

OFFERING MEMORANDUM

OLD TOWN MONROVIA RETAIL FOR SALE

506 SOUTH MYRTLE AVE.
MONROVIA, CA 91016

EXCLUSIVELY LISTED BY

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DS REAL ESTATE

kw KELLER WILLIAMS BEVERLY HILLS



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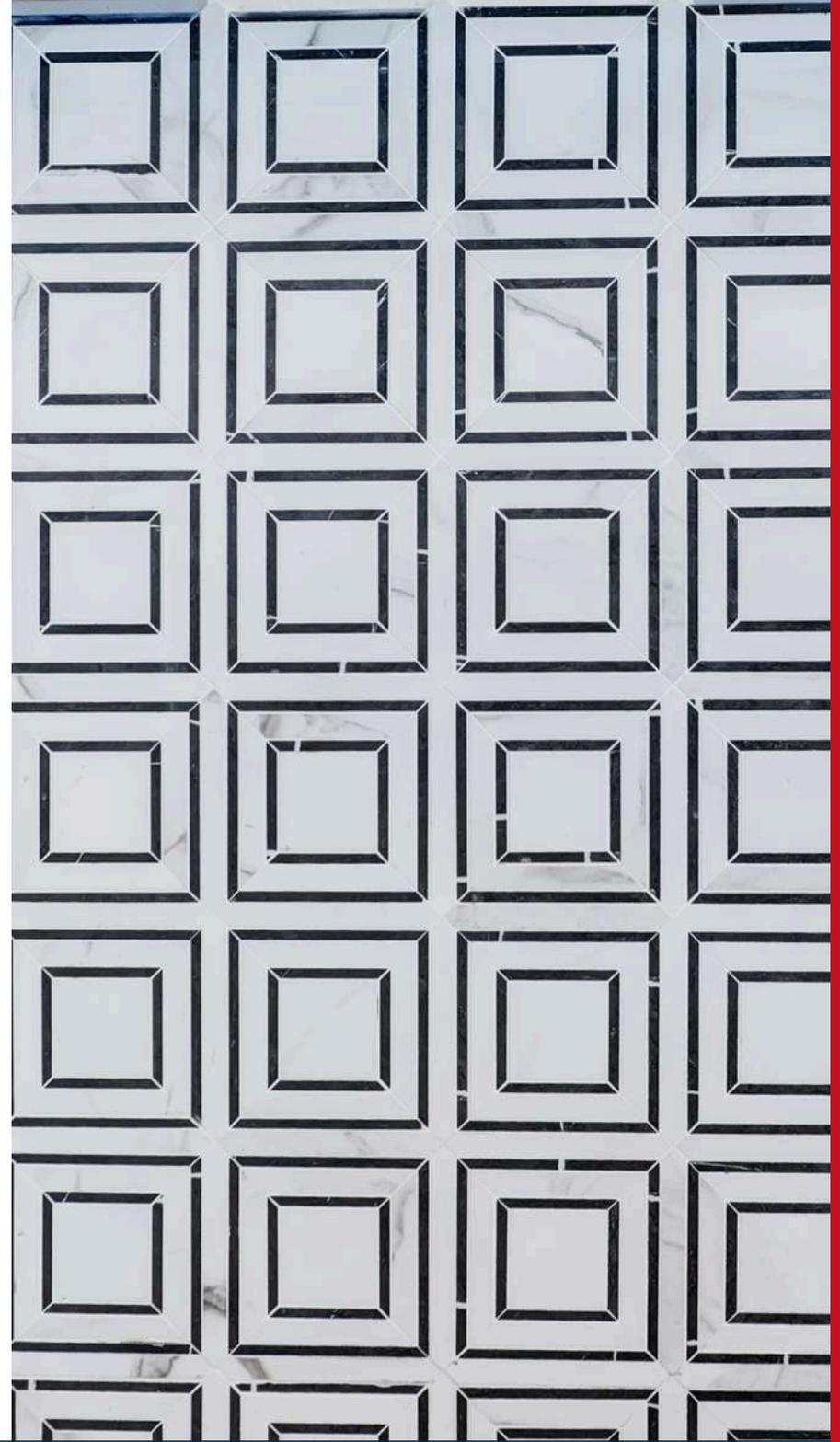
INVESTMENT OVERVIEW

THE OFFERING

READY TO OPERATE

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS



THE OFFERING

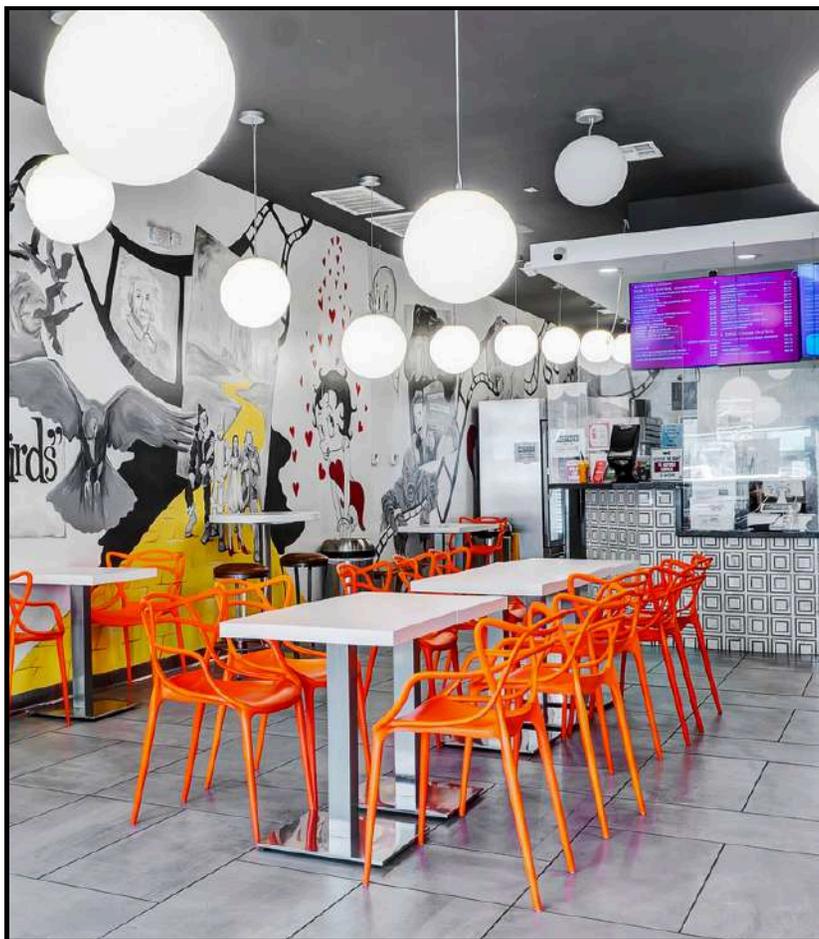
506 S Myrtle Avenue presents a rare opportunity to acquire a fully renovated and furnished retail asset in the core of Old Town Monrovia. This 2,360 square foot building benefits from strong pedestrian activity, excellent visibility, and is strategically located near public transit access points and major regional transportation corridors. Surrounded by a mix of established national and local businesses, the property offers a unique opportunity for renters with low start-up capital.

SQUARE FEET	2,360
LOT SIZE	2,787 sqft
PARCEL NUMBER	8516-022-013
ASKING PRICE	\$1,800,000



READY TO OPERATE

With minimal upfront investment, this turnkey restaurant space is ideally positioned to attract tenants seeking low startup costs. Given its fully built-out, ready-to-operate condition, the property also allows ownership to command premium rental rates in a highly desirable location.



PROPERTY SUMMARY

506 S Myrtle Avenue offers a prominent ground-floor retail space in a historic commercial corridor at the center of Old Town Monrovia. Spanning 2,360 square feet, this high-visibility unit is surrounded by a vibrant mix of boutiques, dining, and community landmarks, making it an ideal location for retailers, investors, or owner-users seeking long-term value in a tightly held market. With classic storefront appeal, consistent pedestrian traffic, and seamless connectivity to regional transportation, this opportunity blends small-town charm with strategic access to the broader San Gabriel Valley.

HIGHLIGHTS

- **Renovations & Commercial Equipment:** Current owner has spent ~\$350,000 on renovations & commercial equipment: New roof coating, brand new air conditioning units (Daiken), brand new commercial grade kitchen, brand new restrooms, & more!
- **Prime Old Town Location** – Situated along Monrovia’s main pedestrian thoroughfare with year-round foot traffic.
- **Expansive Storefront Windows** – Ideal for retail visibility, branding, and natural light.
- **2,360 SF Interior** – Open floor plan adaptable for retail, creative office, or service-based use.
- **Historic Character** – Architectural charm consistent with Old Town’s preserved commercial heritage.
- **Proximity to Transit** – Minutes from the Metro Gold Line, I-210 Freeway, and ample public parking.



INVESTMENT HIGHLIGHTS

Nestled in the heart of Old Town Monrovia, 506 South Myrtle Avenue offers a unique opportunity to own a piece of a highly cherished and historically vibrant downtown. This 2,360 square foot retail store sits along one of the San Gabriel Valley's most walkable main streets, where tree-lined sidewalks, preserved architecture, and locally owned shops reflect a community deeply rooted in pride and tradition.

The property enjoys exceptional visibility and steady foot traffic, surrounded by beloved restaurants, family-run businesses, and a calendar full of community events that draw loyal local crowds year-round. With close proximity to the Metro Gold Line and the 210 Freeway, the location balances small-town atmosphere with regional accessibility. Ideal for owner-users or investors seeking long-term value in a submarket where properties rarely trade hands, 506 S Myrtle represents not just a sound investment—but a place in one of Southern California's most authentic downtown experiences.



506 S MYRTLE AVE
MONROVIA, CA 91016



2,360 SQFT



2,787 SQFT LOT



MOCD
(MONROVIA OLD TOWN
COMMERCIAL DOWNTOWN)

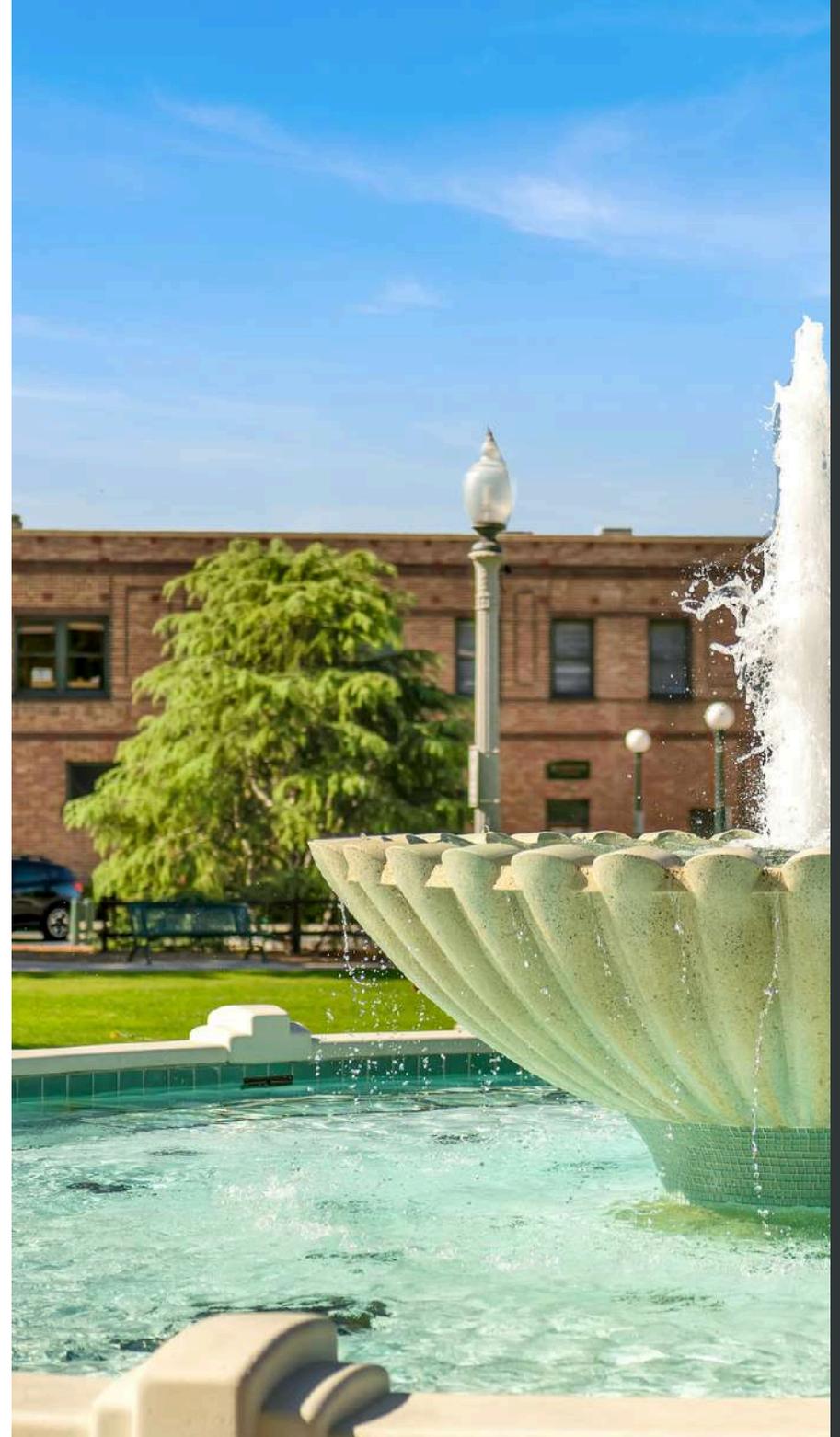


1,800,000*

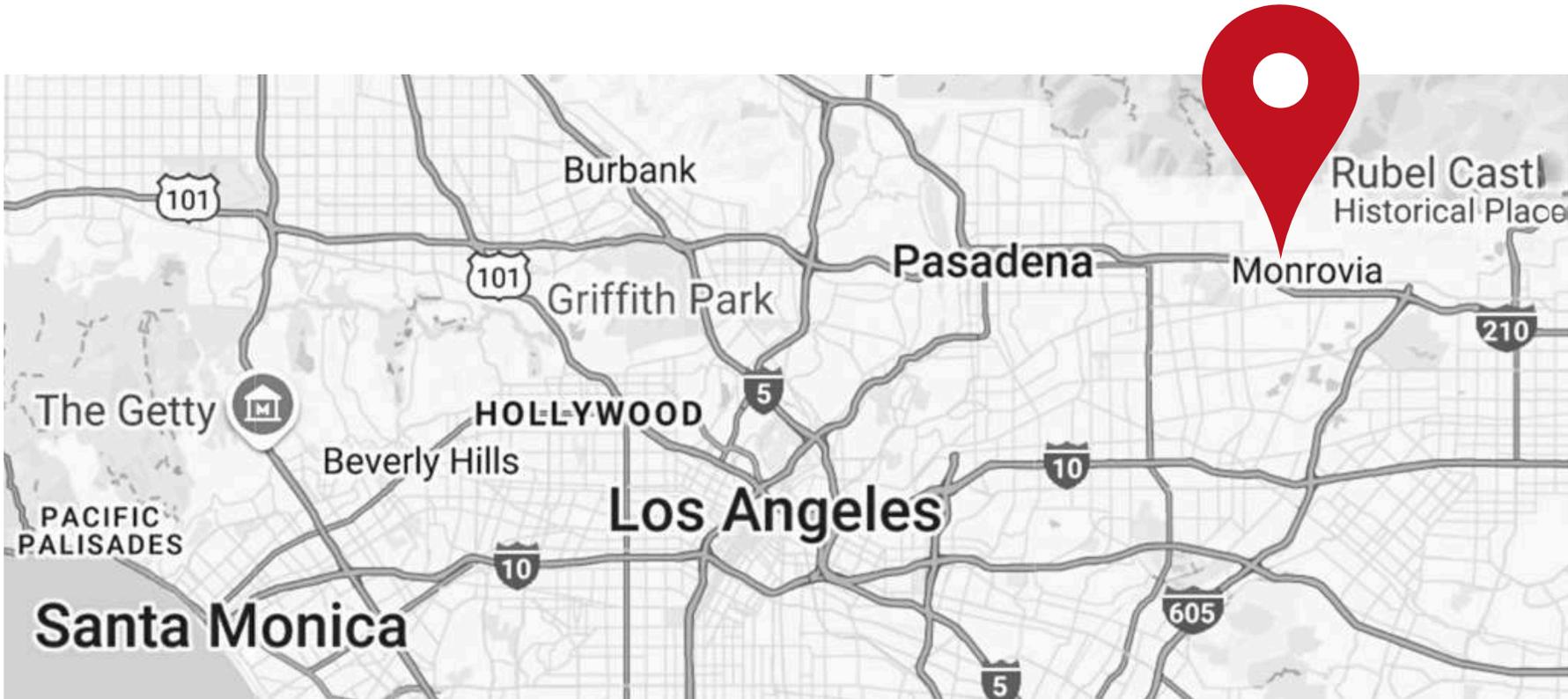
*The existing business, Stinky Boba, a boba operation, may be included in the sale (but not required)

02

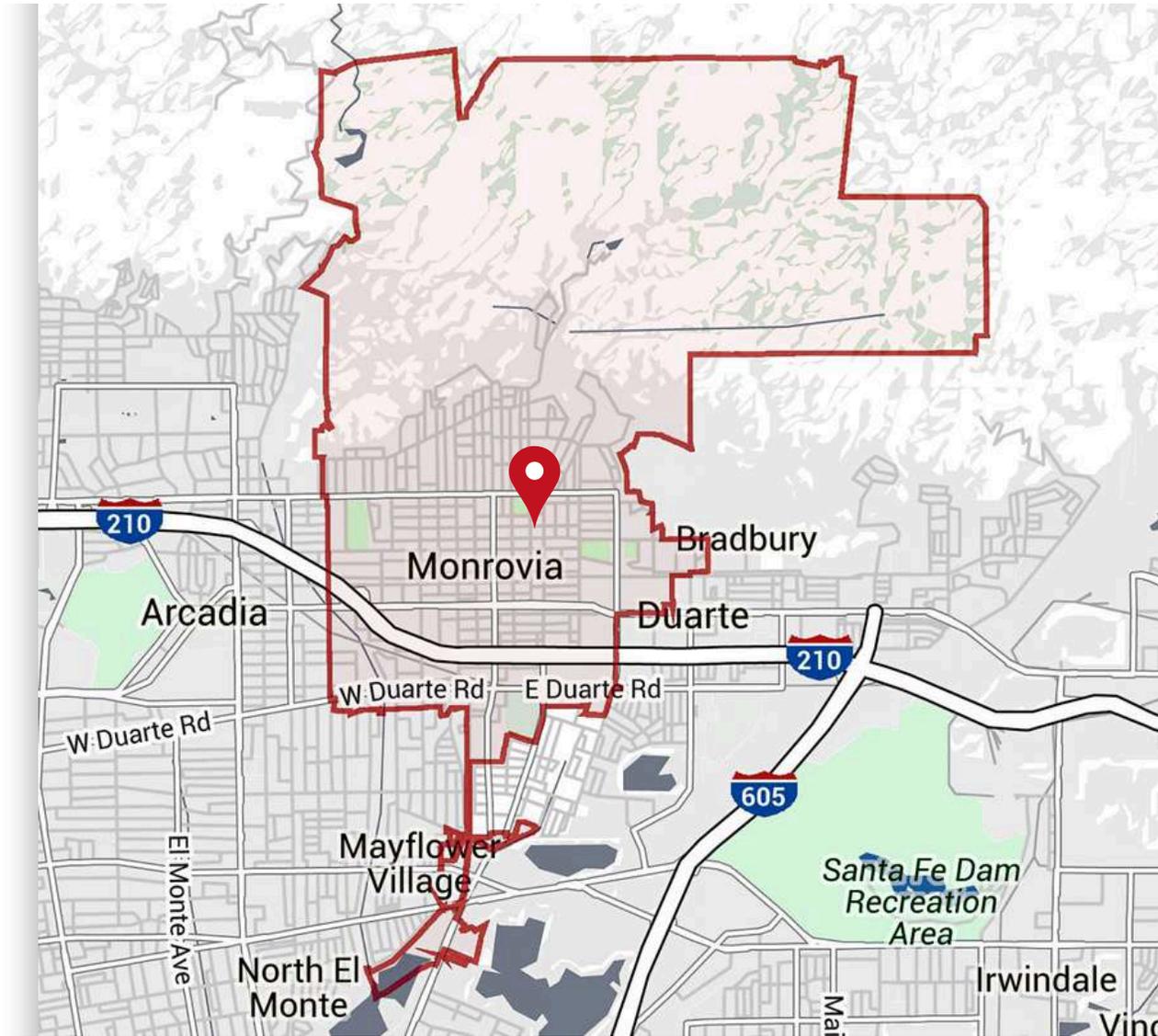
SITE MAP



CITY MAP



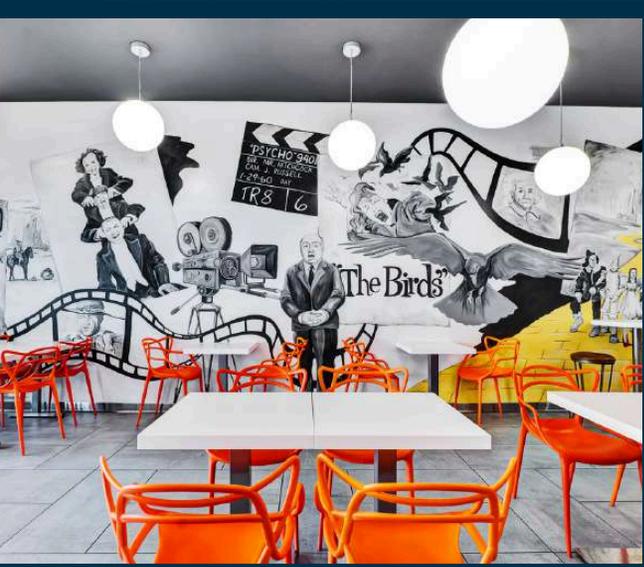
CITY MAP

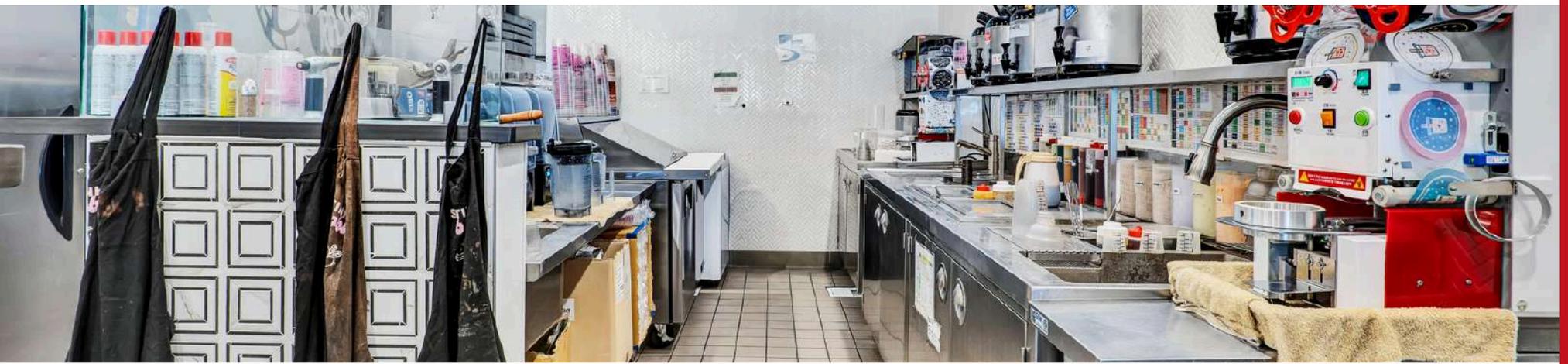
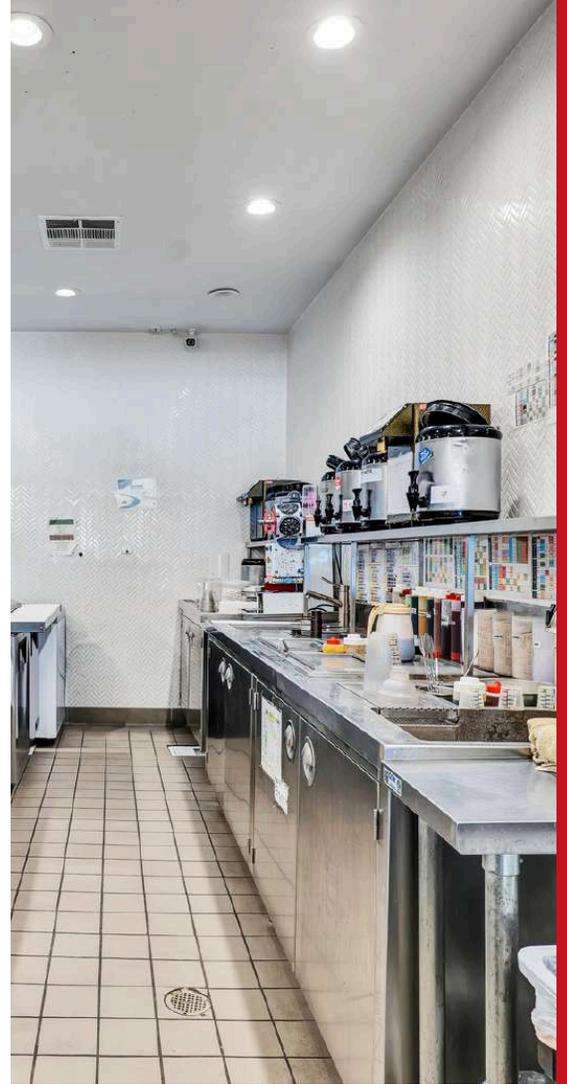


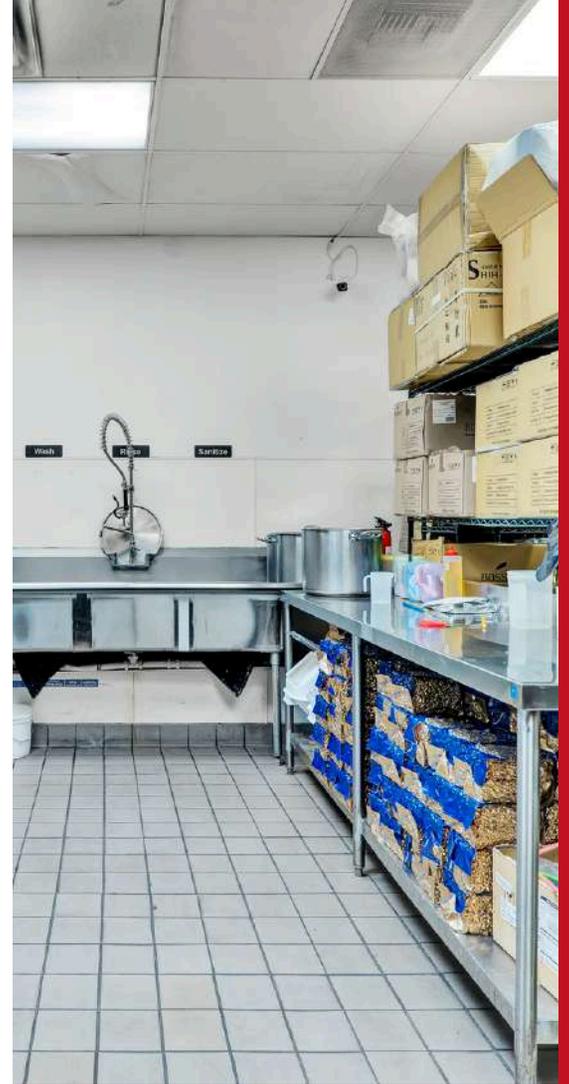
03

PROPERTY PHOTOS









04

AREA OVERVIEW

AREA OVERVIEW

NEARBY LOCATIONS

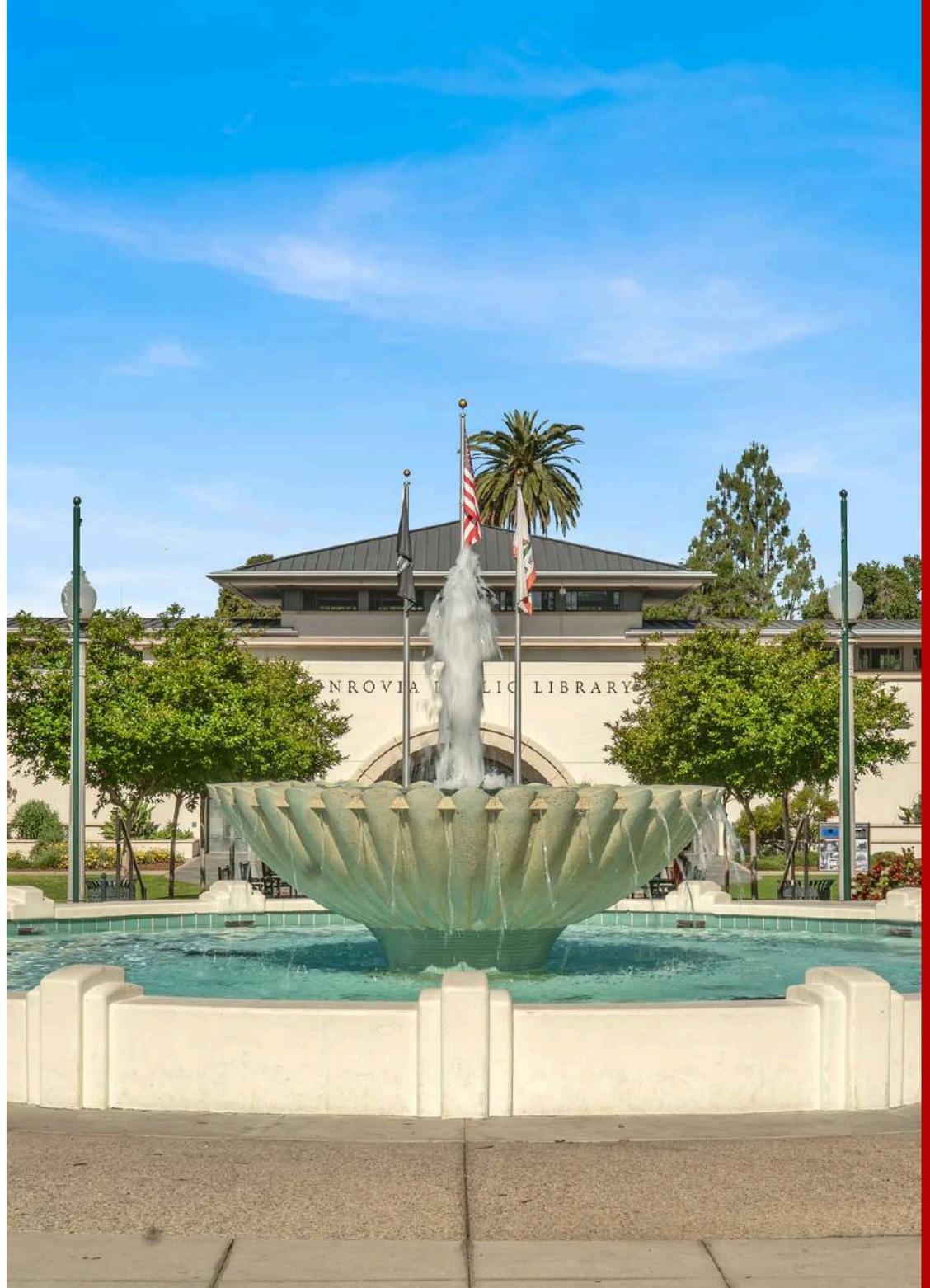
DEMOGRAPHICS



AREA OVERVIEW

MONROVIA, CALIFORNIA

Located in the foothills of the San Gabriel Mountains, Monrovia is a vibrant and historic city in Los Angeles County, just 20 miles northeast of Downtown Los Angeles. Known for its charming Old Town district, tree-lined streets, and strong sense of community, Monrovia offers a blend of small-town appeal and urban accessibility. The city features a thriving local economy supported by retail, professional services, healthcare, and light manufacturing. With convenient access to the 210 Freeway and Metro Gold Line, Monrovia attracts both residents and businesses seeking strategic connectivity, walkable amenities, and a welcoming business environment.

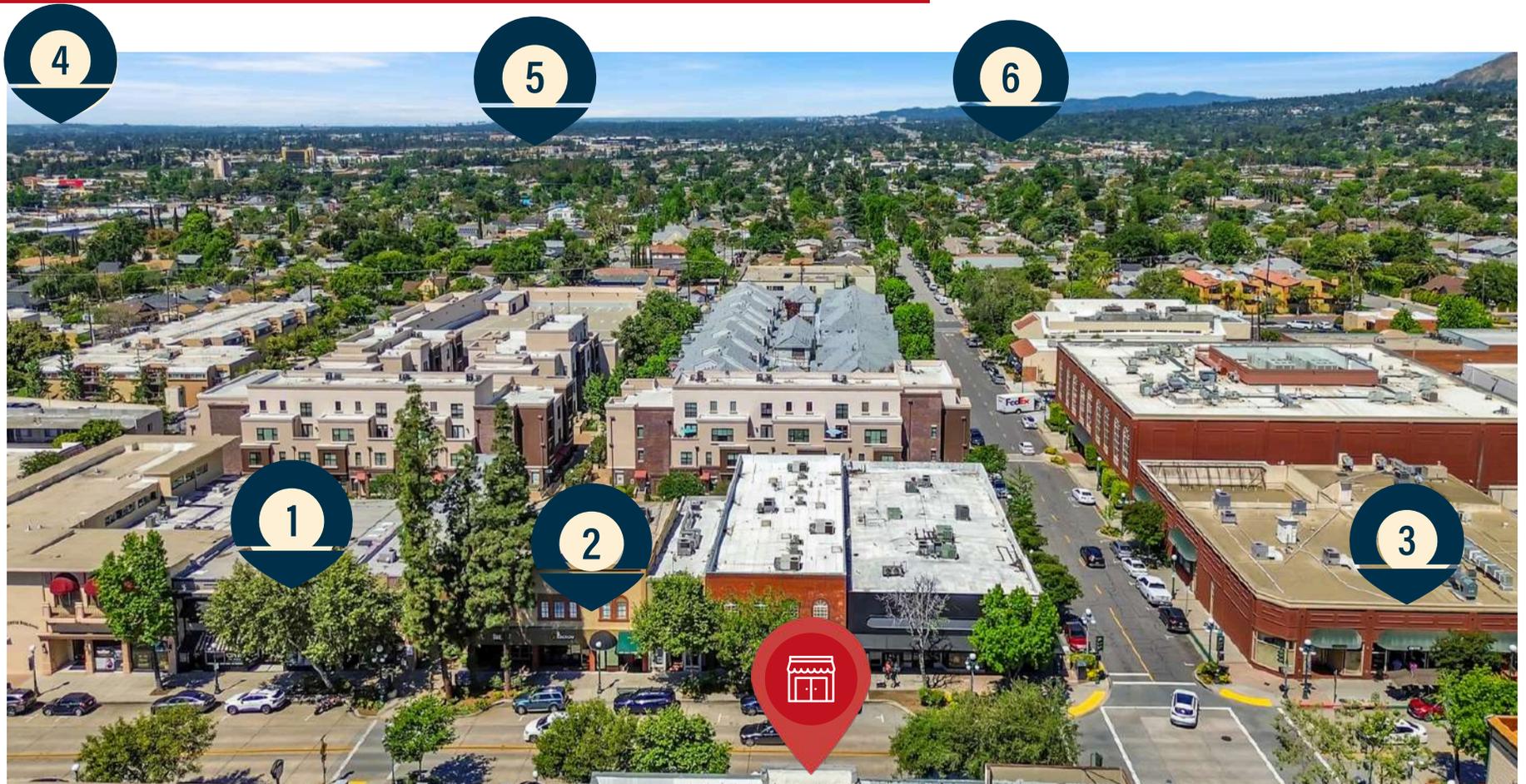


NEARBY LOCATIONS



- 1) Dream Decor
- 2) Bella Sera Trattoria
- 3) LOOK Dine-In Cinemas
- 4) Bank of America
- 5) Library Park
- 6) CITI Bank

NEARBY LOCATIONS



- 1) Evergreen Realty
- 2) Cup of Cha Tea House
- 3) Café de Olla Restaurant

- 4) Downtown Los Angeles
- 5) Santa Anita Park
- 6) Pasadena

DEMOGRAPHICS



\$97,083
MEDIAN HH
INCOME



19,240
EMPLOYED
POPULATION



\$871,700
MEDIAN
PROPERTY VALUE



38.3
MEDIAN
AGE



AREA OVERVIEW

The demographics surrounding 506 S Myrtle Avenue highlight the area's strong economic foundation and long-term growth potential. Within a 5-mile radius, the median household income approaches \$100,000, reflecting a well-established consumer base with significant purchasing power. Monrovia's median age of 38.3 suggests a vibrant blend of young professionals and families, while an employed population of over 19,000 points to a stable and active workforce. Coupled with high median property values nearing \$900,000, these indicators underscore the area's desirability and resilience—making it an ideal location for businesses seeking lasting success in a dynamic and community-driven market.



A perfect
opportunity for
Boba business,
bars, restaurants,
etc.



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