

INDUSTRIAL PROPERTY FOR SALE OR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1601 RAYMOND AVENUE

MONROVIA, CA 91016

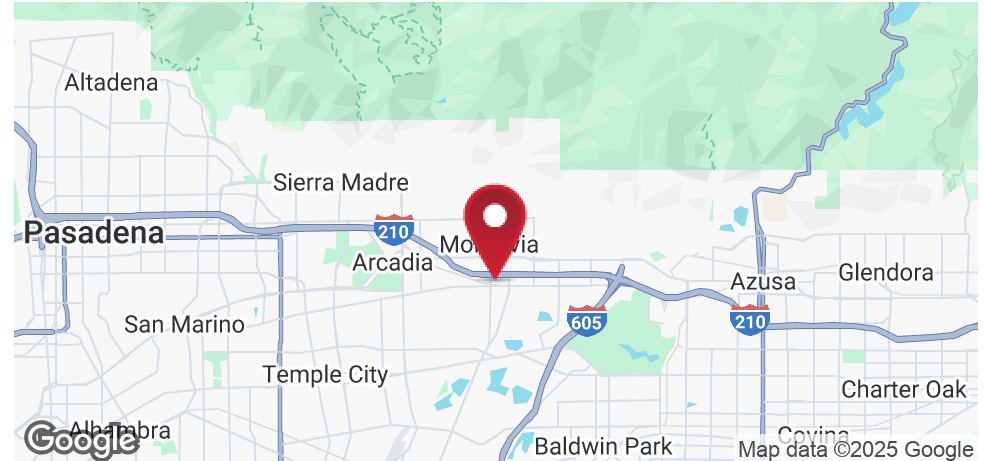
ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$1,875,000
Price/BSF:	\$375
Asking Rate/Month:	\$8,975 MG
Price/BSF/Month:	\$1.89 MG
Term:	Submit
Lot Size:	8,000 SF
Building Size:	4,750 SF
Year Built:	1960
Zoning:	Planned Development
Parking:	5 - 10 Spaces (Depending on Configuration)
APN:	8513-008-058

PROPERTY OVERVIEW

Convenient corner (Pomona Avenue/Raymond Avenue) industrial building with loading door on each street; strategic location just less than a quarter mile from the 210 Freeway Myrtle Avenue on/off-ramps on both east and west directions, with easy connection to the 605 Freeway, just a short block from the Monrovia Metro Station; clear span construction with 14' ceiling height; feasibly divisible to two units, each with ample power source; gated rear parking and covered yard for auxiliary use; 5 - 10 parking spaces, depending on configuration and rear yard use.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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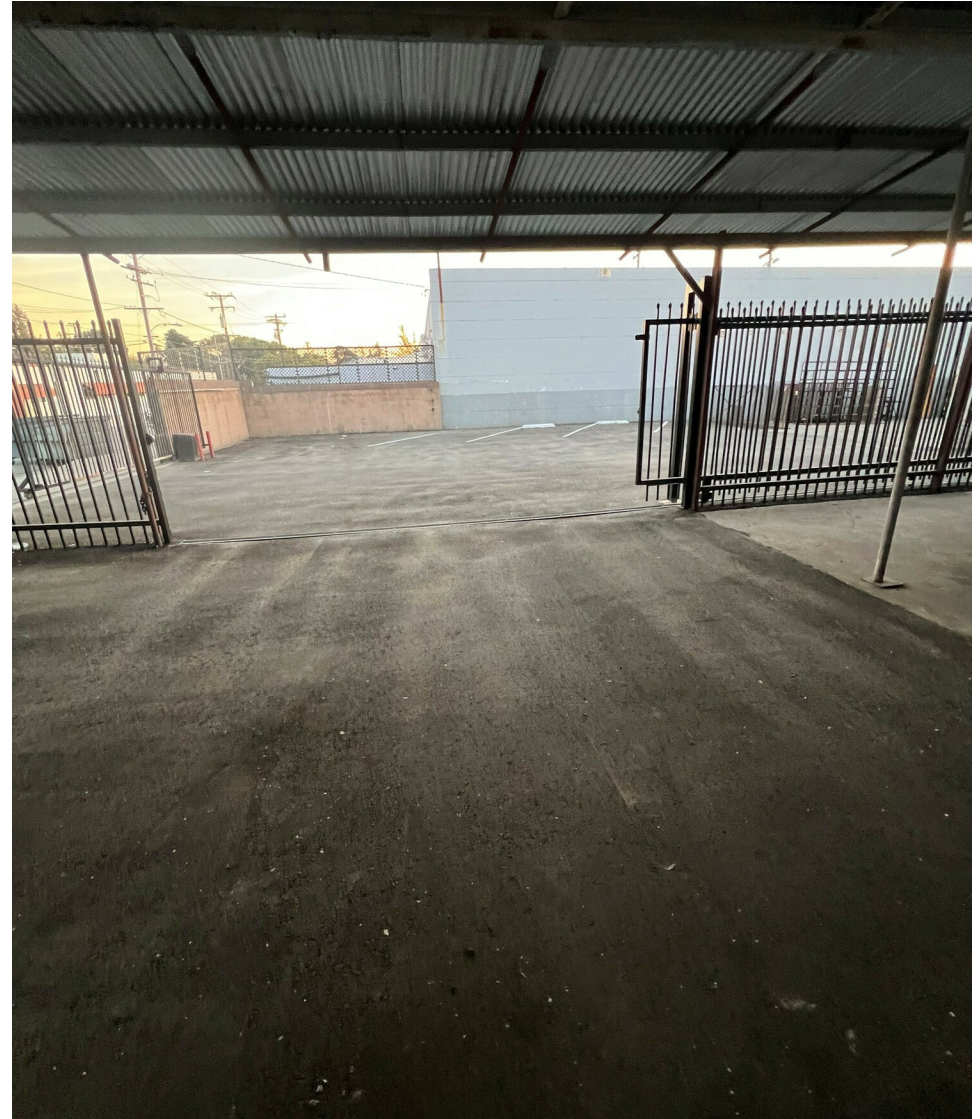
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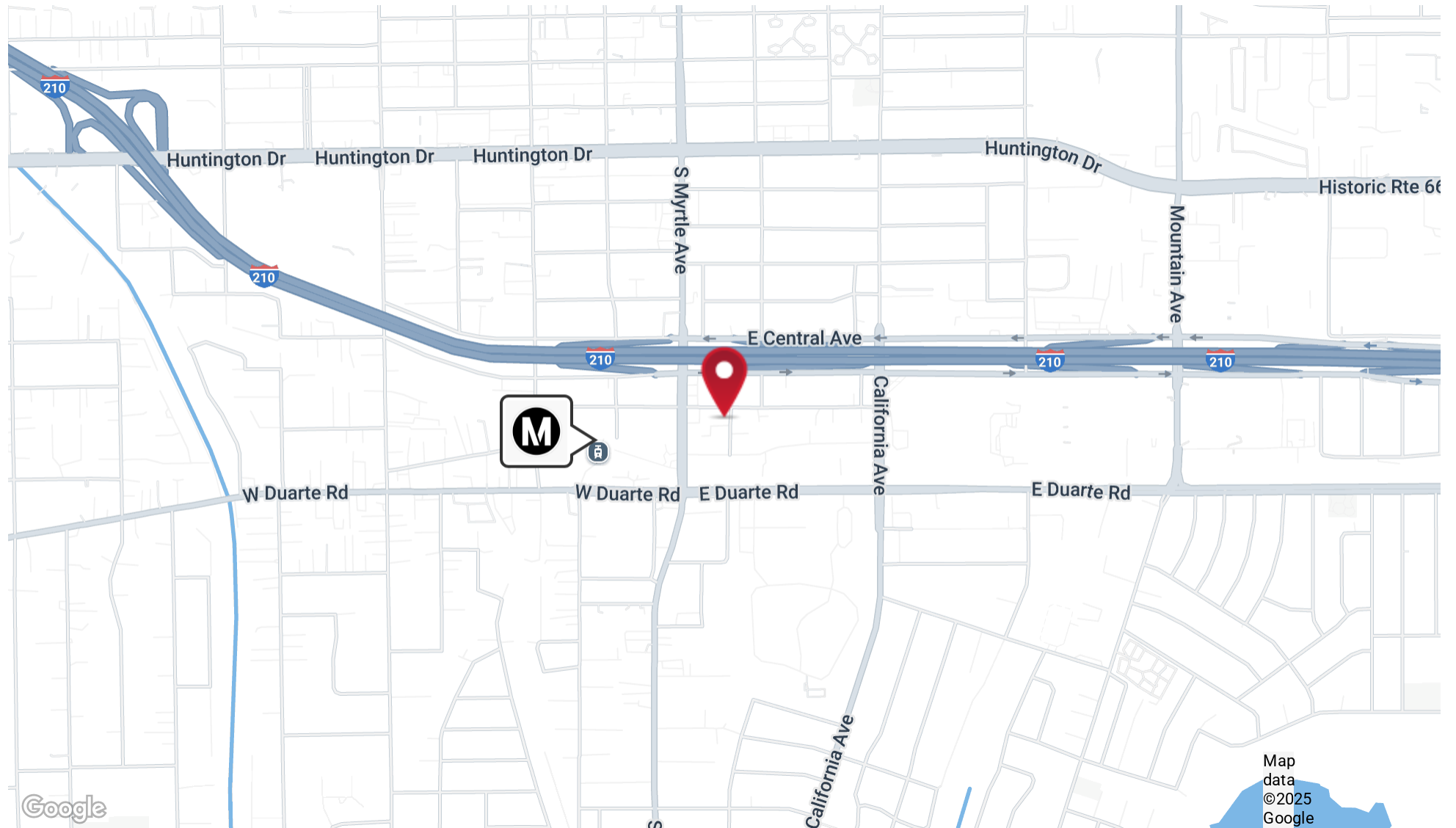
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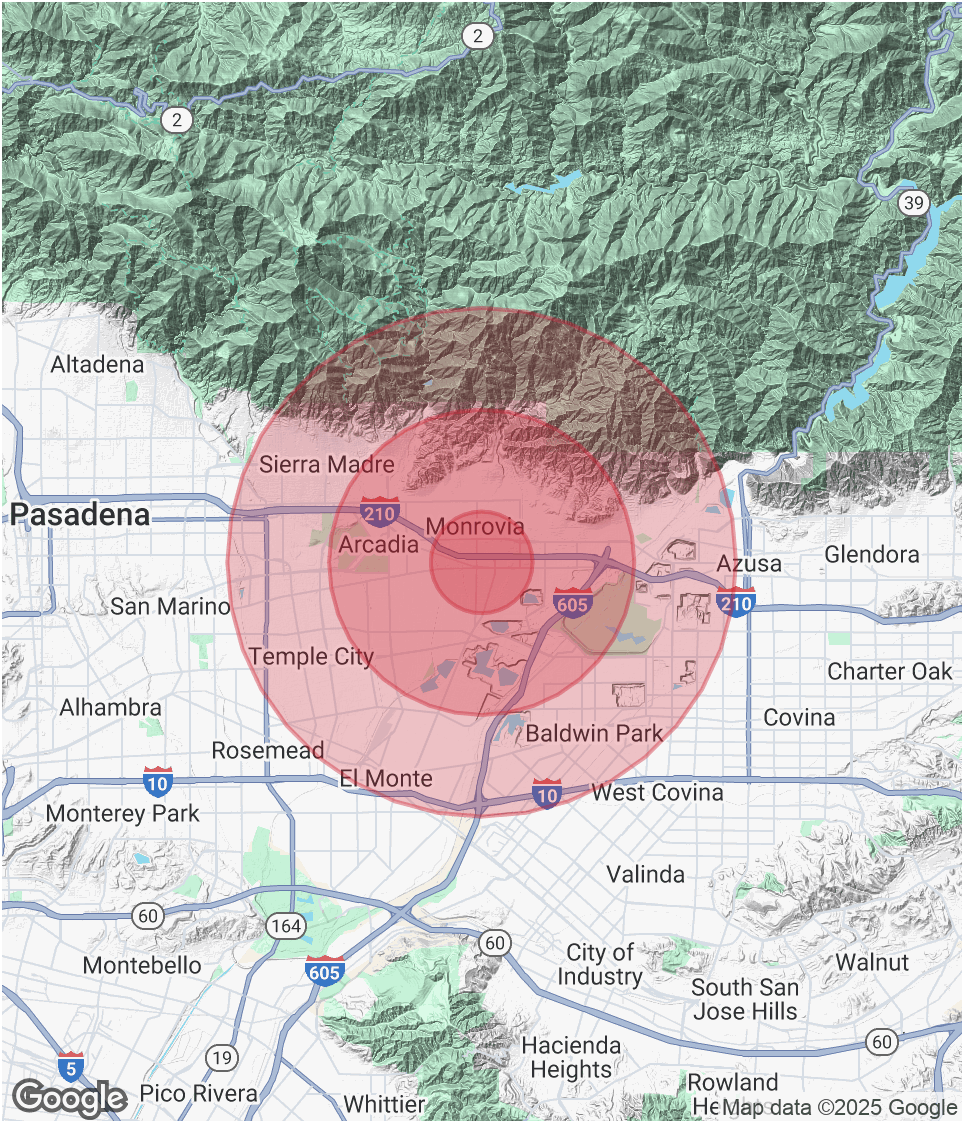
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,606	113,934	344,268
Average Age	40	43	42
Average Age (Male)	39	42	41
Average Age (Female)	41	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,178	39,122	108,324
# of Persons per HH	3	2.9	3.2
Average HH Income	\$114,631	\$132,166	\$123,768
Average House Value	\$863,098	\$1,081,142	\$974,050

Demographics data derived from AlphaMap



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