

GATED INDUSTRIAL VACANT LAND FOR LEASE



501 MONROVISTA AVE, MONROVIA, CA 91016

LOT SIZE: +/- 6,103 SF /0.14 AC

PARCEL NUMBER: 8513-013-013

LAND USE: Industrial - Vacant Land

RENTAL RATE: \$3,950 per month (MG)



**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR LEASE

501 MONROVISTA AVE

Monrovia, CA 91016

OFFERING SUMMARY

ADDRESS:	501 Monrovia Ave, Monrovia, CA 91016
LOT SIZE:	+/- 6,103 SF /0.14 AC
APN:	8513-013-013
PROPERTY TYPE:	Industrial - Vacant Land
ZONING:	MOPD
RENTAL RATE:	\$3,950 per month (Modified Gross)

PROPERTY DESCRIPTION

Secured, fenced yard totaling approximately 6,103 square feet, available for lease in Monrovia. This flat, paved lot is fully enclosed and gated, offering a versatile outdoor space ideal for overflow vehicle/car storage, a contractor's yard, equipment or materials storage, or similar outdoor-use tenants.

Property Highlights:

- ±6,103 SF of secured, fenced yard space
- Paved surface, level and usable
- Gated access for security and controlled entry
- Zoned MOPD (Industrial)
- Located in Monrovia, convenient to the I-210 Freeway and surrounding San Gabriel Valley industrial corridor
- Ideal for car storage, contractor yard, or outdoor storage use

ROBERT IP

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POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
21,963	122,381	371,521

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$127,383	\$150,371	\$140,932

NUMBER OF HOUSEHOLDS

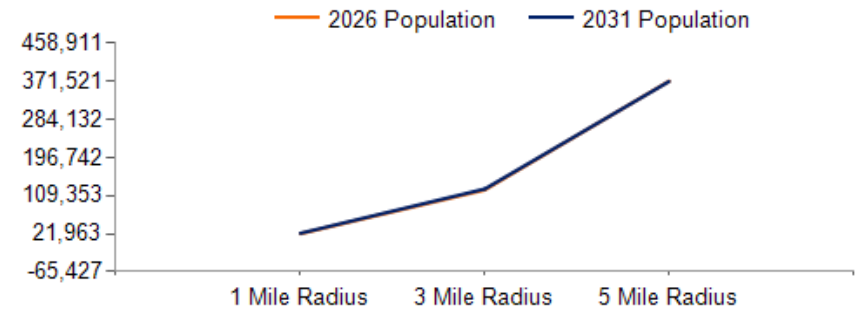
1.00 MILE	3.00 MILE	5.00 MILE
7,154	42,122	119,181



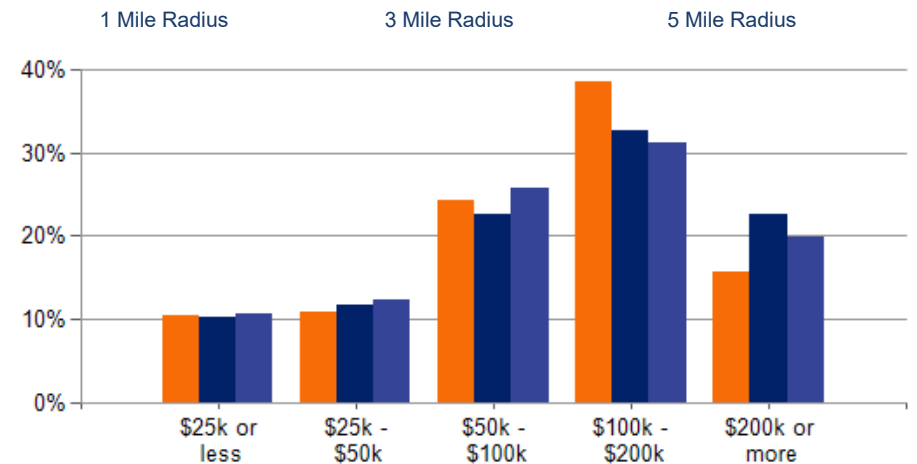


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,261	121,895	376,084
2010 Population	21,946	123,887	382,651
2026 Population	21,963	122,381	371,521
2031 Population	22,891	124,464	370,865
2026 African American	1,309	4,227	7,990
2026 American Indian	453	1,701	5,837
2026 Asian	3,644	38,854	121,516
2026 Hispanic	13,284	51,914	181,557
2026 Other Race	7,638	27,044	97,070
2026 White	5,004	32,265	81,777
2026 Multiracial	3,880	18,170	56,970
2026-2031: Population: Growth Rate	4.15%	1.70%	-0.20%

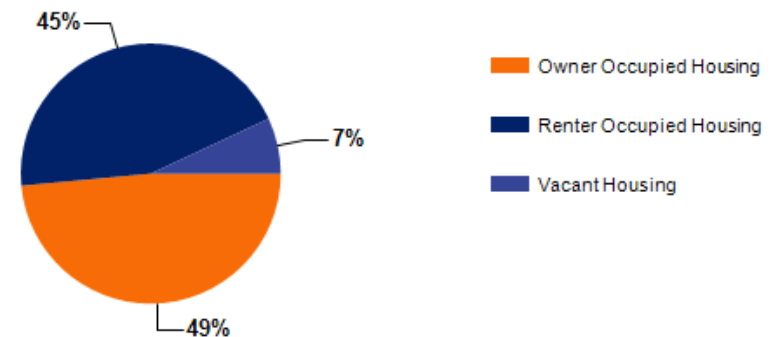
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	354	2,628	7,418
\$15,000-\$24,999	390	1,712	5,368
\$25,000-\$34,999	326	1,760	5,667
\$35,000-\$49,999	459	3,209	9,122
\$50,000-\$74,999	931	5,084	16,192
\$75,000-\$99,999	804	4,408	14,474
\$100,000-\$149,999	1,743	8,502	23,089
\$150,000-\$199,999	1,020	5,284	14,064
\$200,000 or greater	1,128	9,536	23,786
Median HH Income	\$106,912	\$110,255	\$102,024
Average HH Income	\$127,383	\$150,371	\$140,932



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

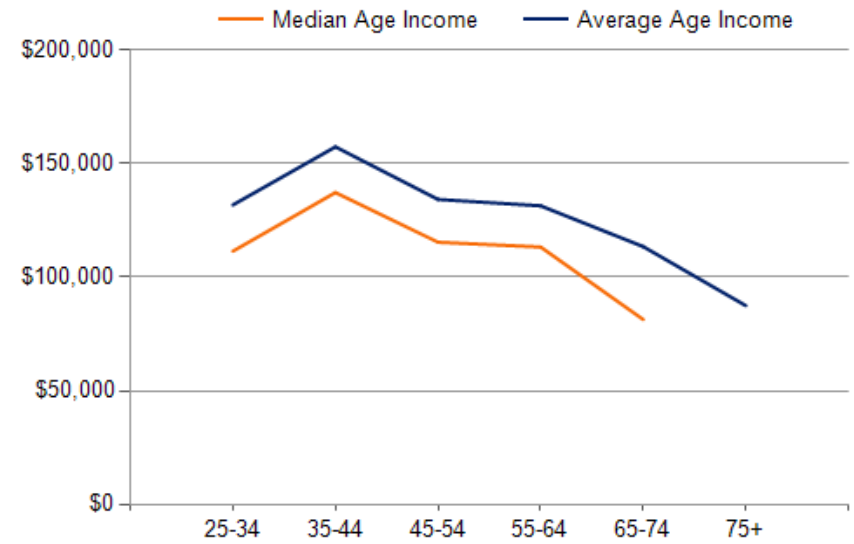
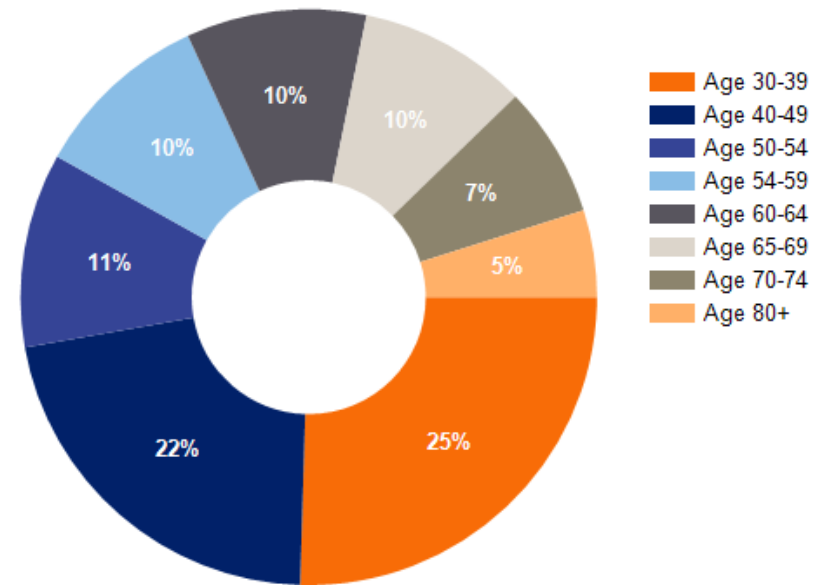


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,715	8,681	28,441
2026 Population Age 35-39	1,699	8,585	25,540
2026 Population Age 40-44	1,554	7,976	23,738
2026 Population Age 45-49	1,358	7,756	23,137
2026 Population Age 50-54	1,463	8,135	24,541
2026 Population Age 55-59	1,339	8,128	24,409
2026 Population Age 60-64	1,354	8,058	23,227
2026 Population Age 65-69	1,275	7,530	20,974
2026 Population Age 70-74	990	6,408	18,580
2026 Population Age 75-79	654	4,872	13,516
2026 Population Age 80-84	424	3,083	8,271
2026 Population Age 85+	407	2,979	8,299
2026 Population Age 18+	17,702	100,173	300,850
2026 Median Age	40	42	41
2031 Median Age	41	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,427	\$105,219	\$100,177
Average Household Income 25-34	\$131,817	\$139,416	\$128,762
Median Household Income 35-44	\$137,272	\$135,019	\$114,684
Average Household Income 35-44	\$157,405	\$172,820	\$154,055
Median Household Income 45-54	\$115,387	\$131,038	\$119,961
Average Household Income 45-54	\$134,239	\$175,217	\$163,546
Median Household Income 55-64	\$113,259	\$120,868	\$111,740
Average Household Income 55-64	\$131,443	\$164,872	\$153,690
Median Household Income 65-74	\$81,359	\$92,066	\$86,853
Average Household Income 65-74	\$113,485	\$139,344	\$134,579
Average Household Income 75+	\$87,458	\$99,994	\$98,199

Population By Age



501 MONROVISTA AVE

Monrovia, CA 91016

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