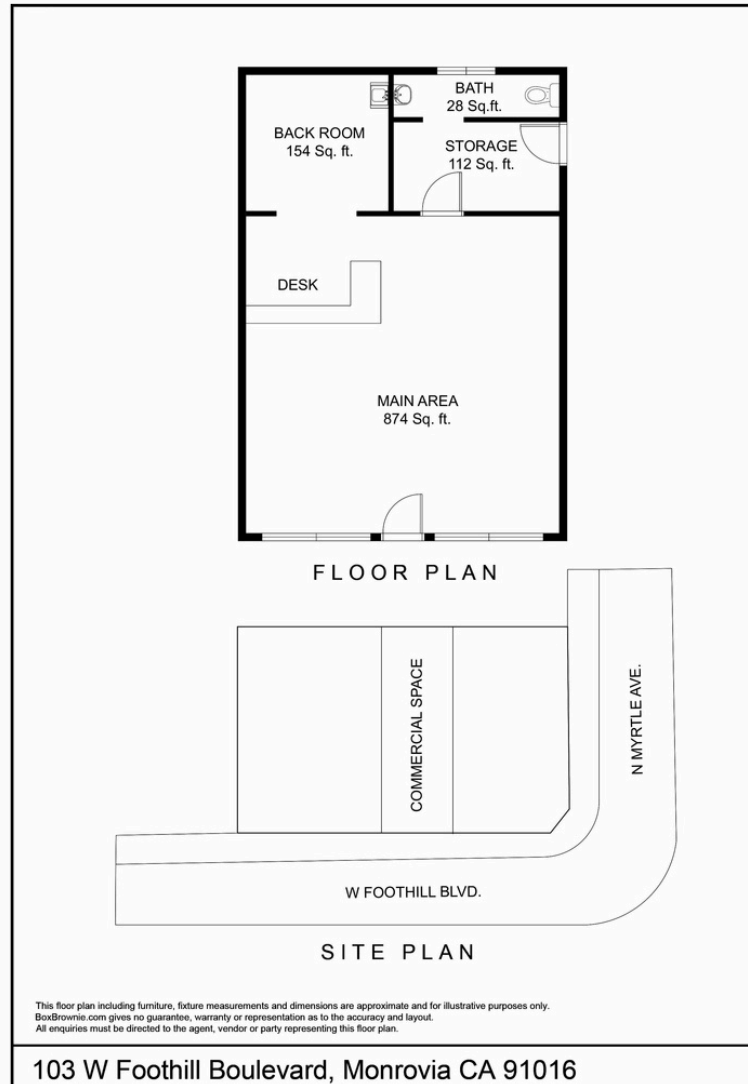


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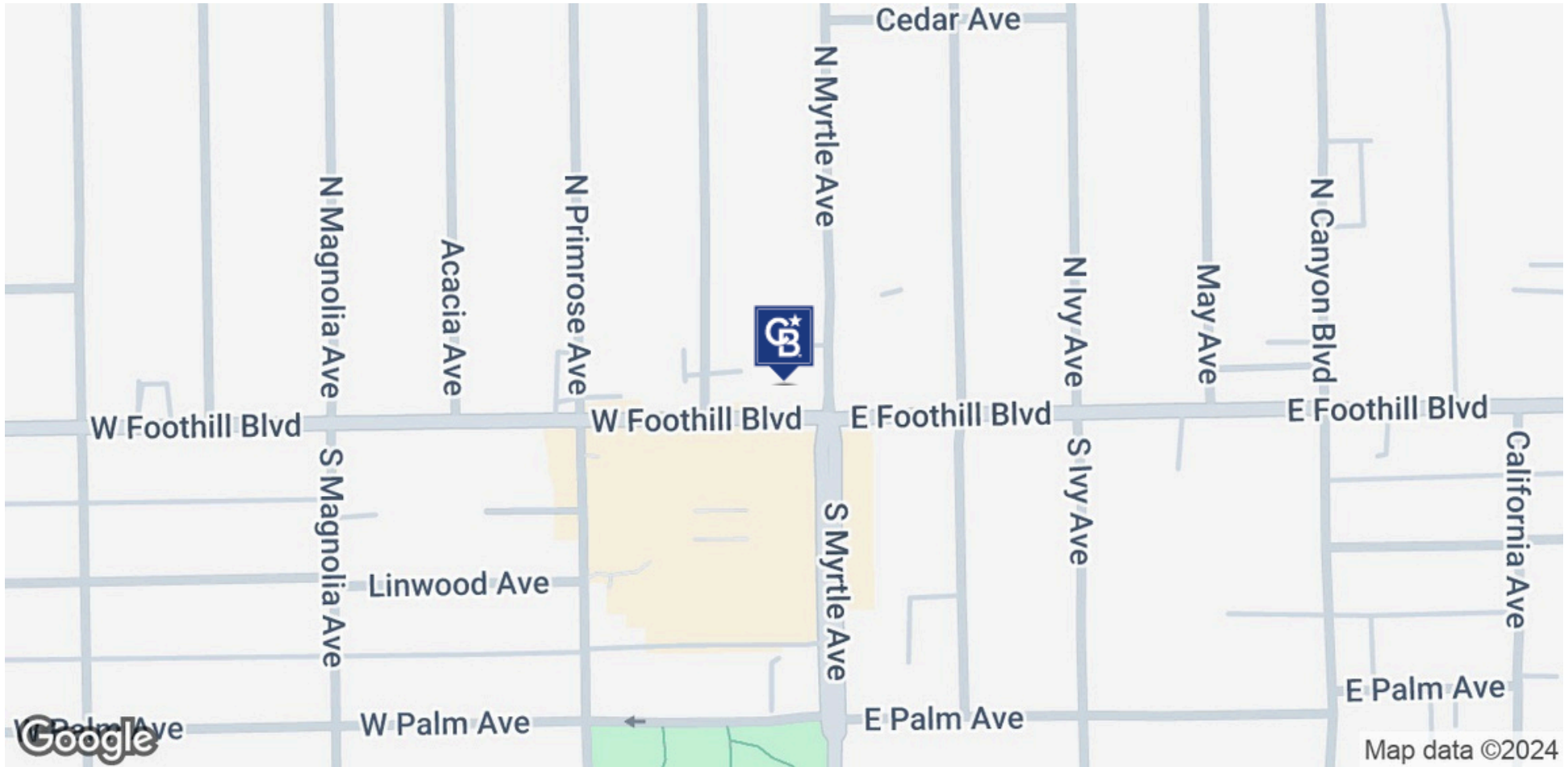




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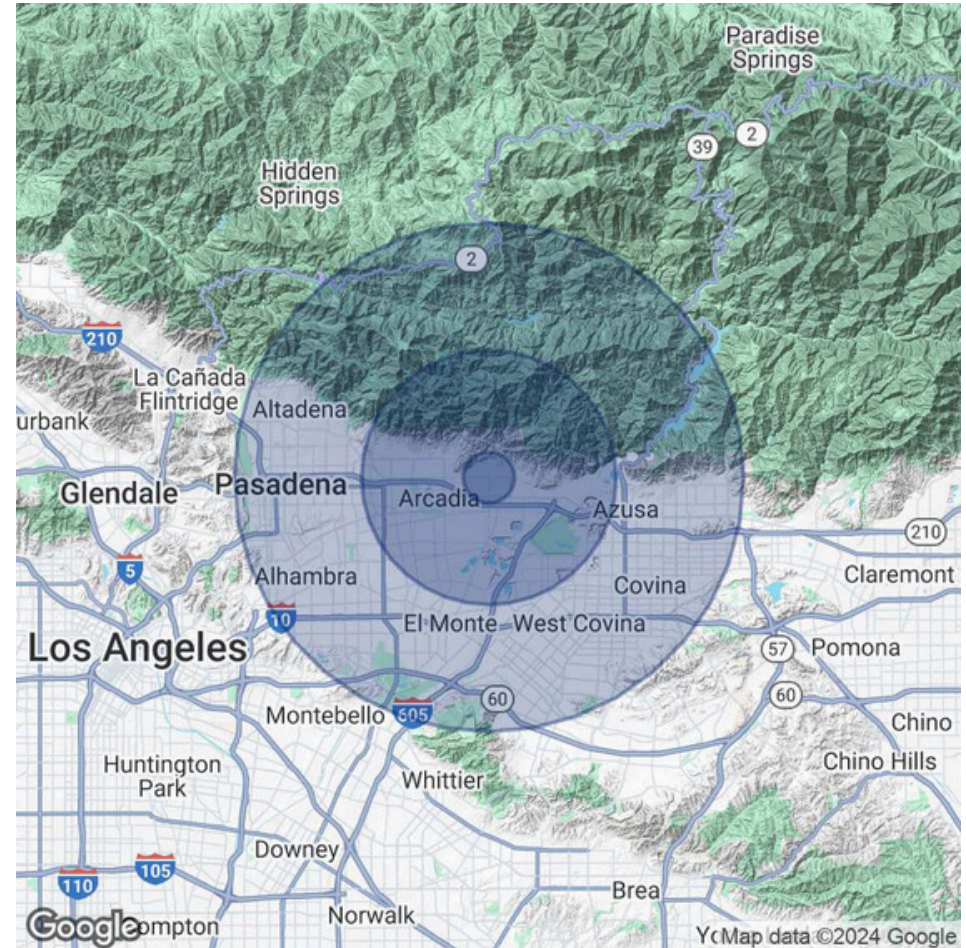
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,888	258,179	1,238,356
Average Age	39.9	41.3	39.7
Average Age (Male)	37.9	39.4	37.9
Average Age (Female)	41	42.9	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,683	87,774	405,307
# of Persons per HH	2.6	2.9	3.1
Average HH Income	\$99,544	\$105,573	\$97,055
Average House Value	\$698,485	\$782,291	\$662,248

2020 American Community Survey (ACS)



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