

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES
PASADENA

750 SF INDUSTRIAL SPACE FOR LEASE



**147 E. Foothill Blvd.
Monrovia, CA 91016**

CONTACT



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PROPERTY INFORMATION

ASKING RATE	\$3.00 MG
TERMS	Negotiable
PROPERTY TYPE	Industrial
SUITE SIZE	750 SF
TOTAL BUILDING SF	2,304
LOT SF	5,948
YEAR BUILT	1921
PARKING RATIO	2.7/1,000
ZONING	NC
APN	8519-027-044



PROPERTY HIGHLIGHTS

- + Recently renovated industrial space
- + Private restroom
- + 2 parking spaces

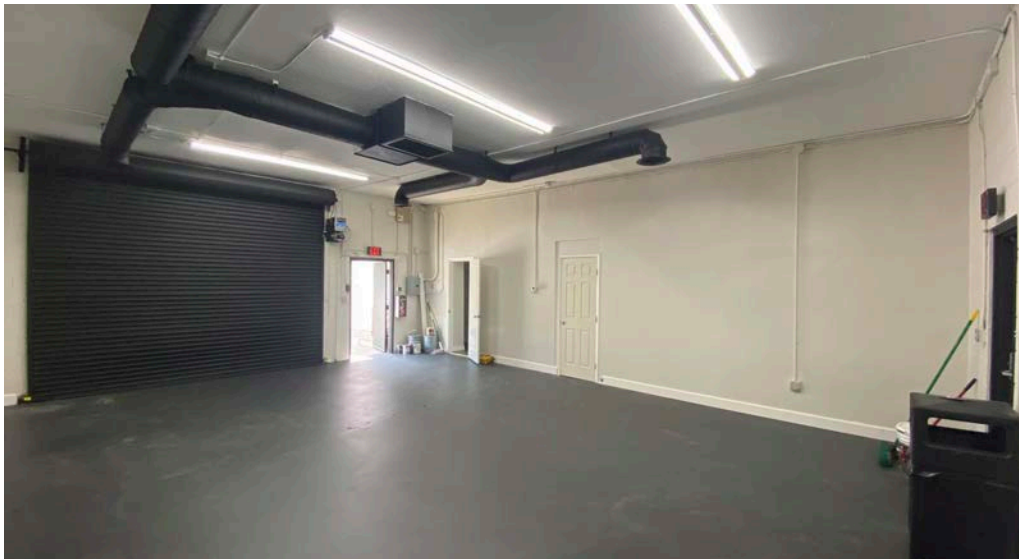
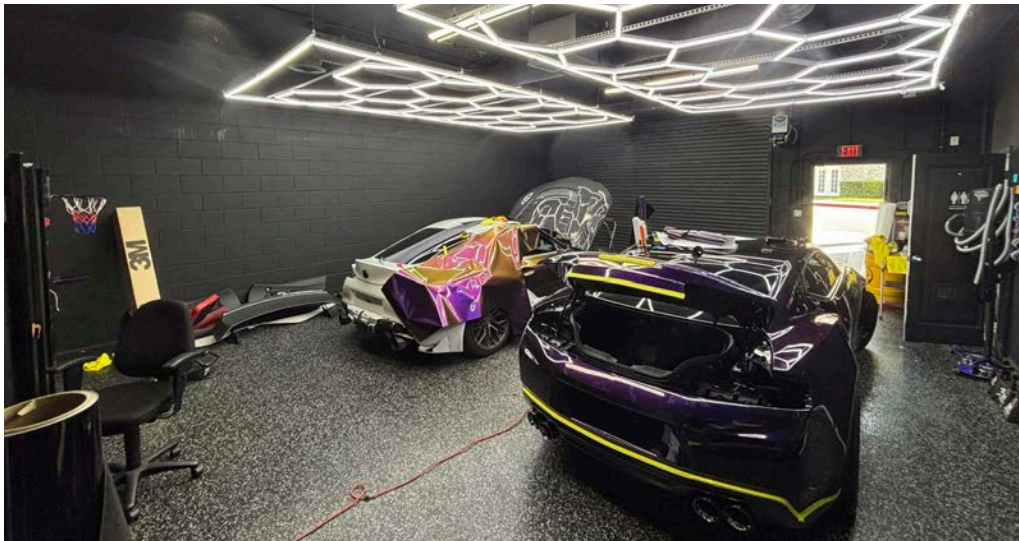
LOCATION HIGHLIGHTS

- + Near Old Town Monrovia and City Hall
- + Prominent, highly visible signalized intersection
- + Entrance and parking located on East side of building, on N. Ivy Ave.

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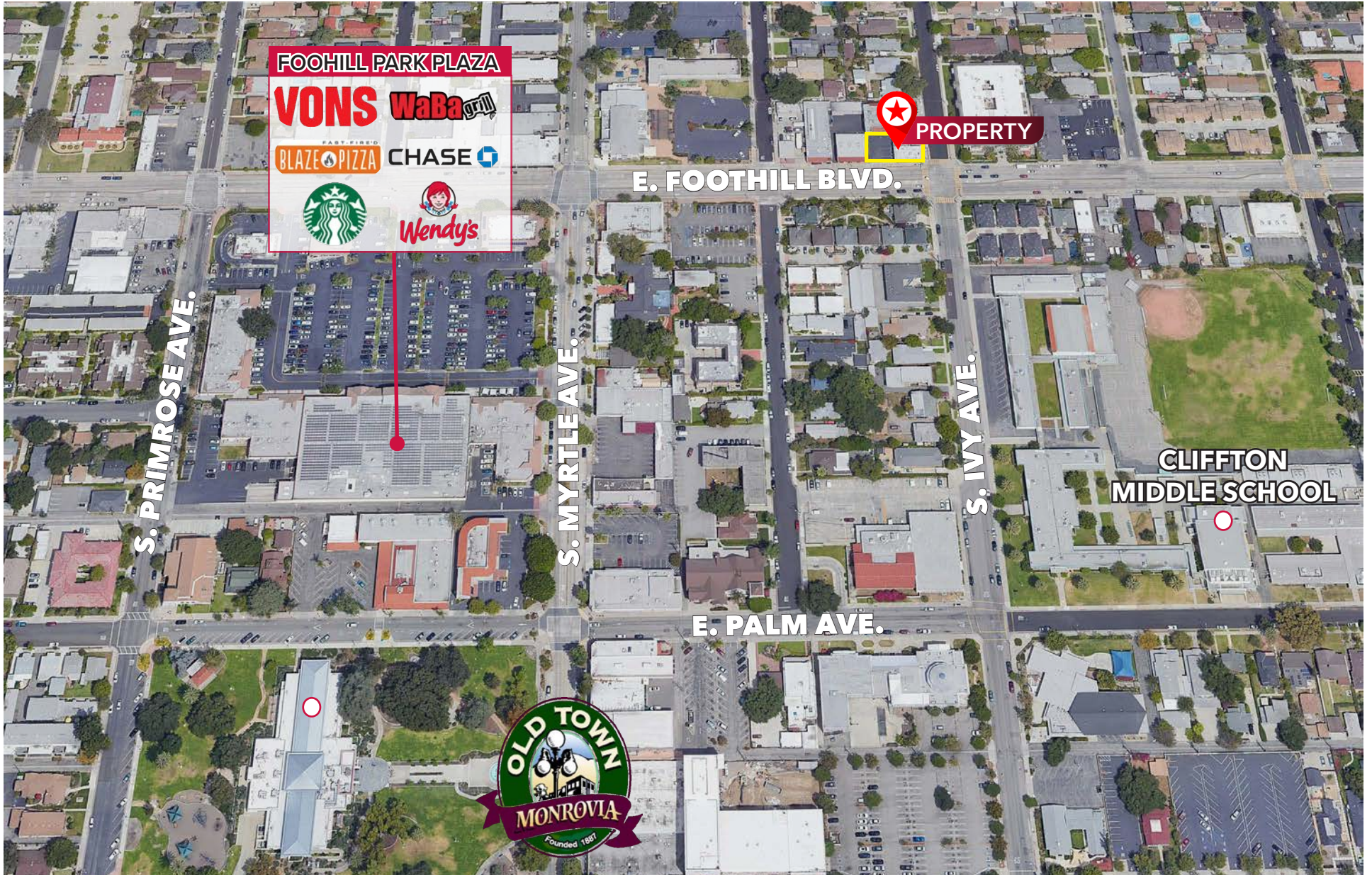
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INTERIOR PHOTOS



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DEMOGRAPHICS



Total Population



1 Mile	3 Miles	5 Miles
21,794	96,012	246,552

Total Households



1 Mile	3 Miles	5 Miles
8,238	33,244	80,225

Average Household Income



1 Mile	3 Miles	5 Miles
\$118,444	\$115,647	\$111,112

Daily Traffic Counts



Street	X Street	Count
E. Foothill Blvd.	May Ave E	20,784
E. Foothill Blvd.	S. Primrose Ave	25,516

Source: CoStar