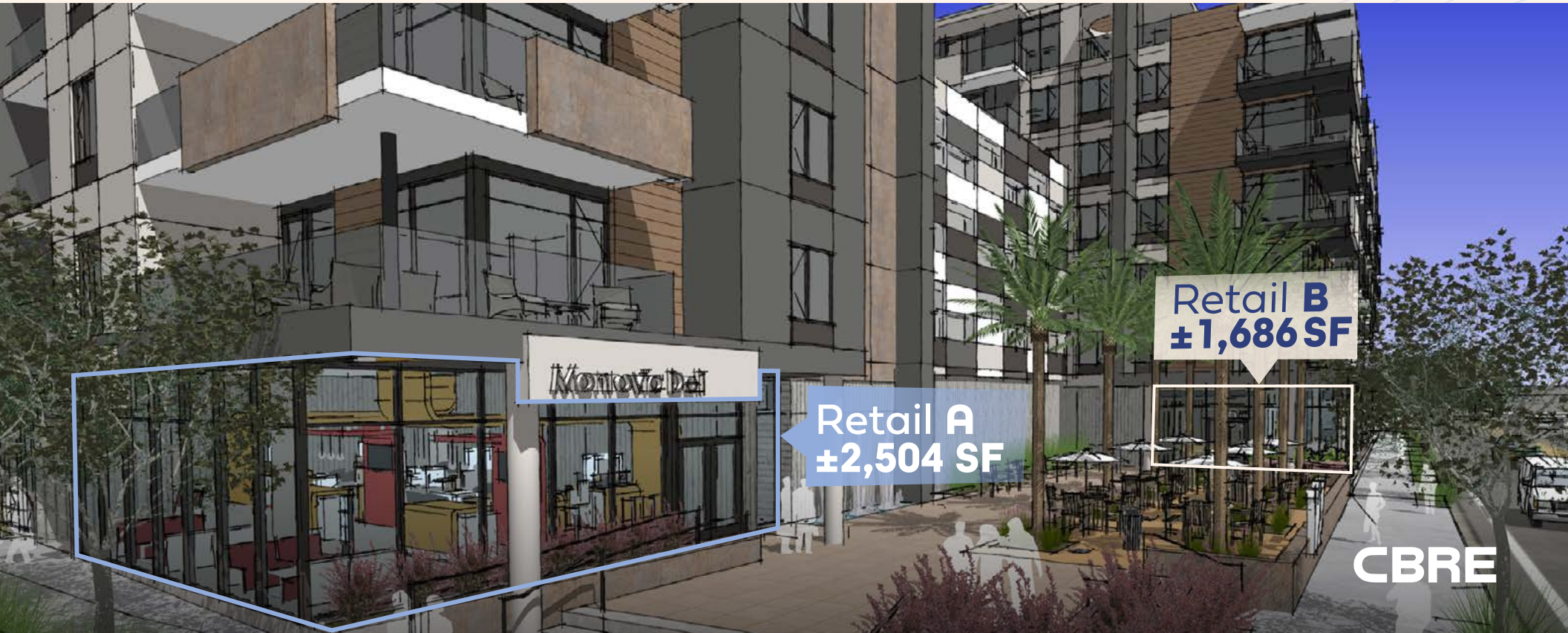


# 127 W. POMONA AVE. MONROVIA, CA

## LEASING NOW

### Mixed-Use Retail Space For Lease



#### Leasing Contacts:

**BRIAN YOSHIMURA**

Associate  
+1 818 502 6736  
Lic. 01967227  
brian.yoshimura@cbre.com

**GEOFF MARTIN**

Senior Vice President  
+1 818 502 6739  
Lic. 01180819  
geoff.martin@cbre.com

**RYAN BURNETT**

First Vice President  
+1 818 502 6791  
Lic. 01481691  
ryan.burnett@cbre.com

#### Investment Sales Contacts:

**JENNY ENG**

First Vice President  
+1 818 907 4606  
Lic. 01931224  
jenny.eng@cbre.com

**EDWARD MATEVOSIAN**

Senior Vice President  
+1 818 502 6744  
Lic. 01358783  
edward.matevosian@cbre.com

**KRISTEN WEN**

Associate  
+1 626 517 7959  
Lic. 02373746  
kristen.wen@cbre.com



# Reimagined. Accessible. Growing.



High-Visibility Location One Block From Monrovia's Gold Line Station



±5,868 SF of Street-Facing Retail Space with Ample Parking



Part of a Vibrant, Walkable Community Designed for Both Residents and Visitors

- ±5,868 SF Retail Spaces Available
  - Suite A – ±2,504 SF
  - Suite B – ±1,686 SF
  - Suite C – ±1,678 SF
- ±232 Residential Units
- ±387 Parking Spaces
- ±85 Public Parking Spaces
- Public Car Chargers



Looking at Shared Plaza Between Both Retail Spaces



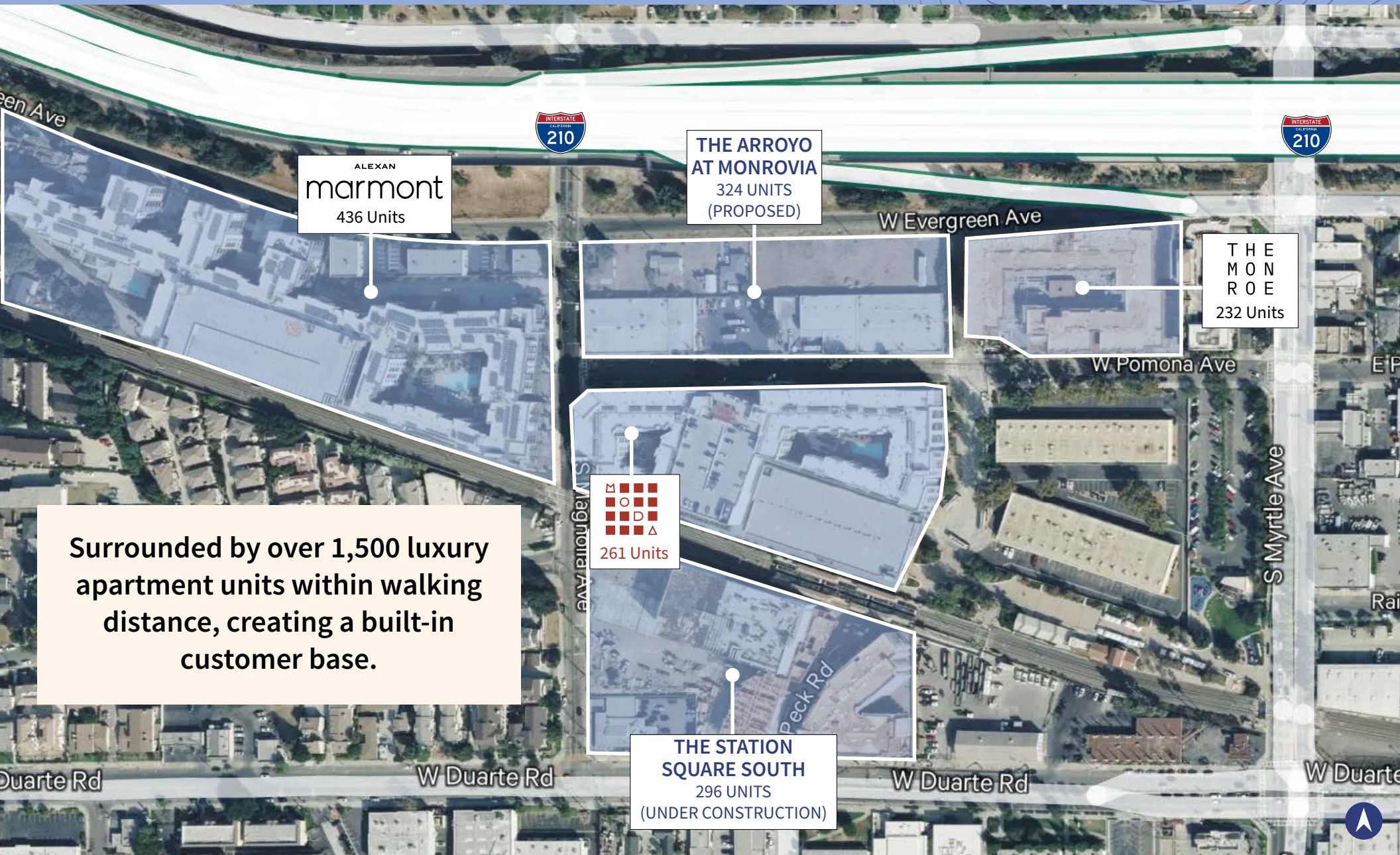
# Site Plan

Amenity Retail





# Nearby Developments



ALEXAN  
**marmont**  
436 Units

**THE ARROYO  
AT MONROVIA**  
324 UNITS  
(PROPOSED)

**THE  
MON  
ROE**  
232 Units

**MODA**  
261 Units

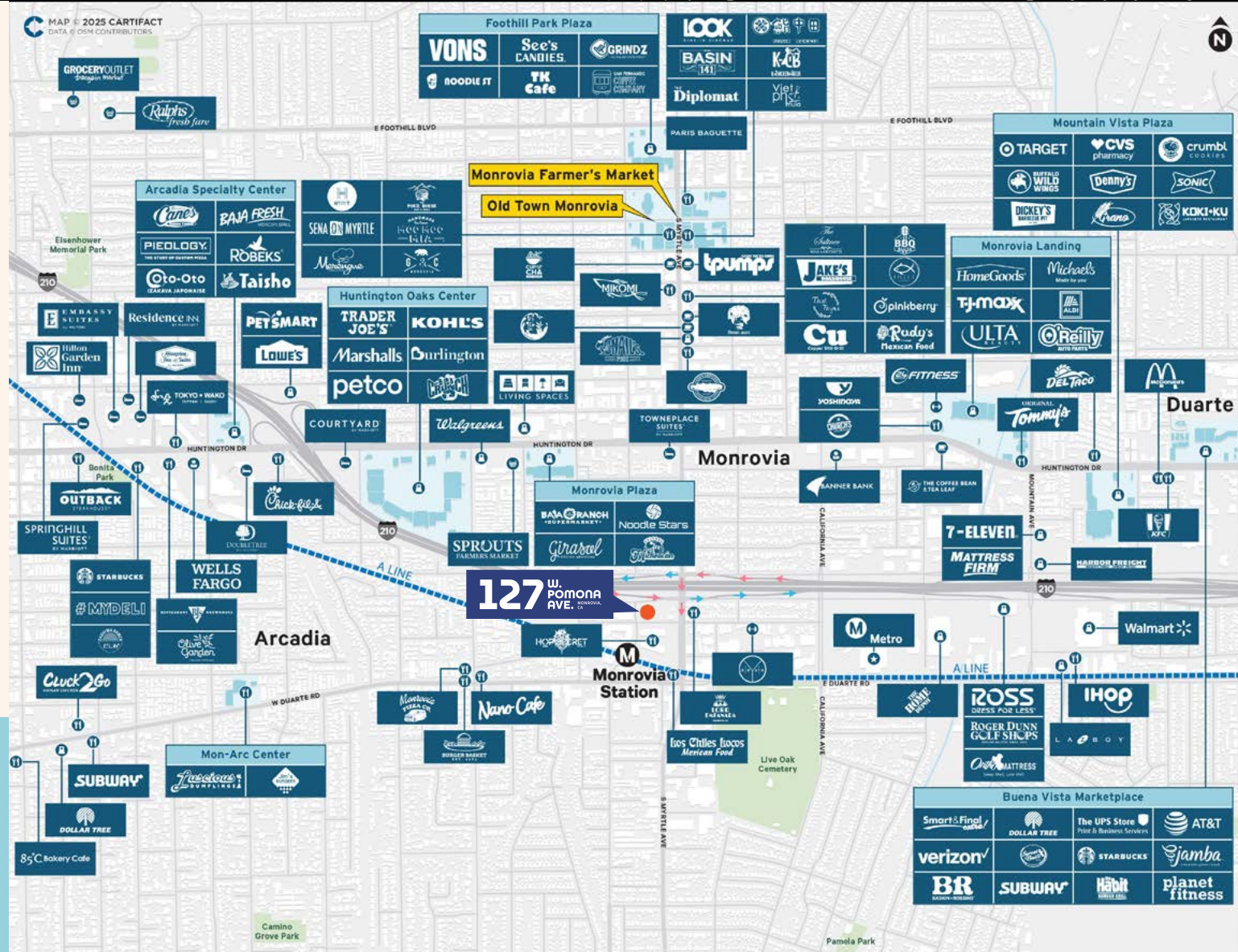
**THE STATION  
SQUARE SOUTH**  
296 UNITS  
(UNDER CONSTRUCTION)

Surrounded by over 1,500 luxury apartment units within walking distance, creating a built-in customer base.



# Nearby Amenities


Part of the Station Square Transit Village planning area providing a compact, walkable, transit-oriented retail environment within the Station Square Transit Village.





# Market Overview

Monrovia is a charming city located in the foothills of the San Gabriel Mountains, about 20 miles northeast of Downtown Los Angeles. The city is known for its vibrant community, historic charm, and scenic beauty. The city has preserved much of its architectural heritage and offers a blend of old-town charm and modern amenities.

**OLD TOWN MONROVIA:** A lively downtown area with shops, restaurants, and a popular Friday Night Street Fair: [Monrovia Street Fair Market](#) 

**CANYON PARK & WILDERNESS PRESERVE:**  
Offers hiking trails and nature experiences.

**COMMUNITY EVENTS:** Regular events like concerts, festivals, and farmers markets foster a strong sense of community.

**WHERE CULTURES CONVERGE:** Diverse population with a mix of ethnic backgrounds.

**ECONOMY:** A mix of small businesses, tech companies, and light manufacturing. The city promotes economic development and is business friendly.



|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population               | 24,669    | 117,071   | 353,787   |
| 2024 Households               | 8,346     | 40,898    | 113,712   |
| 2024 Average Household Income | \$120,854 | \$137,981 | \$128,232 |
| 2024 Daytime Population       | 30,681    | 126,790   | 341,208   |



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