

127 W. POMONA AVE.

MONROVIA, CA

LEASING NOW

Mixed-Use Retail
Space For Lease



Leasing Contacts:

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Reimagined. Accessible. Growing.



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



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



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



Looking at Shared Plaza Between Both Retail Spaces



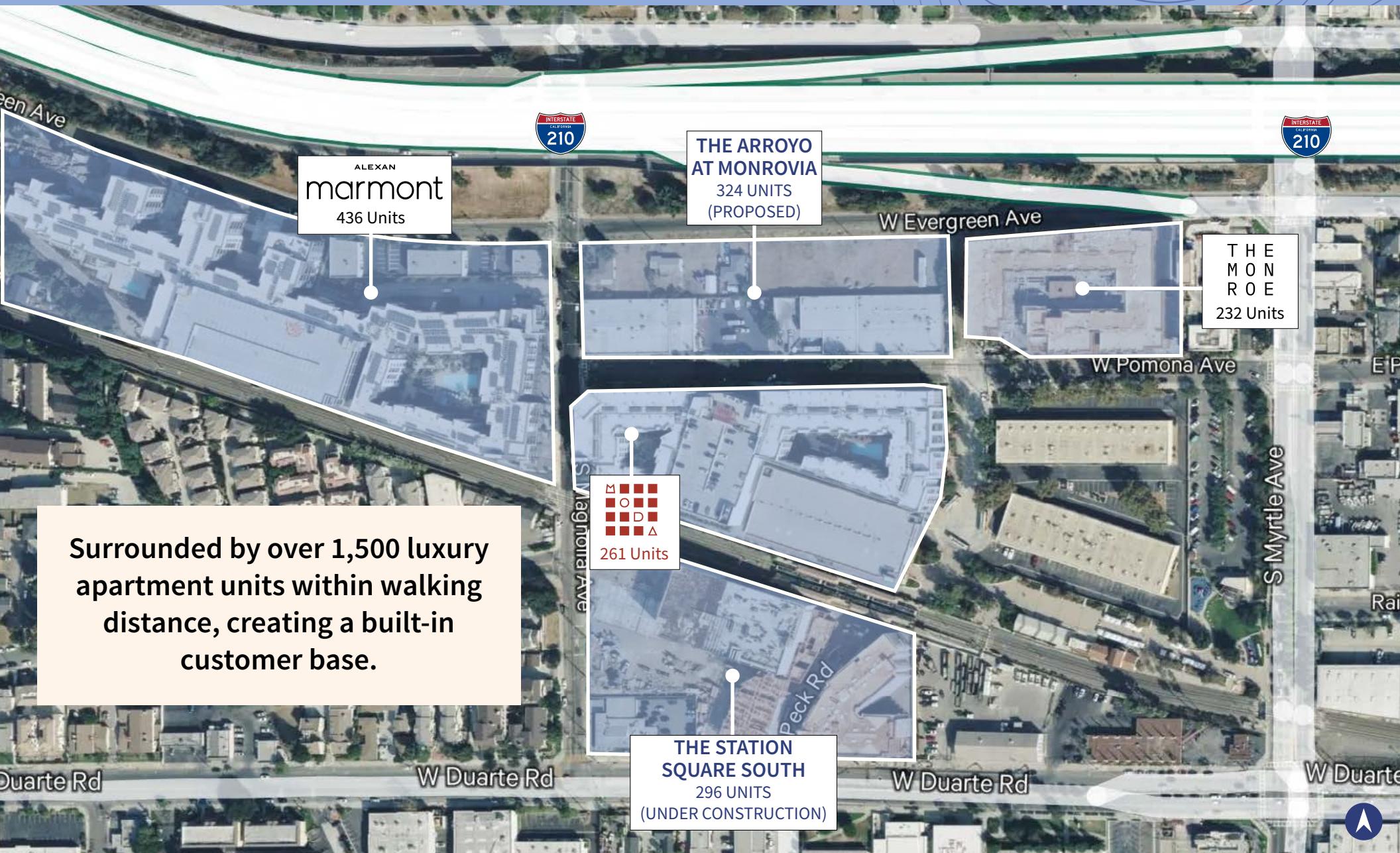
- \pm 5,868 SF Retail Spaces Available
 - Suite A – \pm 2,504 SF
 - Suite B – \pm 1,686 SF
 - Suite C – \pm 1,678 SF
- \pm 232 Residential Units
- \pm 387 Parking Spaces
- \pm 85 Public Parking Spaces
- Public Car Chargers

Site Plan

Amenity Retail

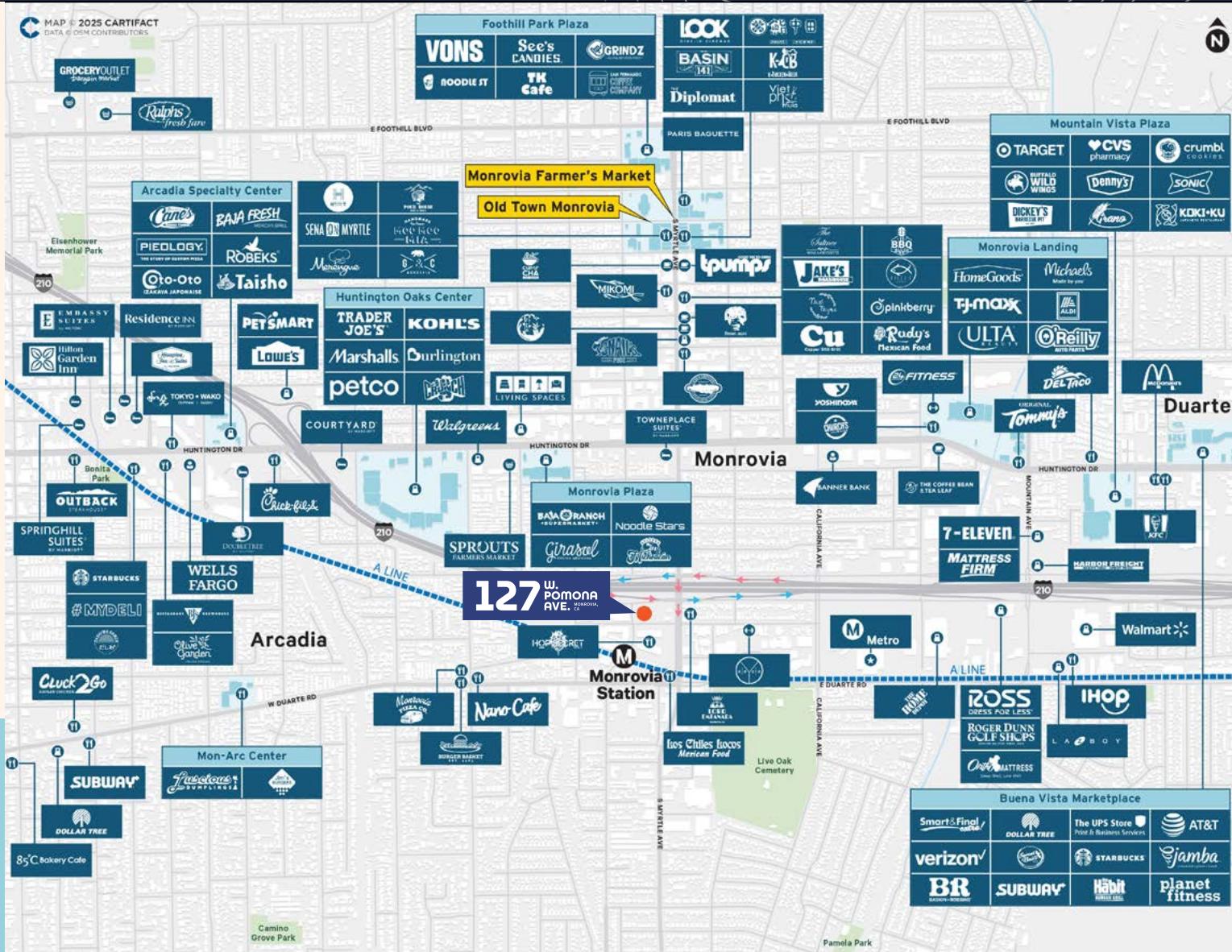


Nearby Developments



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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