

MONROVIA STATION ADJACENT
MULTIFAMILY DEVELOPMENT OPPORTUNITY

145

W DUARTE ROAD

*Exceptional development opportunity directly
connected to the Monrovia Station Gold Line*



MONROVIA, CA 91016

CBRE

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W DUARTE ROAD

01 The Offering

02 Property Description

03 Location Overview

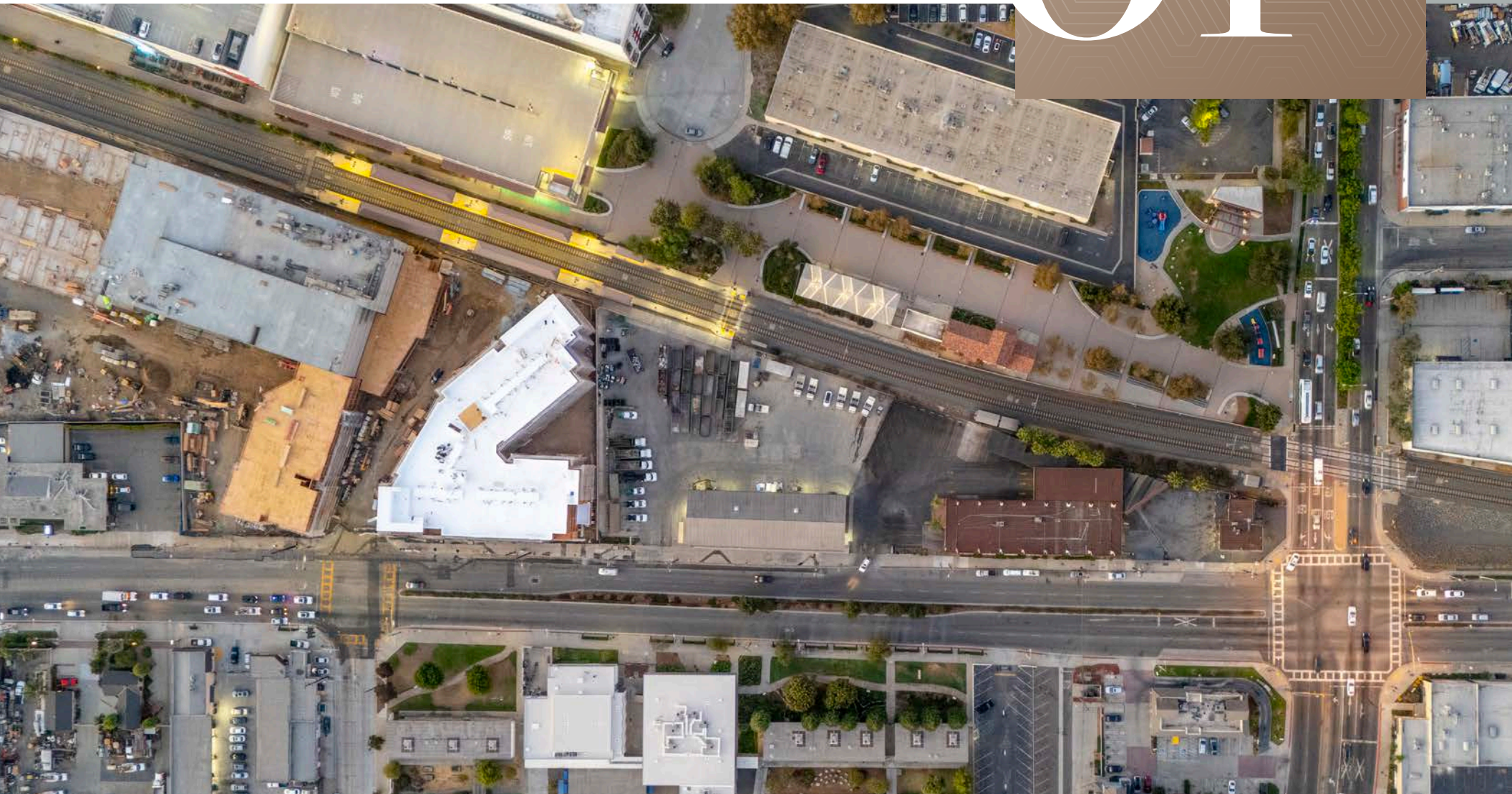
04 Comparables

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THE OFFERING

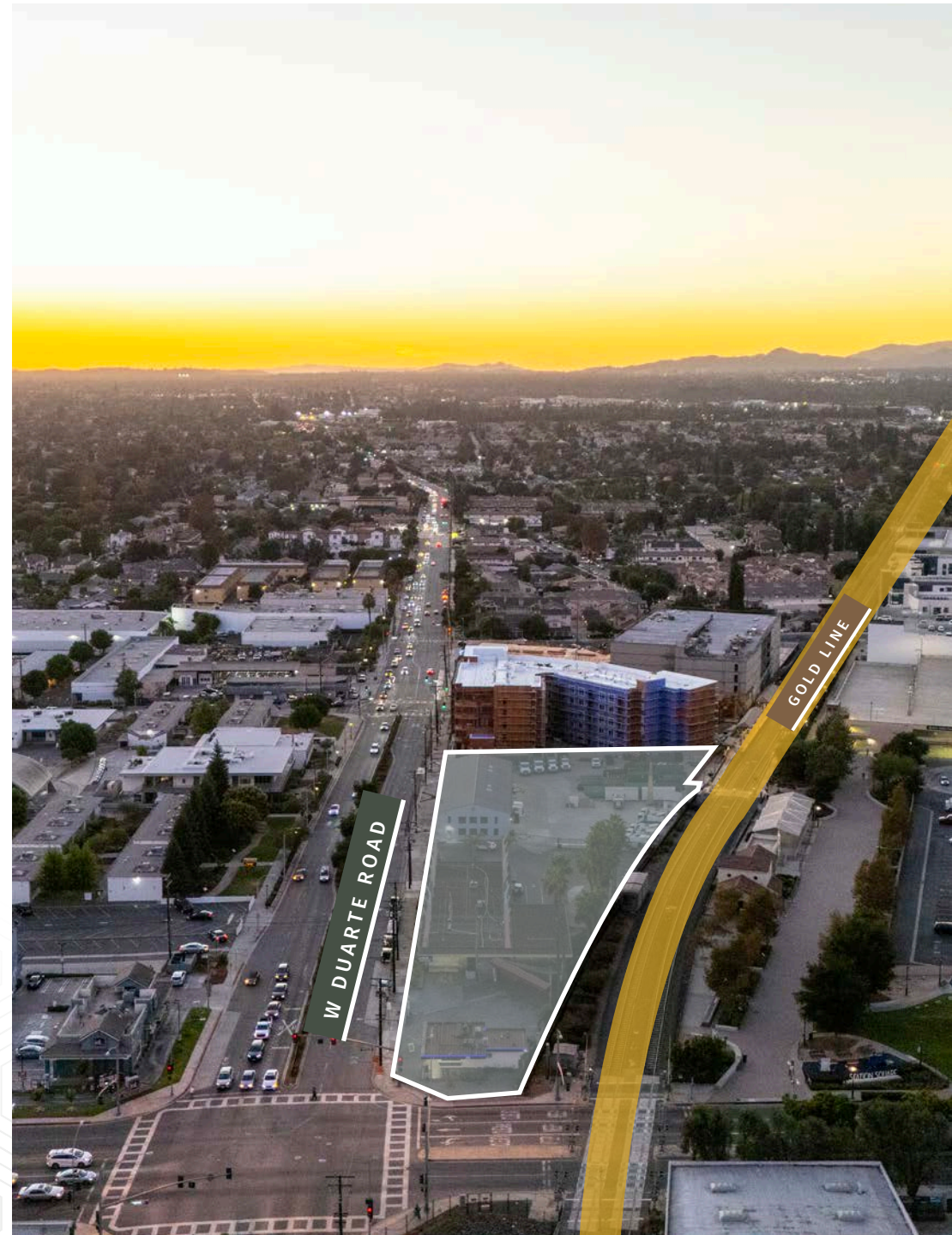
01



CBRE is proud to exclusively present 145 W Duarte Rd in the City of Monrovia, California. Located south of the 210 Freeway and west of S Magnolia Ave, within the PD-12 Station Square Transit Village Planned Development Zone, 145 W Duarte Rd offers investors the opportunity to own an exceptionally-well located asset in Monrovia. Currently, the property consists of a street sweeping company and roll off bin space on a month-to-month lease, a car wash currently set on lease that expires in 2030, and a restaurant that is a subtenant of the car wash, all comprised on a ±84,171 SF lot.

145 W Duarte Rd is 0.23 miles away from the Foothill (I-210) Freeway and 2.48 miles away from the San Gabriel River (I-605) Freeway, providing easy access to major cities like Pasadena, El Monte, Downtown Los Angeles, and Long Beach. This property is steps away from the Monrovia Gold Line Station as well as within driving range to the Irwindale Speedway, Santa Anita Park, Santa Anita Golf Course, and Santa Anita Racetrack. Additionally, the Los Angeles County Arboretum is 1.1 miles away from this property, allowing Arcadia's residents to enjoy a lovely stroll through the beautiful botanic gardens and historical site nestled in the hills of San Gabriel Mountains.

Given the property's outstanding real estate fundamentals, which includes an easily accessible location and large allotment of land area, 145 W Duarte Rd is an ideal investment for owner-users and future multifamily/townhome developers.



INVESTMENT HIGHLIGHTS

This rare development opportunity is available for immediate repositioning in the highly sought after Station Square Transit Village neighborhood of Monrovia with direct Metro Gold Line access and is ideally suited for high density multifamily.

Exceptional development opportunity directly connected to the Monrovia Station, Gold Line.



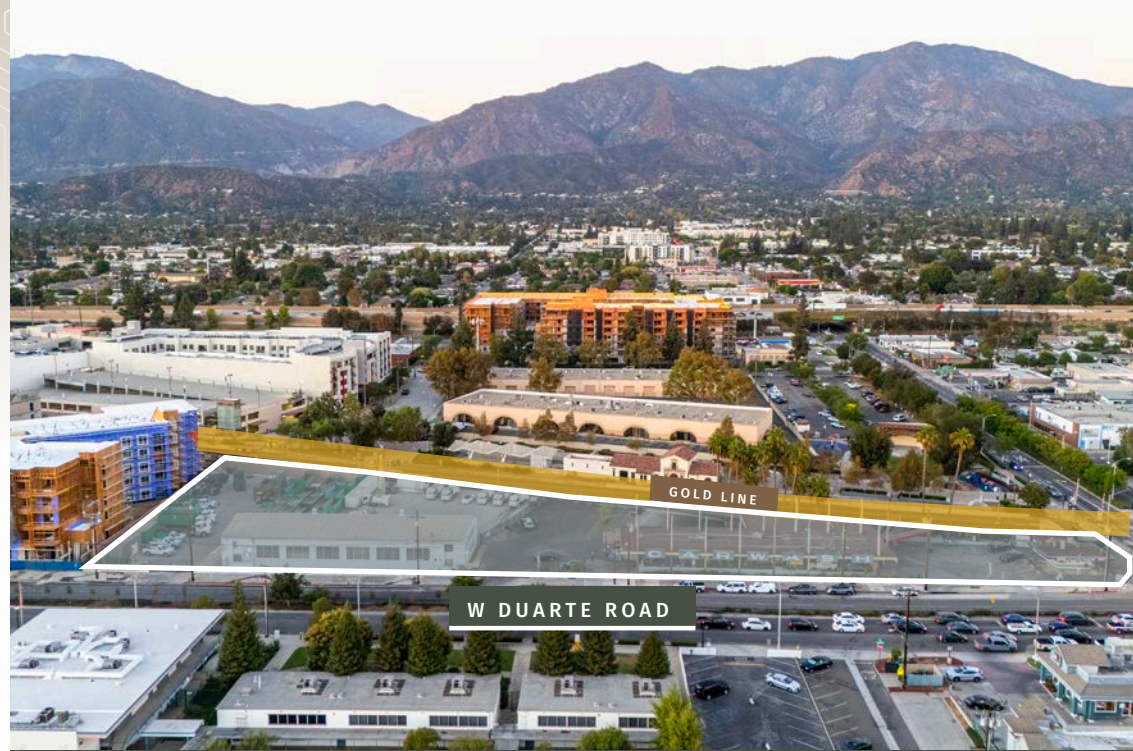
**FLEXIBLE ZONING
FOR POTENTIAL
OWNER**



**LOCATED IN THE
HEART OF SAN
GABRIEL VALLEY**



**OUTSTANDING
ACCESS TO
AMENITIES**



- + Property is adjacent to the Monrovia Station platform, with its own pedestrian easement to the Metro Gold Line light rail offering immediate access to the award-winning Old Town Monrovia, Westfield Santa Anita, Santa Anita Park, Monrovia Canyon Park and more.
- + Property falls in the PD-12 Station Square Transit Village Planned Development zone, offering flexible zoning for a new potential owner as well as developmental incentives.
- + The location lends itself to outstanding access to education with a variety of nearby schools including Monrovia High School, Azusa Pacific University, California Institute of Technology, Cal Poly Pomona and Claremont College Consortium.
- + Subject property currently consists of a street sweeping company, roll off bin space, a Car Wash, and a Taco Shop.

PROPERTY
DESCRIPTION

02



PROPERTY OVERVIEW

Address	145 W Duarte Rd, Monrovia, CA 91016
Market/Submarket	Monrovia/ San Gabriel Valley
Lot Size *	1.9 acres or ±84,171 sq. ft.
Year Built	1965
Occupancy	Street Sweeping Company Roll Off Bins Car Wash lease expires 10/2030 Taco Shop (subtenant of Car Wash)
Zoning	Planned Development Area 12: Station Square Transit Village
APN	8507-003-093

*Per Assessor's Office



Demographics



2024 POPULATION:
37,236



MEDIAN AGE:
41.4



BACHELOR'S DEGREE:
7,954 (29.0%)



GRADUATE/
PROFESSIONAL DEGREE:
5,047 (18.4%)



AVERAGE
HOUSEHOLD INCOME:
\$134,668



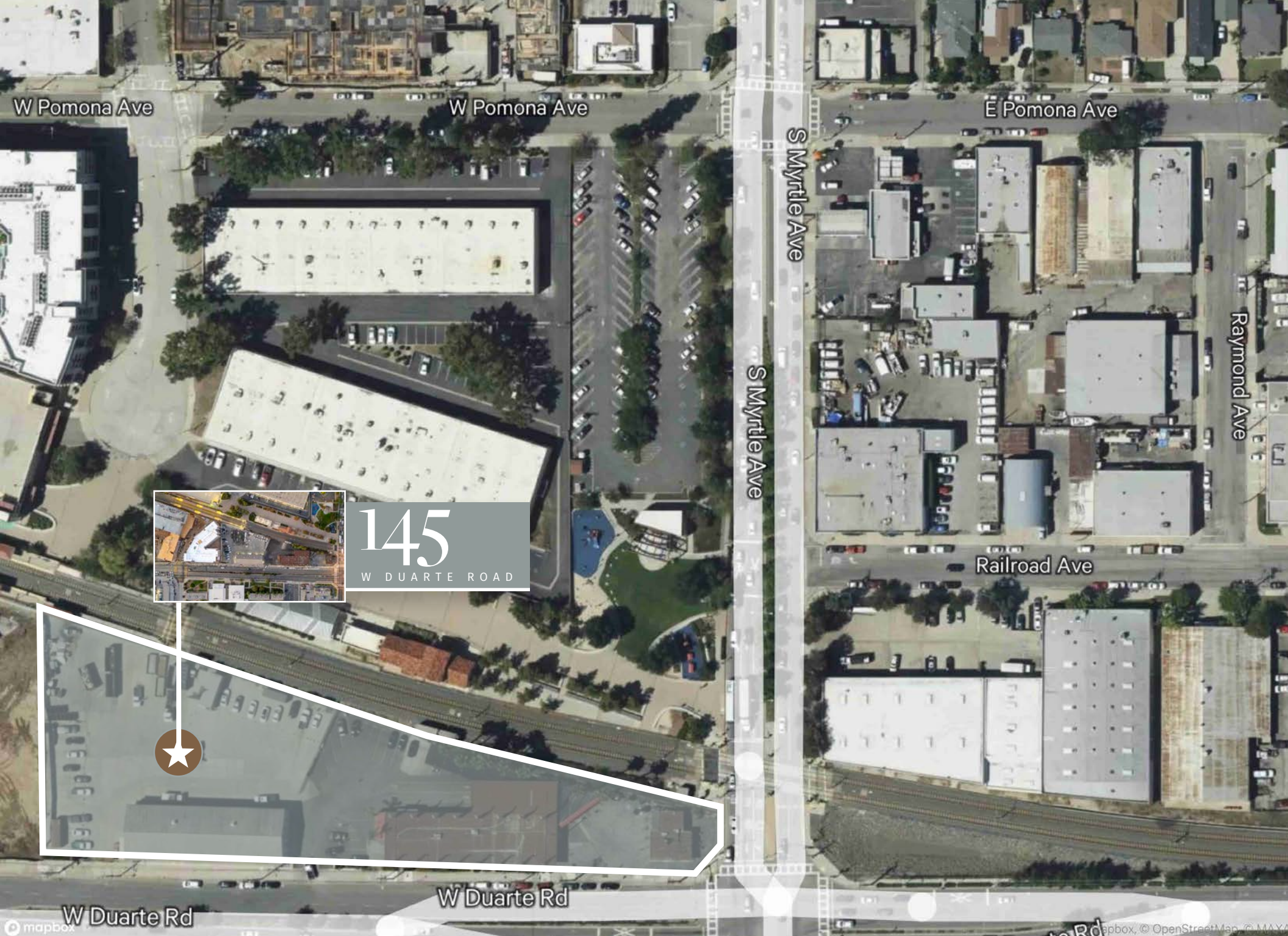
AVERAGE
HOUSEHOLD VALUE:
\$905,264



EMPLOYED
POPULATION 16+:
19,381



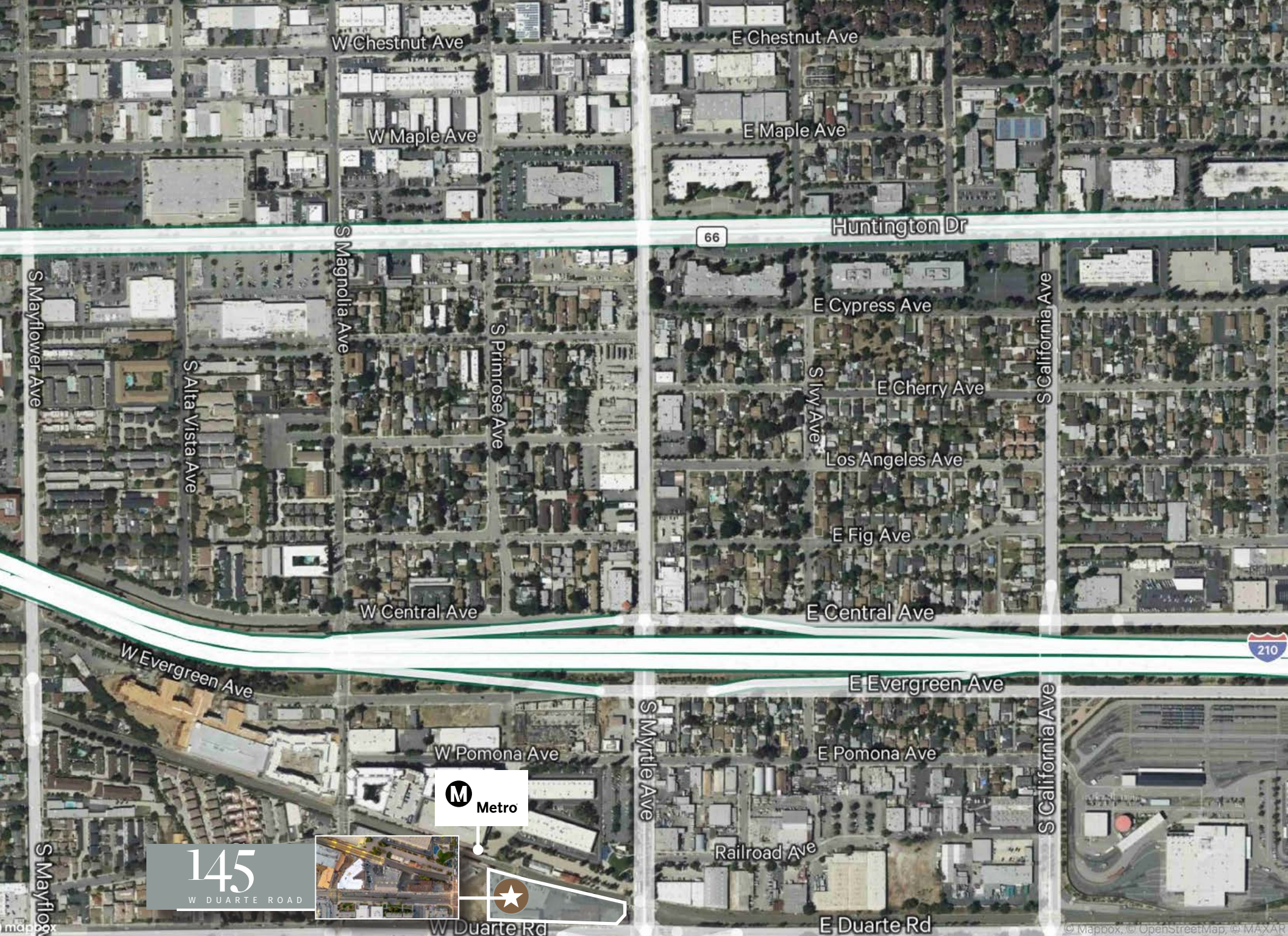
TOP INDUSTRIES:
**HEALTH CARE/SOCIAL ASSISTANCE,
ACCOMMODATION AND FOOD SERVICES,
EDUCATIONAL SERVICES, RETAIL TRADE**



145

W DUARTE ROAD

W Duarte Rd

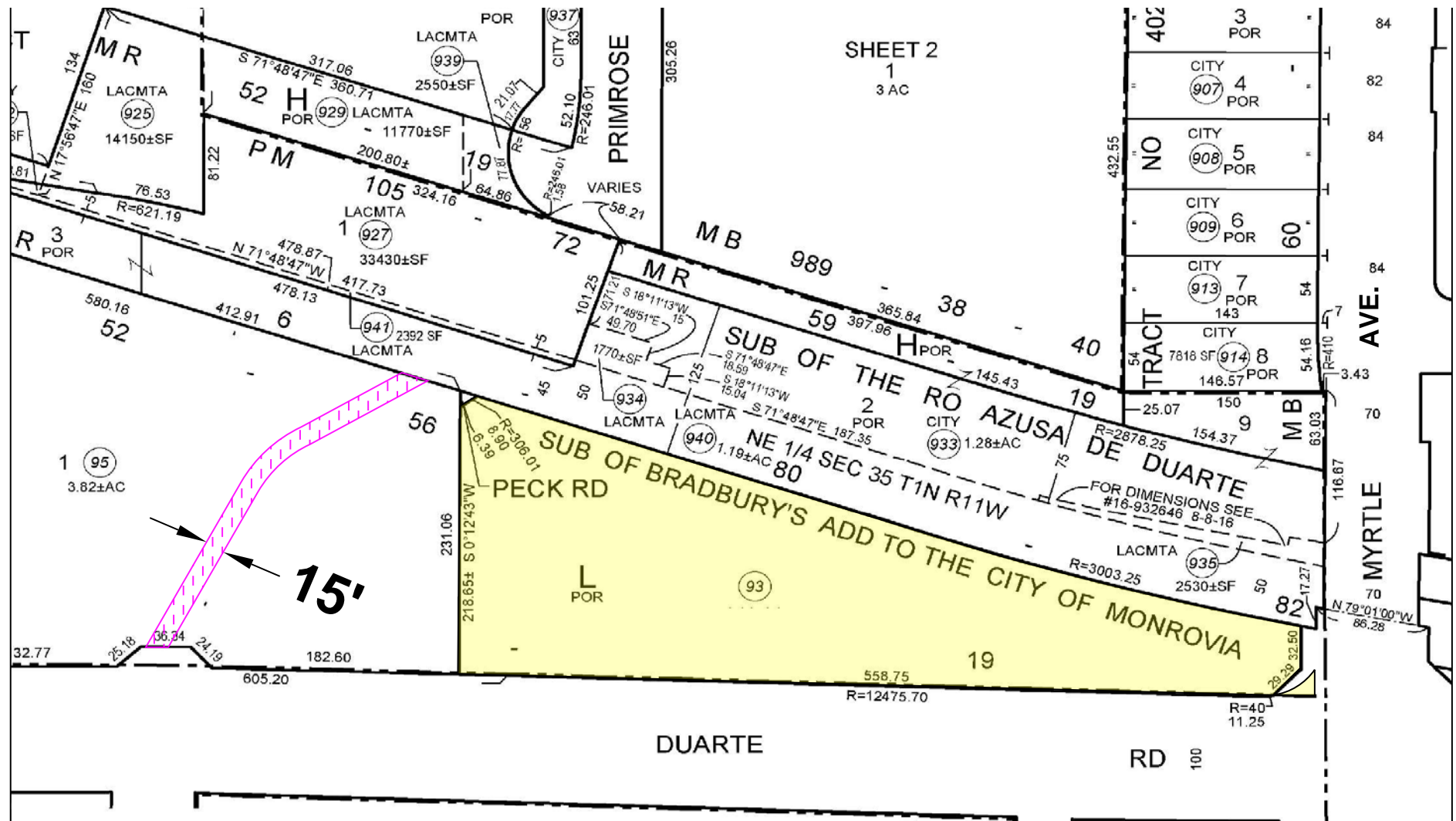


145
W DUARTE ROAD



W Duarte Rd

PARCEL MAP



LOCATION OVERVIEW

03



Old Town Monrovia is considered by the community to be the heart of the City. Here the community embraces the historic past, while still enjoying an exciting and vibrant future. This unique downtown environment blends charm and classic American themes with modern day conveniences. Historic buildings fill Old Town's streets, where you can find an array of boutique shops selling everything from baseball cards to vintage concert t-shirts, and beautiful home furnishings, a diverse selection of restaurant and cafes, entertainment, and luxury living.

Residents and visitors alike head to Old Town regularly for its inviting atmosphere and signature community events. Old Town offers a sophisticated environment with spectacular mountain views you won't find





MONROVIA

Monrovia, located in the San Gabriel Valley of Los Angeles County at the base of the San Gabriel Mountains, is just eight miles east of Pasadena. The city boasts a Southern California climate and stunning natural beauty, making it not only scenic but also rich in history, culture, and economic diversity. Residents enjoy a variety of amenities, including top-tier cultural institutions, recreational facilities, and excellent educational and healthcare options. Characterized by its small-town charm, Monrovia also has a robust presence of high-tech industries, with notable companies such as City of Hope's Beckman Research Institute, ChromoLogic, Xencor, AeroVironment, and Oak Crest Institute of Science headquartered there. Its proximity to Pasadena, NASA's Jet Propulsion Laboratory, and downtown Los Angeles makes it an ideal location for both living and working.

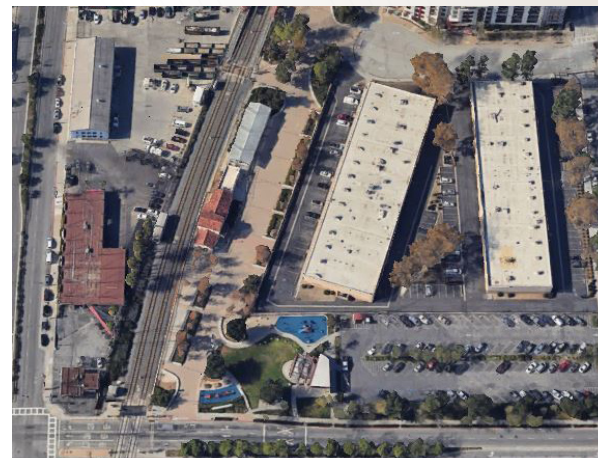
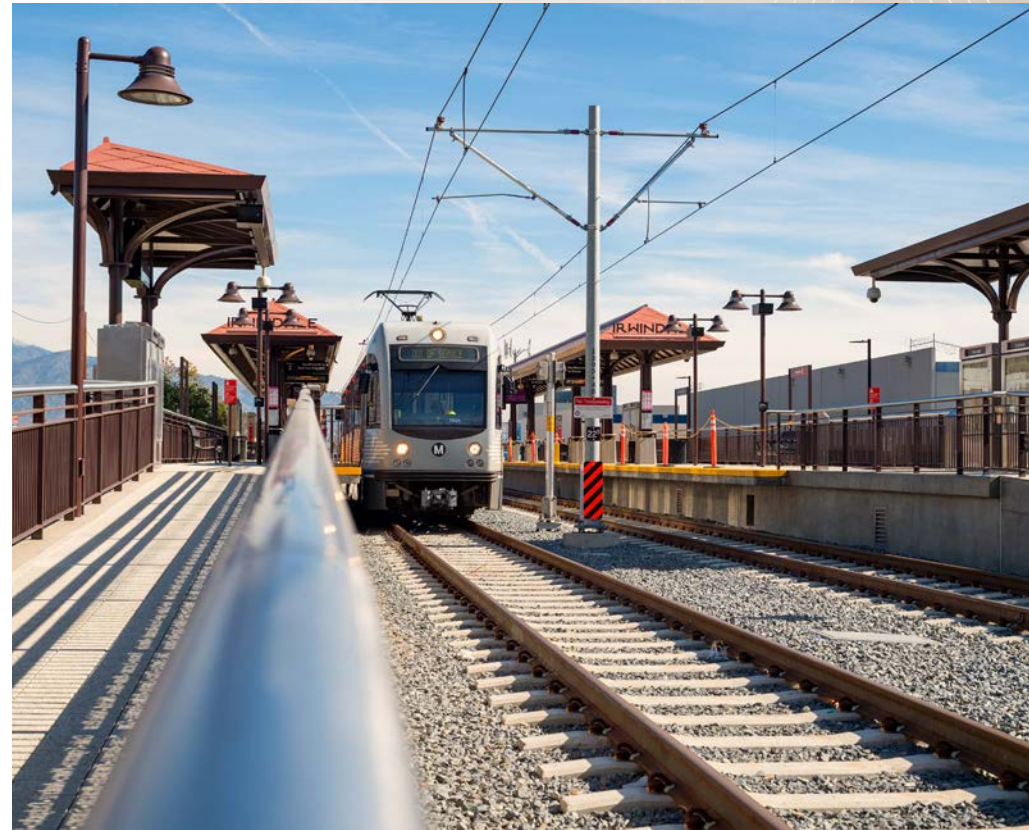
For visitors, Monrovia offers a delightful experience with over 1,100 hotel rooms, making it a comfortable stop for business or leisure. Old Town Monrovia is particularly enchanting, featuring an array of fine foods, shopping, and entertainment. The Family Festival, the largest street fair in the state, transforms Myrtle Avenue into a lively gathering spot every Friday night from March through Christmas, drawing crowds for food, music, and rides. Additionally, the luxurious 12-screen Movie Palace—home to the largest screen in the San Gabriel Valley—attracts moviegoers.

Shopping enthusiasts can explore the Huntington Oaks Shopping Center, conveniently located where the 210 Freeway meets Huntington Drive. For fine dining, Huntington Crossing's restaurant row offers a diverse selection of cuisines. Nature lovers can hike through riparian woodlands to a waterfall in Canyon Park. Overall, Monrovia is a welcoming destination year-round, filled with nature, entertainment, and cultural experiences.

The Monrovia Station is part of the Foothill Gold Line, which extends from Pasadena to Azusa. This extension, measuring 11.5 miles and featuring six stations, was completed on schedule and within budget on September 23, 2015, and subsequently handed over to Metro. Passenger service commenced on March 5, 2016.

Positioned northwest of the intersection of Duarte Road and Myrtle Avenue, the Monrovia station lies just west of the historic Santa Fe rail depot. It features an island platform with access from the east. The station includes a parking facility with 350 spaces, along with bicycle parking and lockers. Adjacent to the subject property is the Station Square Transit Village, which is expected to drive significant growth in Monrovia. This area is bordered by Evergreen Road to the north, Shamrock Avenue to the east, Duarte Road to the south, and Magnolia Avenue to the west.

The vision for Station Square Transit Village includes interconnected communities featuring residential areas, commercial spaces (including high-tech, biotech, labs, and R&D), offices, and hospitality establishments (such as restaurants and hotels). The design emphasizes public areas, green spaces, pedestrian-friendly streets, and alternative transportation options. At the core of the development will be a transit hub that includes the new Monrovia station, a bus transfer terminal, and additional parking facilities. Moreover, the historic Santa Fe Depot, established in 1926, will be restored and repurposed as a transit store, restaurant, or another public facility.



TRANSPORTATION MAP



Westchester/Veterans
LAX/Metro Transit Center
Aviation/Century

C & K Line Link

Free bus service that connects Westchester/Veterans Station, Aviation/Century Station, and Aviation/LAX Station

To Expo/Crenshaw
To Redondo Beach
To Norwalk

Aviation/LAX (SH)

Rail Station
Transfer Station
Busway Street Service
Busway Station
UNDER CONSTRUCTION

Metro Rail

- A Line**
Azusa to Long Beach
- B Line**
North Hollywood to Union Station
- C Line**
LAX to Norwalk
- D Line**
Wilshire/Western to Union Station
- E Line**
Santa Monica to East LA
- K Line**
Expo/Crenshaw to Redondo Beach

Metro Busway

- G Line**
Chatsworth to North Hollywood
- J Line**
El Monte to San Pedro
Street Service in Downtown LA and San Pedro

Regional Rail

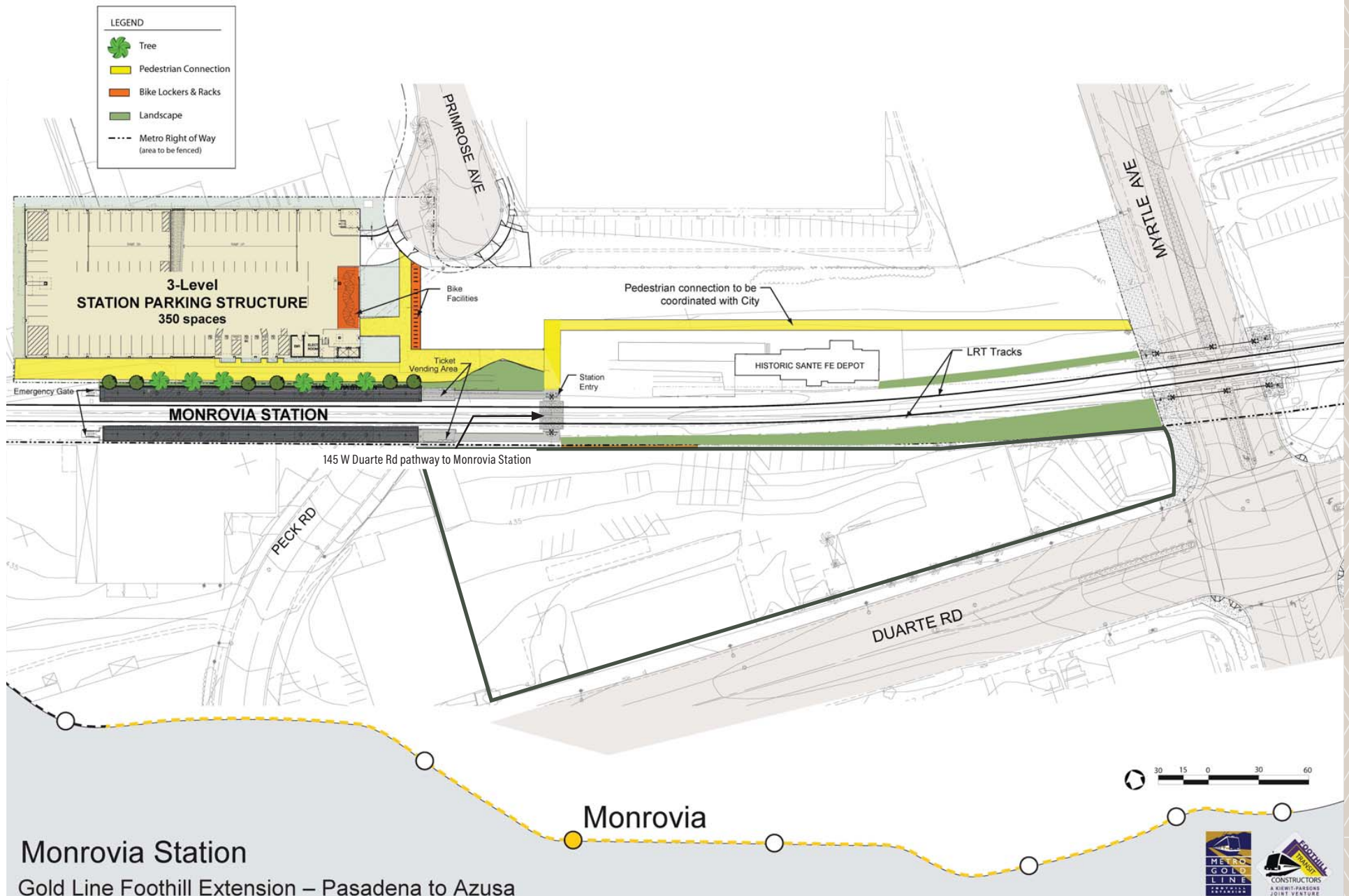
- Amtrak**
amtrak.com
- Metrolink**
metrolinktrains.com

Airport Shuttle

- LAX FlyAway**
flylax.com/flyaway
- LAX Shuttle (free)**
flylax.com

SEP 2024 Subject to Change

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1 AVALON MONROVIA: 825 S MYRTLE AVE, MONROVIA, CA 91916

BEDS	UNIT MIX	AVG SF	RENT
Studio	3	1090	\$4,436
1	46	771	\$2,982
2	69	1039	\$3,513
3	36	1583	\$5,158

[*Website*](#)

Completed in 2021, Avalon Monrovia offers one, two, and three-bedroom apartments and two-story townhomes for lease, including quartz countertops, stainless steel appliances, as well as amenities like a fitness center, swimming pool, spa, and a rooftop deck with grilling areas and lounge seating. The Avalon Connect technology package includes high-speed WiFi, online resident services, smart access, and more.

2 MODA: 228 W POMONA AVE, MONROVIA, CA 91016

BEDS	UNIT MIX	AVG SF	RENT
Studio	2	620	\$1,963
1	161	724	\$2,702
2	98	1059	\$3,125

[*Website*](#)

Completed in October of 2018, Moda offers studios, one and two bedroom apartments. The property is at the Monrovia Station and is steps away from Transit Plaza and the Metro Gold Line, offering easy access to Pasadena, Monrovia and downtown Los Angeles. The property offers rooftop decks, a large pool, multiple community centers and a full gym.

3 ALEXAN MARMONT: 1625 S MAGNOLIA AVE, MONROVIA, CA 91016

BEDS	UNIT MIX	AVG SF	RENT
Studio	21	491	\$2,498
1	274	738	\$2,820
2	134	1109	\$3,819
3	7	1402	\$5,070

[*Website*](#)

Completed in June of 2024, Alexan Marmont offers one, two and three bedroom units as well as two story townhouses. Units feature 9' ceilings, gourmet kitchens, gas range, quartz countertops, full size stackable washers/dryers, keyless electronic entry door locks and nest thermostats. Property amenities includes a large community center, full fitness studio, yoga and other activity rooms, co-working spaces, rooftop lounges and two upscale pools.

4 PARAGON AT OLD TOWN: 700 S MYRTLE AVE, MONROVIA, CA 91016

BEDS	UNIT MIX	AVG SF	RENT
1	82	768	\$2,956
2	81	1056	\$3,676

[*Website*](#)

Completed in 2010, Paragon at Old Town offers one, two and three bedroom units. Residents can enjoy a heated swimming pool, a clubhouse and a game room with a pool table, outdoor seating areas with BBQ access, firepits. Units offer A/C, in unit washer and dryer, and are pet friendly.

5 JEFFERSON MONROVIA: 205-225 W DUARTE RD, MONROVIA, CA 91016

BEDS	UNIT COUNT
Studio	111
1	102
2	83

Website

Breaking ground in September of 2023 and slated for completion in early 2025, Jefferson Monrovia is going to be a 5 story, wrap style, luxury multifamily development offering 296 studios, one and two bedroom homes with in unit washers and dryers. The community will cater to a true live-work-play environment, offering co-working lounges, a clubroom, state of the art fitness room, game room, a rooftop deck and a resort-style pool and spa.

6 127 W POMONA, MONROVIA, CA 91016

BEDS	UNIT COUNT
Studio	79
1	122
2	50
3	5

The project site, which spans 1.83 acres at 127 Pomona Avenue, is slated for the construction of up to 232 apartments with approximately 8,500 square feet of ground-floor retail space. As a condition of approval, 25 of the new studio, one-, two-, and three-bedroom apartments are to be set aside for rent by low-income and moderate-income households. Likewise, 85 stalls in the project’s 387-car garage are to be reserved for use by the general public. Illustrations of the completed building show a contemporary seven-story edifice wrapping a central courtyard. Plans also call for open air decks on the building’s upper floors, as well as private balconies. Construction is expected for completion in early 2025.



**7 THE ARROYO AT MONROVIA STATION: 220 W EVERGREEN AVE
MONROVIA, CA 91016**

The proposed project The Arroyo at Monrovia Station is slated to encompass a full city block, wrapped by Magnolia, Pomona, Evergreen and Primrose Avenues. Plans call for razing two commercial buildings and a row of single-family dwellings to make way for a five-story edifice featuring 284 apartments, 7,950 square feet of ground-floor retail space, and a 500-car parking garage. The housing would include a mix of studio, one-, and two-bedroom apartments ranging between 611 and 1,500 square feet in size. The wrap-style development would enclose a new public park at the northwest corner of the property, with other private residential amenities including a swimming pool, a gym, and a sky terrace.

**8 STATION SQUARE SOUTH APARTMENTS: 1726 S MAGNOLIA AVE
MONROVIA, CA 91016**

Station Square South, slated for a nearly four-acre site located immediately south of the at-grade station, is a proposed project calling for the construction of three-, four-, and five-story buildings featuring 296 market rate apartments between 509 and 2,382 square feet in size. The project would offer a mix of studio, one- and two-bedroom units, as well as amenities such as private courtyards and a swimming pool. The project would wrap a central parking structure with accommodations for up to 522 vehicles.



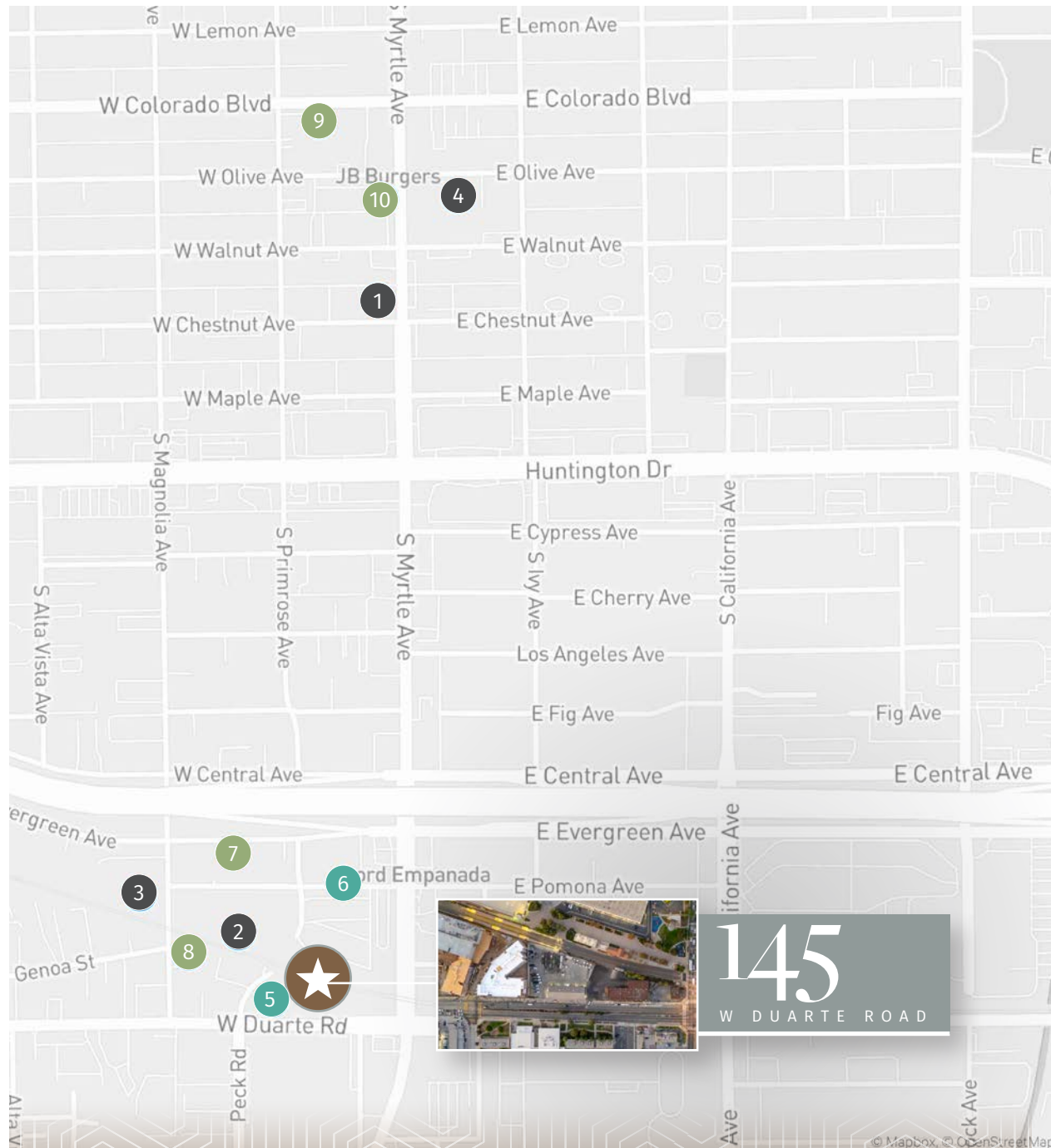
9 OAK PARK: 150 W COLORADO BLVD, MONROVIA, CA 91016

Oak Park is a new proposed complex with 296 one-, two-, and three-bedroom apartments at 150 W. Colorado Avenue and 125 W. Olive Avenue. Additionally, the existing complex features 54 units restricted to senior citizen households by covenant, as well as 96 units currently occupied by below market-rate households, which fall into a protected category for relocation under SB 330. The new six-story structures, designed with exteriors of painted plaster, wood, and brick, would use upper level setbacks to match the scale of nearby structures. Additionally, plans call for a new public parklet along Primrose Avenue. Construction of Oak Park is expected to occur over a roughly 32-month period, commencing as early as January 2025 and concluding as early as August 2027.





10 THE MONROE: 701 MYRTLE AVE, MONROVIA, CA 91016

The proposed project, dubbed “The Monroe,” would rise from an approximately 1.6-acre property at the southwest corner of Myrtle and Olive Avenue, roughly one mile north of the A Line’s Monrovia Station. Plans call for the construction of a new building featuring 200 studio, one-, and two-bedroom dwellings - ranging from 596 to 1,070 square feet in size - above approximately 5,143 square feet of ground-floor commercial and recreation space. Plans also call for an outdoor public plaza, as well as a semi-subterranean parking garage. The Monroe is depicted in a rendering as a contemporary five-story building. Plans also call for amenities including a rooftop deck, a pool, a dog park, and a courtyard.











COMPLETED PROJECTS

- 1  Avalon Monrovia: 825 S Myrtle Ave, Monrovia, CA 91016
- 2  Moda: 228 W Pomona Ave, Monrovia, CA 91016
- 3  Alexan Marmont: 1625 S Magnolia Ave, Monrovia, CA 91016
- 4  Paragon at Old Town: 700 S Myrtle Ave, Monrovia, CA 91016

MID-CONSTRUCTION

- 5  Jefferson Monrovia: 205-225 W Duarte Rd, Monrovia, CA 91016
- 6  127 W Pomona, Monrovia, CA 91016

PROPOSED PROJECTS

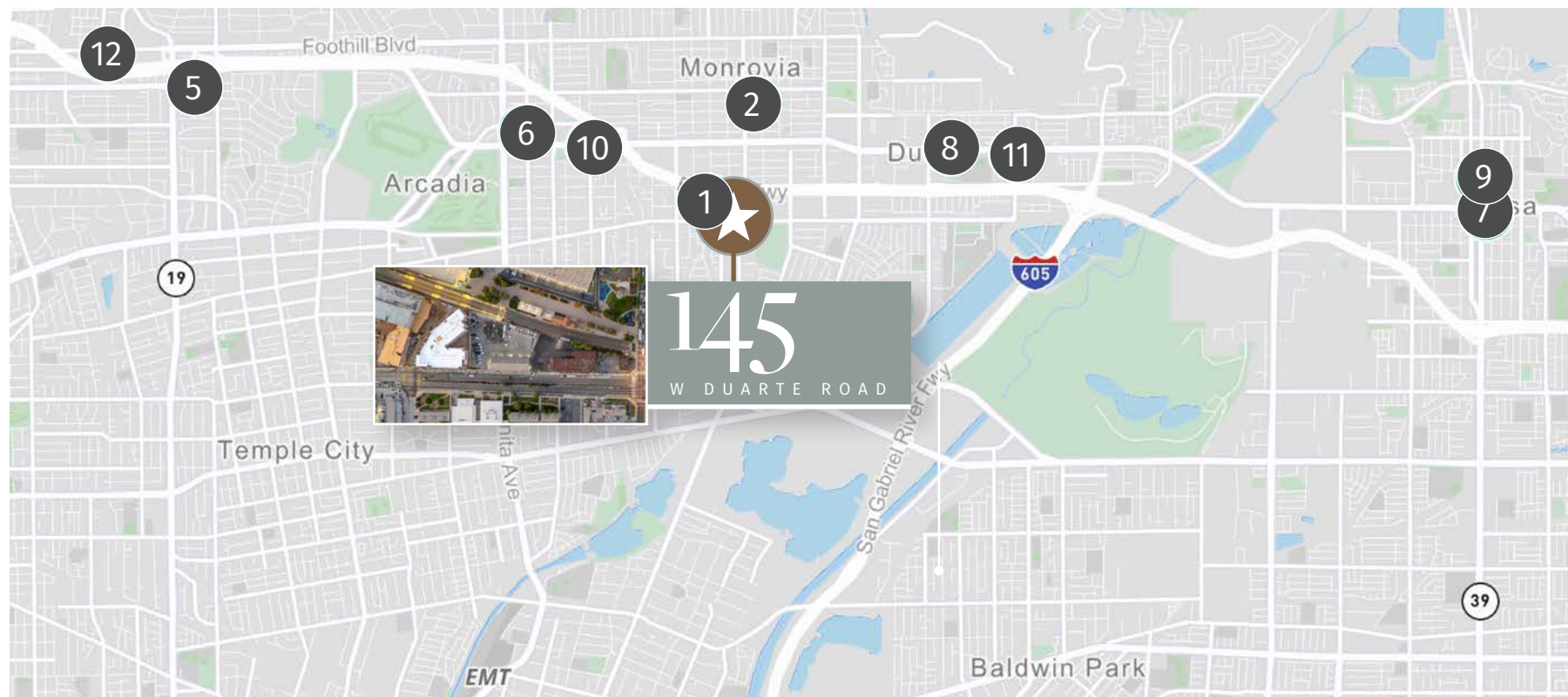
- 7  The Arroyo at Monrovia Station: 220 W Evergreen Ave, Monrovia, CA 91016
- 8  Station Square South Apartments: 1726 S Magnolia Aly, Monrovia, CA 91016
- 9  Oak Park: 150 W Colorado Blvd, Monrovia, CA 91016
- 10  The Monroe: 701 Myrtle Ave, Monrovia, CA 91016

COMPARABLES

04



NAME		PROPERTY ADDRESS	# OF UNITS	YEAR BUILT	BLDG SF	UNIT TYPE	UNIT SF	RENTAL RANGE			RENT/SF RANGE		
1	Alexan Marmont	1625 S Magnolia Ave Monrovia, CA 91016	436	2024	450,000	Studio	711	\$2,425			\$4.94		
						1Bd/1Ba	1182	\$2,702	-	\$2,900	\$3.80	-	\$4.08
						2Bd/2Ba	1150	\$3,979	-	\$3,871	\$3.37	-	\$3.27
						3Bd/2Ba	1336	\$4,875	-	\$5,050	\$3.65	-	\$3.78
2	Paragon at Old Town	700 S Myrtle Ave Monrovia, CA 91016	163	2010	150,069	1Bd/1Ba	744	\$3,034			\$4.08		
						2Bd/2Ba	1,032	\$3,591	-	\$3,586	\$3.48	-	\$3.47
3	The Huntington	1413 Huntington Dr Duarte, CA 91010	161	2022	194,454	Studio	640	\$2,350	-	\$3,220	\$3.67	-	\$5.03
						1Bd/1Ba	783	\$2,778	-	\$3,661	\$3.55	-	\$4.68
						2Bd/2Ba	1,152	\$3,282	-	\$4,209	\$2.82	-	\$3.62
4	Esperanza at Duarte Station	1700 Fasana Rd Duarte, CA 91010	344	2022	357,639	Studio	634	\$2,368	-	\$2,707	\$3.70	-	\$4.03
						1Bd/1Ba	910	\$3,172	-	\$3,971	\$3.49	-	\$4.36
						2Bd/2Ba	1,203	\$4,005	-	\$4,571	\$3.33	-	\$3.80
						3Bd/3Ba	1,174	\$4,027	-	\$4,127	\$3.43	-	\$3.52
5	The Rinrose	3768 E Colorado Blvd Pasadena, Ca 91107	100	2023	100,000	Studio	590	\$2,843			\$4.81		
						1bd/1ba	728	\$3,552			\$4.88		
						2bd/2ba	1011	\$4,215			\$4.17		
6	57 Wheeler	57 Wheeler Ave Arcadia, Ca 91006	38	2020	63,432	1bd/1ba	1056	\$2,730			\$2.59		
						2bd/2ba	1332	\$3,508			\$2.63		
7	The Orchard	626 N Azusa Ave Azusa, Ca 91702	163	2022	145,489	1bd/1ba	707	\$2,603			\$3.68		
						2bd/2ba	1042	\$3,039			\$2.92		
						3bd/3ba	1242	\$3,760			\$3.03		
8	The Huntington	1413 Huntington Dr Duarte, Ca 91010	161	2022	194,454	Studio	640	\$2,363			\$3.69		
						1bd/1ba	797	\$2,702			\$3.39		
						2bd/2ba	1131	\$3,259			\$2.88		
9	Lumia	850 N Azusa Ave Azusa Ca 91702	127	2024	152,909	1bd/1ba	715	\$2,699			\$3.78		
						2bd/2ba	1078	\$3,534			\$3.28		
						3bd/3ba	1407	\$4,086			\$2.90		
10	Areum Apartments	1110 S 5th Ave Monrovia, Ca 91016	154	2017	134,030	Studio	574	\$2,400			\$4.18		
						1bd/1ba	747	\$2,878			\$3.85		
						2bd/2ba	1081	\$3,333			\$3.08		
11	Esperanza At Duarte Station	1700 Fasana Rd Duarte, Ca 91010	154	2022	357,639	Studio	585	\$2,486			\$4.25		
						1bd/1ba	707	\$2,746			\$3.88		
						2bd/2ba	1038	\$3,672			\$3.54		
						3bd/3ba	1152	\$3,974			\$3.45		
12	Bell Pasadena	3330 E Foothill Blvd Pasadena, Ca 91107	212	2016	230,045	Studio	602	\$2,608			\$4.33		
						1Bd/1Ba	792	\$2,863			\$3.61		
						2Bd/2Ba	1168	\$3,553			\$3.04		



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W D U A R T E R O A D

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