

2,355 SQUARE FEET ON SIGNALIZED CORNER OF HUNTINGTON DRIVE & MYRTLE, MONROVIA
PRIME OFFICE SPACE AVAILABLE FOR LEASE
100 EAST HUNTINGTON DRIVE #200 MONROVIA, CA 91016



This Brochure is owned by Team Ukropina

SUITE SIZE: +/- 2,355 SF
AVAILABLE DATE: April 8, 2026

RENTAL RATE: \$2.20 per month (\$5,181) - Fully Serviced

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**COLDWELL BANKER
COMMERCIAL
REALTY**

OFFERING SUMMARY

ADDRESS	100 E Huntington Drive, Monrovia, CA 91016
SUITE SF	+/- 2,355 SF
BUILDING SF	+/-14,300 SF
YEAR BUILT	1985
RENTAL RATE	\$2.20 per month (\$5,181) - Fully Serviced

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,730	101,463	312,188
2026 Median HH Income	\$101,305\$	\$109,644	\$100,426\$
2026 Average HH Income	131,218	\$149,991	138,066

PROPERTY HIGHLIGHTS

- 1/4 Mile North of the 210 Freeway at Myrtle Ave, Signalized Corner
- Available Immediately
- Prime signalized location; Southeast corner of Huntington Drive and Myrtle Avenue in downtown Monrovia
- Access from Huntington Dr. and Myrtle Ave.
- Northern Exposure – beautiful view of the mountains
- Free parking



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AVAILABLE APRIL 8, 2026

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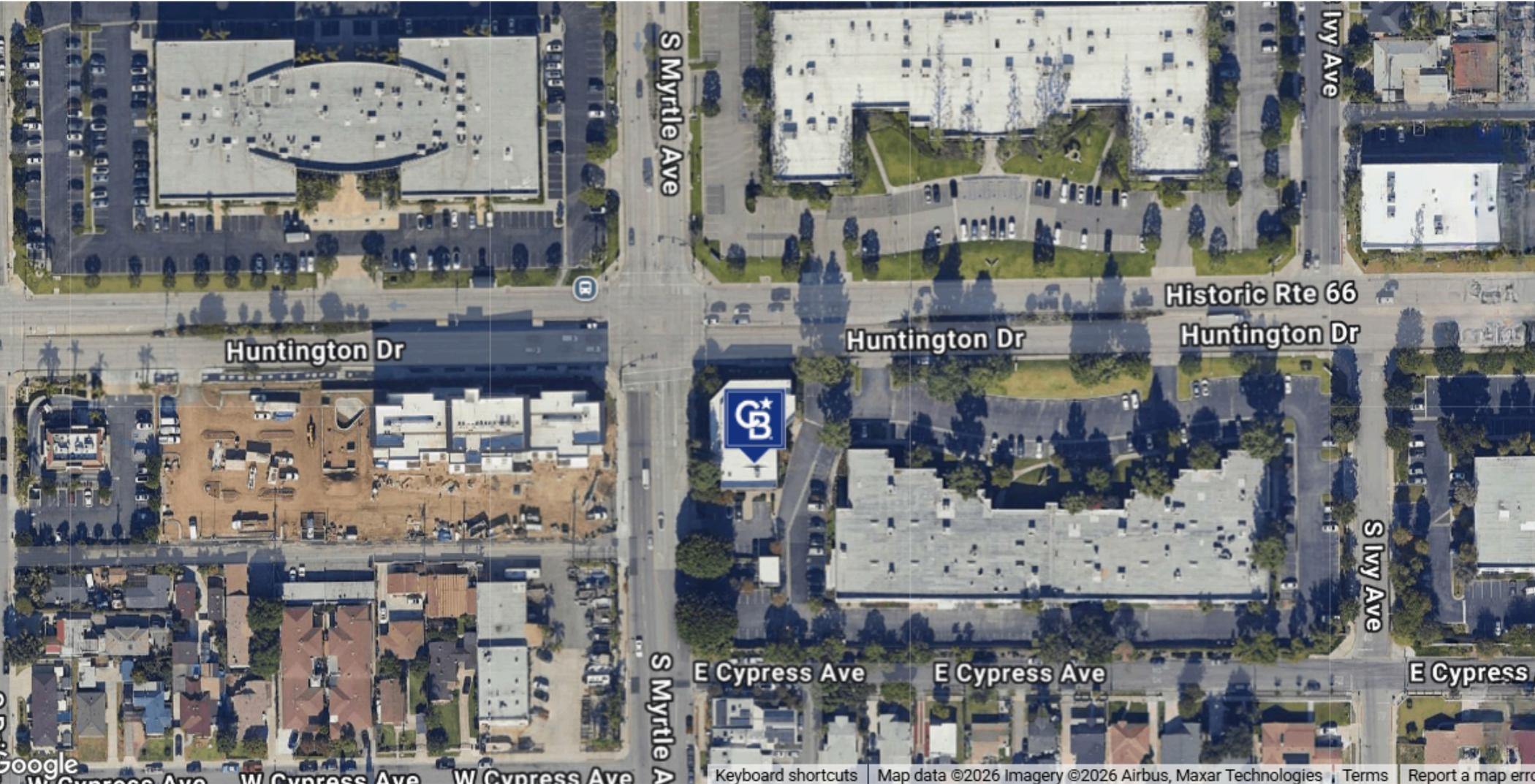
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LEASE

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Monrovia, CA 91016



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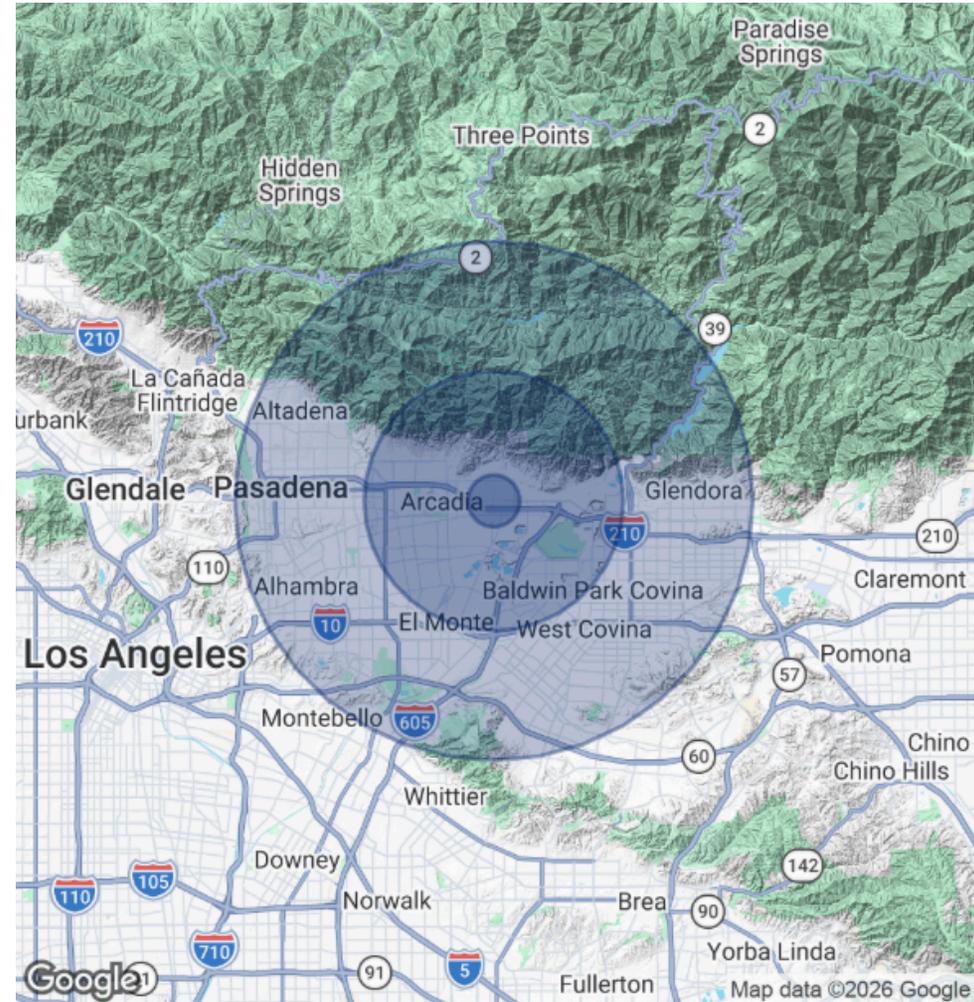
100 EAST HUNTINGTON DRIVE

Monrovia, CA 91016

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,188	330,057	1,304,260
Average Age	37.6	40.1	39.7
Average Age (Male)	35.3	38.4	38
Average Age (Female)	39.9	41.7	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,935	106,587	425,400
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$88,247	\$100,321	\$97,092
Average House Value	\$626,403	\$729,917	\$657,425

2020 American Community Survey (ACS)



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