



**COLDWELL BANKER
COMMERCIAL
REALTY**

135

E. CHESTNUT AVE.

MONROVIA, CA 91016



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PACIFIC PRODUCTIONS

RARE FLEX/INDUSTRIAL SPACE AVAILABLE

RARE FLEX/INDUSTRIAL

135 E Chestnut Ave, Monrovia, CA 91016

THE SPACE

LOCATION

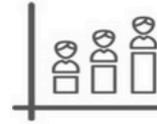
135 E Chestnut Ave, Monrovia, CA 91016

AVAILABLE SPACE:

Unit #4A - 1,000 SF

RENTAL RATE:

\$2.50/SF Month (Modified Gross Basis)



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,475	103,111	303,725



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$118,923	\$136,926	\$126,499



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,715	36,128	97,894

RARE FLEX/INDUSTRIAL SPACE AVAILABLE

We present an unparalleled leasing opportunity at 135 E Chestnut Ave, Monrovia. This property, a rare gem in the flex/industrial sector, boasts an open floor plan. Strategically located in proximity to the 210 and 605 Freeways, accessibility is optimized for seamless connectivity. Comprising a generous 25,502 square feet of rentable building area, this Class B facility, erected in 1976, offers a unique blend of historical charm and contemporary functionality. Seize the opportunity to elevate your business operations in this distinguished location.

- **EQUIPPED WITH A ROLL-UP DOOR TO ALLOW SEAMLESS LOADING AND UNLOADING**
- **CAN BE IMMEDIATELY OCCUPIED**

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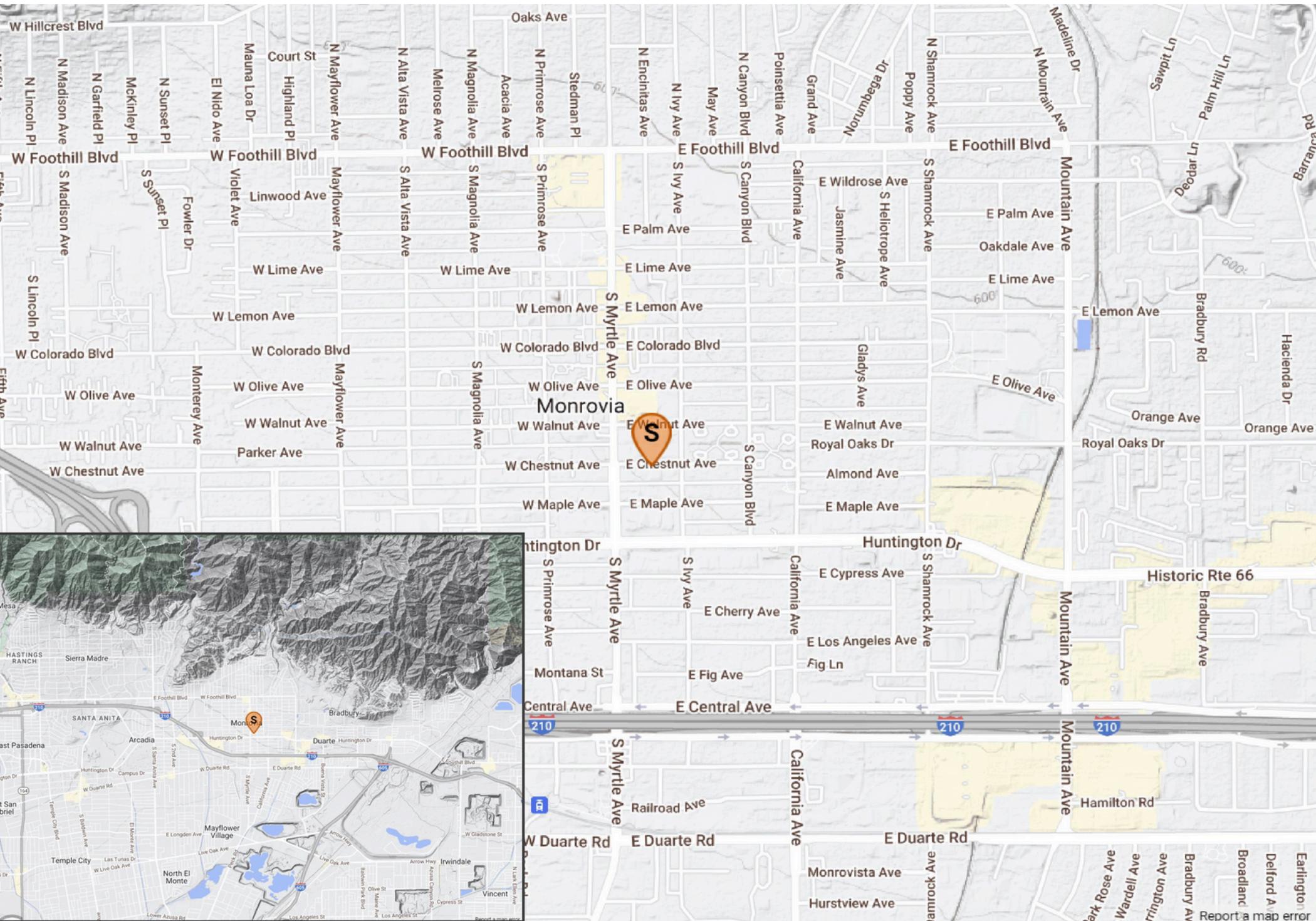
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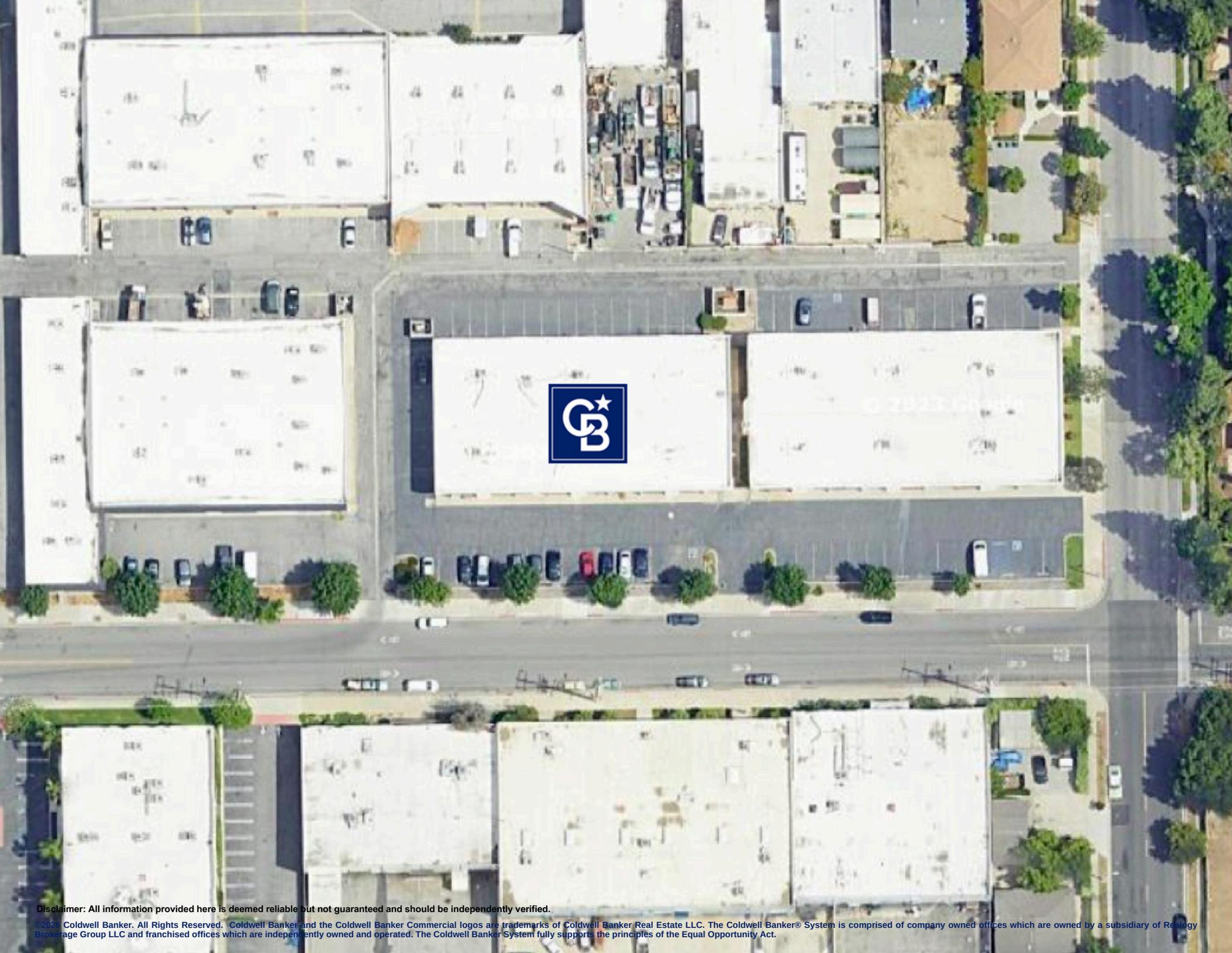
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,757	100,459	299,565
2010 Population	24,356	102,658	307,453
2023 Population	25,475	103,111	303,725
2028 Population	27,130	105,725	303,748
2023 African American	1,553	4,085	7,068
2023 American Indian	361	1,201	4,046
2023 Asian	4,130	36,088	113,120
2023 Hispanic	11,643	35,907	126,601
2023 Other Race	5,698	17,603	66,133
2023 White	9,095	29,986	70,981
2023 Multiracial	4,597	14,048	42,111
2023-2028: Population: Growth Rate	6.35 %	2.50 %	0.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	622	2,681	7,649
\$15,000-\$24,999	577	1,771	5,066
\$25,000-\$34,999	606	1,898	5,408
\$35,000-\$49,999	970	2,791	8,333
\$50,000-\$74,999	1,352	4,813	14,031
\$75,000-\$99,999	1,274	4,279	13,090
\$100,000-\$149,999	2,114	7,181	18,334
\$150,000-\$199,999	911	4,428	11,438
\$200,000 or greater	1,290	6,286	14,546
Median HH Income	\$87,651	\$98,747	\$89,543
Average HH Income	\$118,923	\$136,926	\$126,499

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,222	35,316	96,699
2010 Total Households	9,083	34,988	96,278
2023 Total Households	9,715	36,128	97,894
2028 Total Households	10,453	37,448	98,885
2023 Average Household Size	2.61	2.82	3.06
2000 Owner Occupied Housing	3,971	21,048	56,656
2000 Renter Occupied Housing	4,944	13,019	36,958
2023 Owner Occupied Housing	4,340	20,944	56,965
2023 Renter Occupied Housing	5,375	15,184	40,929
2023 Vacant Housing	621	2,036	4,640
2023 Total Housing	10,336	38,164	102,534
2028 Owner Occupied Housing	4,422	21,145	57,603
2028 Renter Occupied Housing	6,031	16,303	41,281
2028 Vacant Housing	547	2,111	5,397
2028 Total Housing	11,000	39,559	104,282
2023-2028: Households: Growth Rate	7.40 %	3.60 %	1.00 %

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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,818	6,825	21,604
2023 Population Age 35-39	1,801	6,713	20,486
2023 Population Age 40-44	1,864	6,674	19,583
2023 Population Age 45-49	1,656	6,284	18,515
2023 Population Age 50-54	1,636	6,951	19,802
2023 Population Age 55-59	1,598	7,110	19,295
2023 Population Age 60-64	1,507	6,915	19,129
2023 Population Age 65-69	1,337	6,205	17,378
2023 Population Age 70-74	989	5,258	14,288
2023 Population Age 75-79	709	3,734	10,206
2023 Population Age 80-84	424	2,391	6,429
2023 Population Age 85+	422	2,484	6,519
2023 Population Age 18+	19,978	82,613	239,802
2023 Median Age	38	42	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,613	\$91,948	\$85,077
Average Household Income 25-34	\$109,718	\$120,959	\$112,097
Median Household Income 35-44	\$106,185	\$116,437	\$104,760
Average Household Income 35-44	\$141,119	\$155,861	\$141,580
Median Household Income 45-54	\$110,361	\$127,566	\$114,894
Average Household Income 45-54	\$144,237	\$170,667	\$155,066
Median Household Income 55-64	\$97,491	\$115,766	\$105,491
Average Household Income 55-64	\$126,940	\$160,752	\$145,681
Median Household Income 65-74	\$68,422	\$76,927	\$74,140
Average Household Income 65-74	\$98,706	\$114,350	\$107,866
Average Household Income 75+	\$72,149	\$78,761	\$77,168

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,203	7,258	20,513
2028 Population Age 35-39	2,039	7,568	22,417
2028 Population Age 40-44	1,840	7,113	20,931
2028 Population Age 45-49	1,863	6,817	19,511
2028 Population Age 50-54	1,627	6,365	18,331
2028 Population Age 55-59	1,663	6,897	19,169
2028 Population Age 60-64	1,488	6,614	17,802
2028 Population Age 65-69	1,376	6,298	17,097
2028 Population Age 70-74	1,165	5,652	15,448
2028 Population Age 75-79	915	4,493	12,015
2028 Population Age 80-84	636	3,153	8,291
2028 Population Age 85+	499	2,935	7,641
2028 Population Age 18+	21,541	85,723	242,754
2028 Median Age	39	42	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,935	\$102,974	\$96,652
Average Household Income 25-34	\$128,735	\$138,941	\$130,913
Median Household Income 35-44	\$119,844	\$134,590	\$119,235
Average Household Income 35-44	\$165,774	\$181,937	\$164,432
Median Household Income 45-54	\$121,547	\$142,078	\$128,433
Average Household Income 45-54	\$165,600	\$190,955	\$175,939
Median Household Income 55-64	\$110,181	\$132,156	\$119,973
Average Household Income 55-64	\$150,692	\$183,824	\$167,765
Median Household Income 65-74	\$82,648	\$93,338	\$87,983
Average Household Income 65-74	\$119,443	\$136,838	\$129,343
Average Household Income 75+	\$89,522	\$98,183	\$95,766

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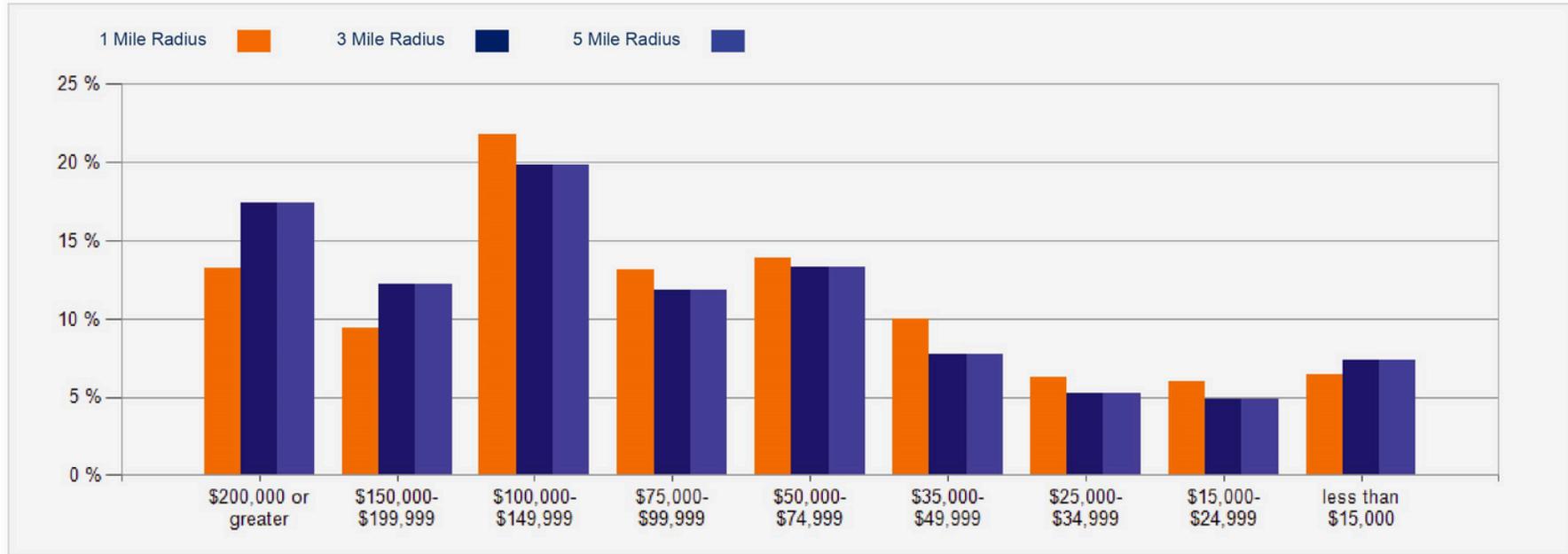
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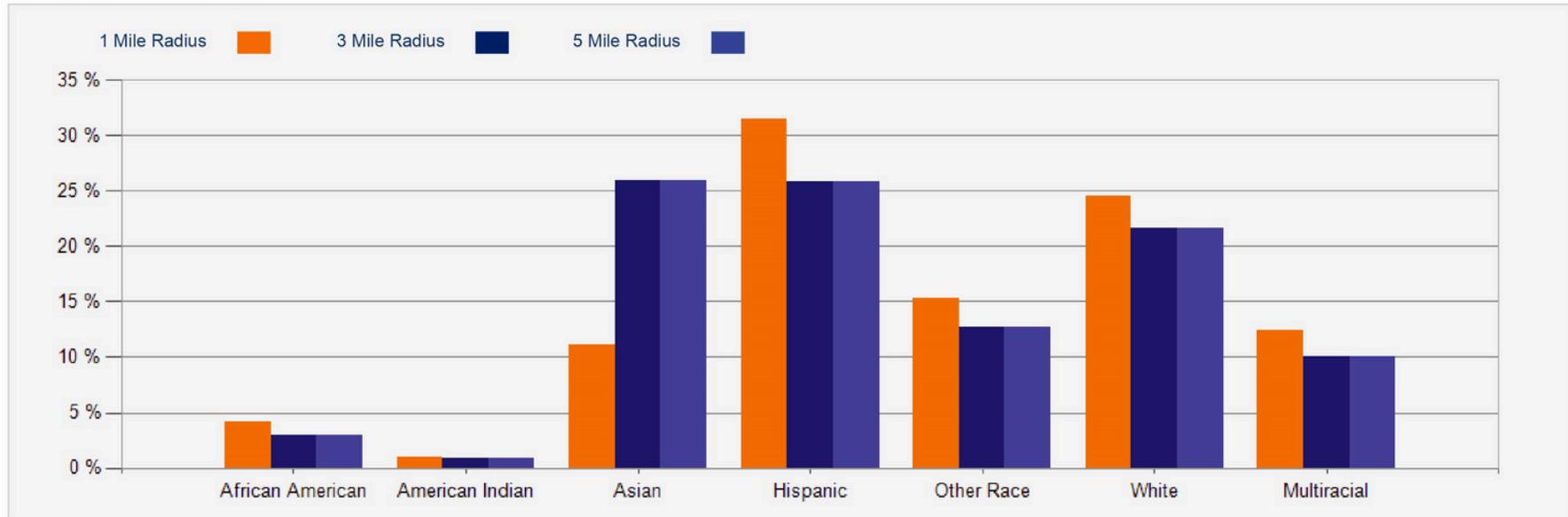
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2023 Household Income



2023 Population by Race



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Contact me to know more:

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