

FOR LEASE
former **usbank**
branch

Monrovia Commons

High Profile End Cap Opportunity Ideal for
Medical/Dental, Restaurant or Service Retail

252 W FOOTHILL BLVD
.....
MONROVIA, CA 91016

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

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PROPERTY DETAILS

Asking Rate:	\$3.00 PSF
Terms:	5+ years
Suite Size:	±3,250 SF
Total Building SF:	±9,200 SF
Lot Size:	±35,891 SF
Year Built:	2005
Zoning:	NC
Parking Ratio:	5/1,000
APN:	8516-001-013

Lee & Associates Pasadena is proud to present a leasing opportunity at the Monrovia Commons, a ±9,200 square foot shopping center along the Foothill Corridor bordering North Monrovia. The property resides at a signalized intersection and enjoys a high parking ratio of approximately 5 parking spaces per 1,000 square feet. Presently, the most prominent end cap of ±3,250 square feet is available immediately which was formerly occupied by U.S. Bank. The space is perfect for specialty medical/dental, service retail or restaurant operators.

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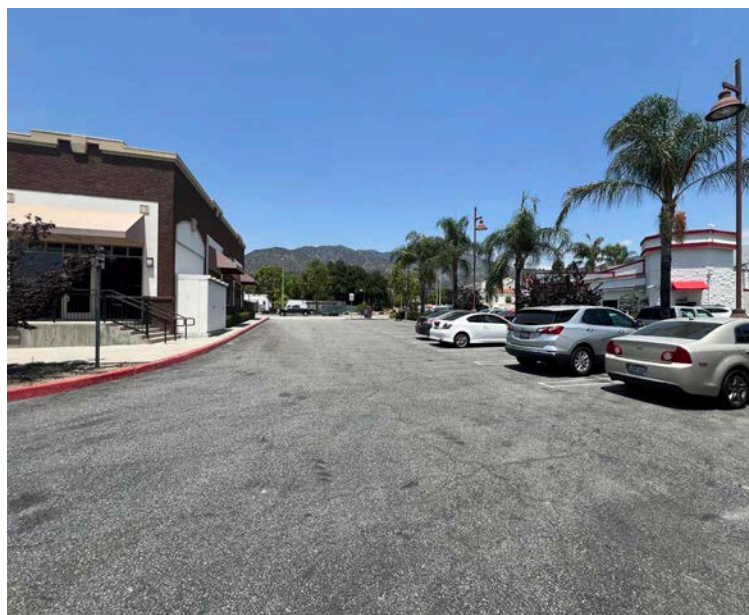
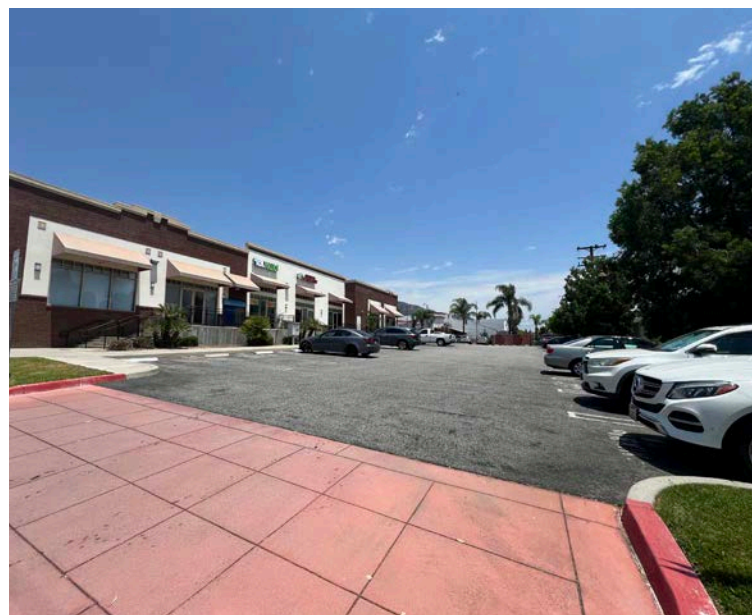
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PROPERTY PHOTOS



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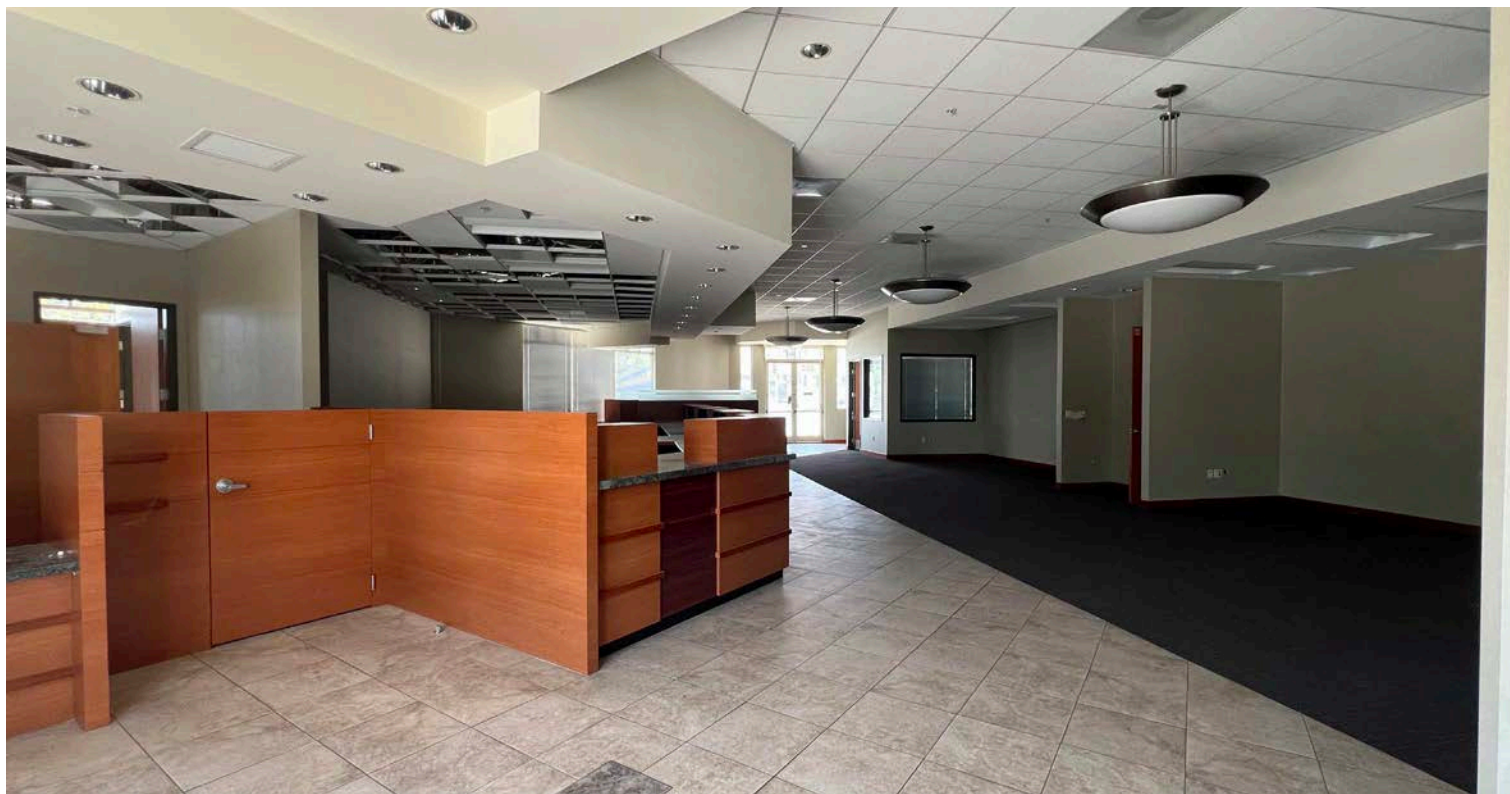
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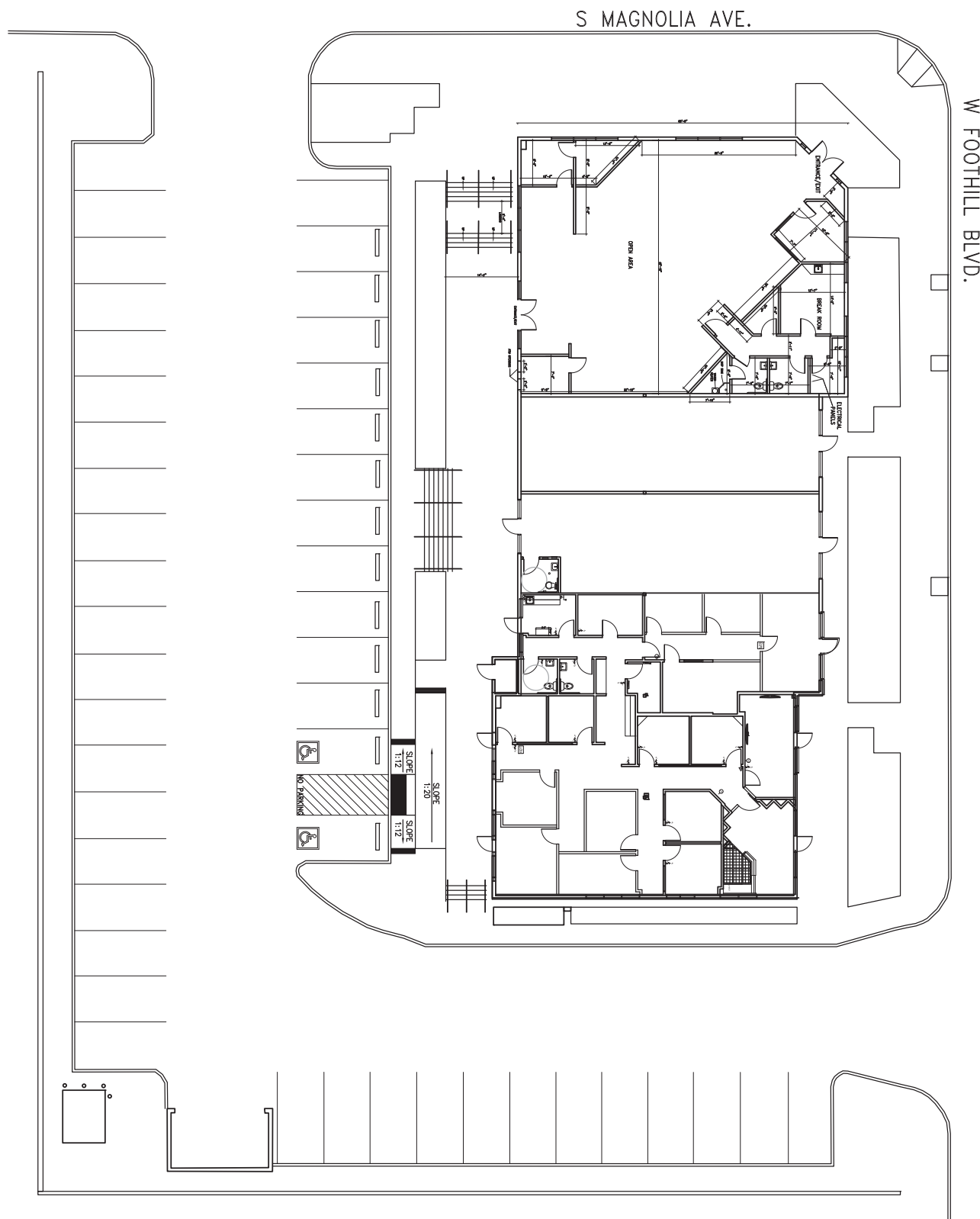
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SITE PLAN



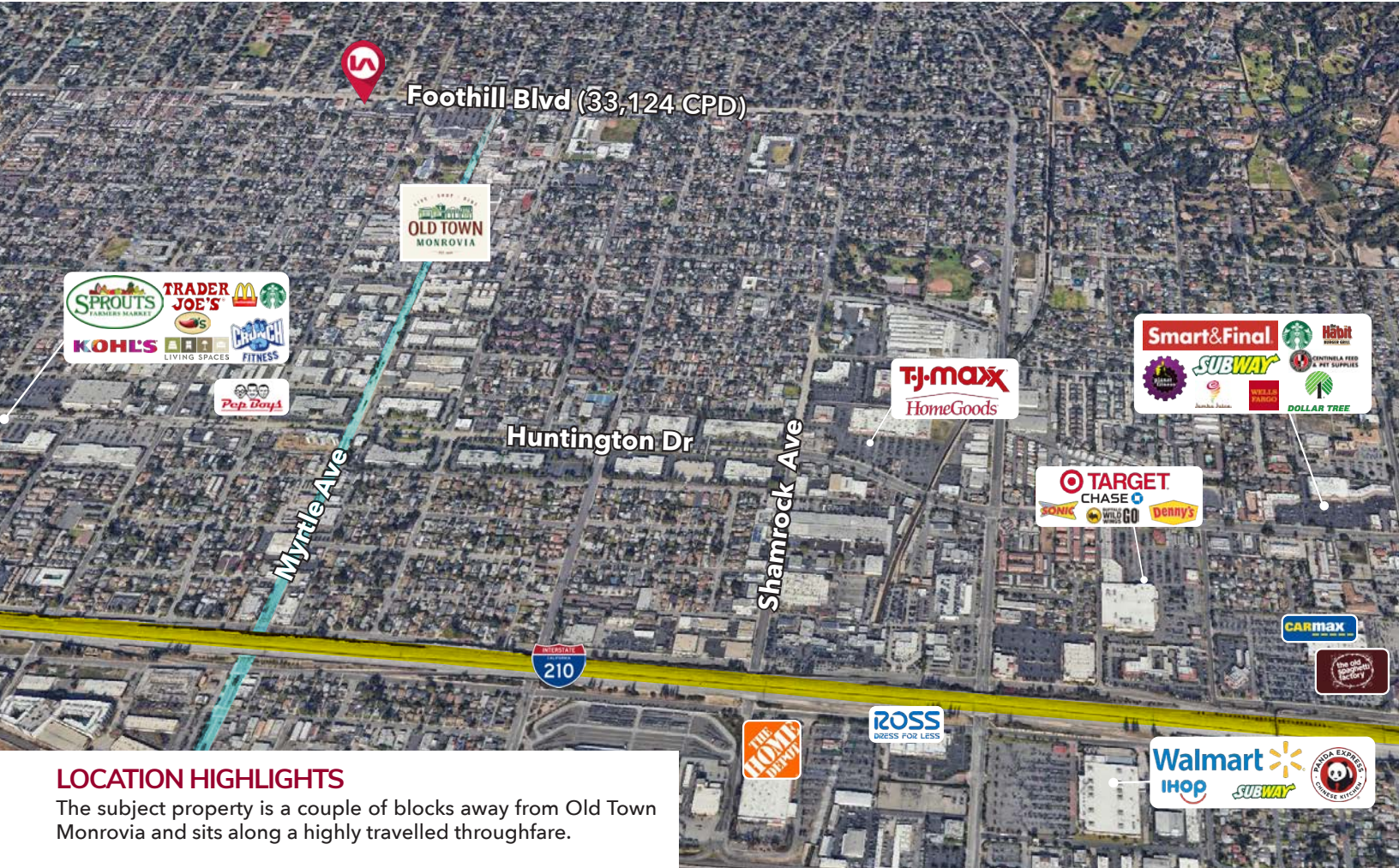
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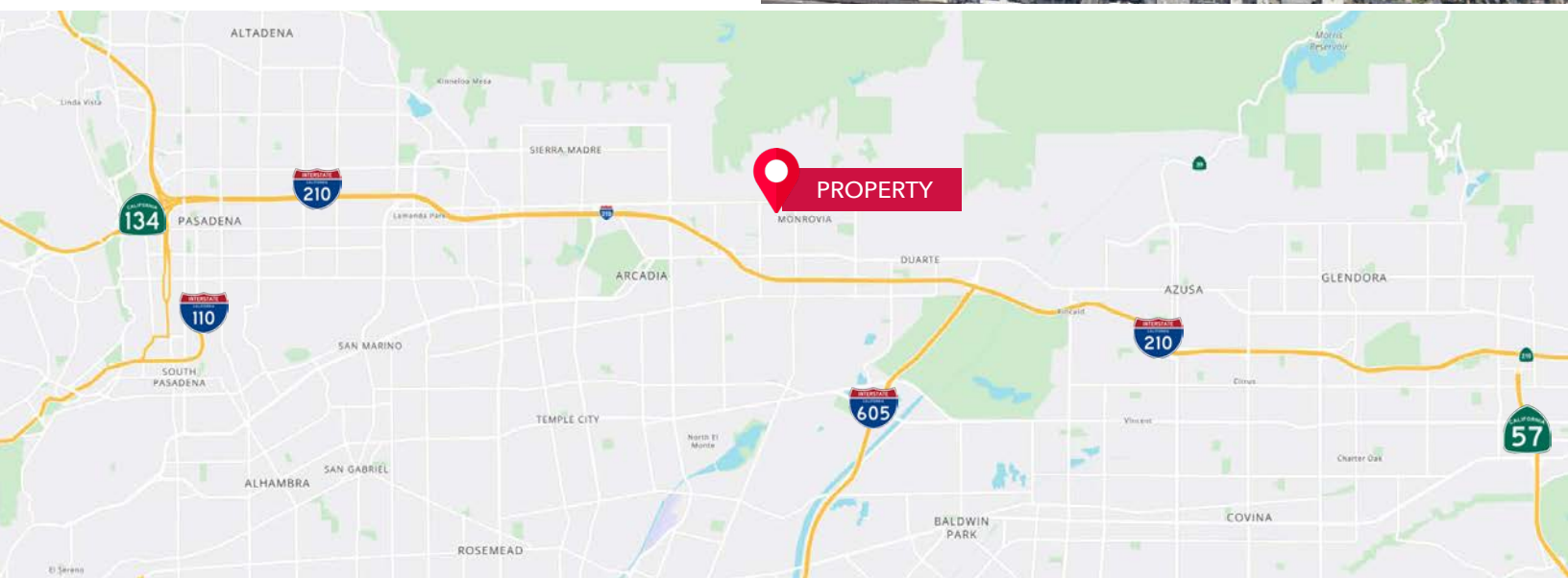
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AREA OVERVIEW



LOCATION HIGHLIGHTS

The subject property is a couple of blocks away from Old Town Monrovia and sits along a highly travelled thoroughfare.



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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	23,789	98,164	248,930
Median age	41.7	43.7	43.2
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	9,141	34,581	82,031
Total persons per HH	2.5	2.7	2.9
Average HH income	\$117,148	\$122,566	\$118,970
Average house value	\$810,832	\$897,109	\$855,159

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	9,266	28,884	58,888
Black	1,194	3,699	6,201
American Indian/Alaskan Native	294	1,008	2,612
Asian	3,464	31,808	94,553
Hawaiian & Pacific Islander	31	89	206
Two or More Races	9,538	32,676	86,469
Hispanic Origin	10,016	34,275	92,646

**Demographic data derived from Co-Star 2024*

Monrovia, California is a charming city nestled at the foothills of the San Gabriel Mountains in Los Angeles County. Known for its historic Old Town, tree-lined streets, and a strong sense of community, Monrovia blends small-town character with convenient access to the greater Los Angeles area. The city features a mix of beautifully preserved early 20th-century architecture, vibrant local businesses, and cultural events like the weekly Friday Night Street Fair. With a population of around 37,000, Monrovia offers a family-friendly atmosphere, highly rated public schools, and an abundance of parks and outdoor recreation, including access to scenic hiking trails like those in Monrovia Canyon Park.

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