



## **1,300 SF-4,091 SF Retail in Old Town Monrovia**

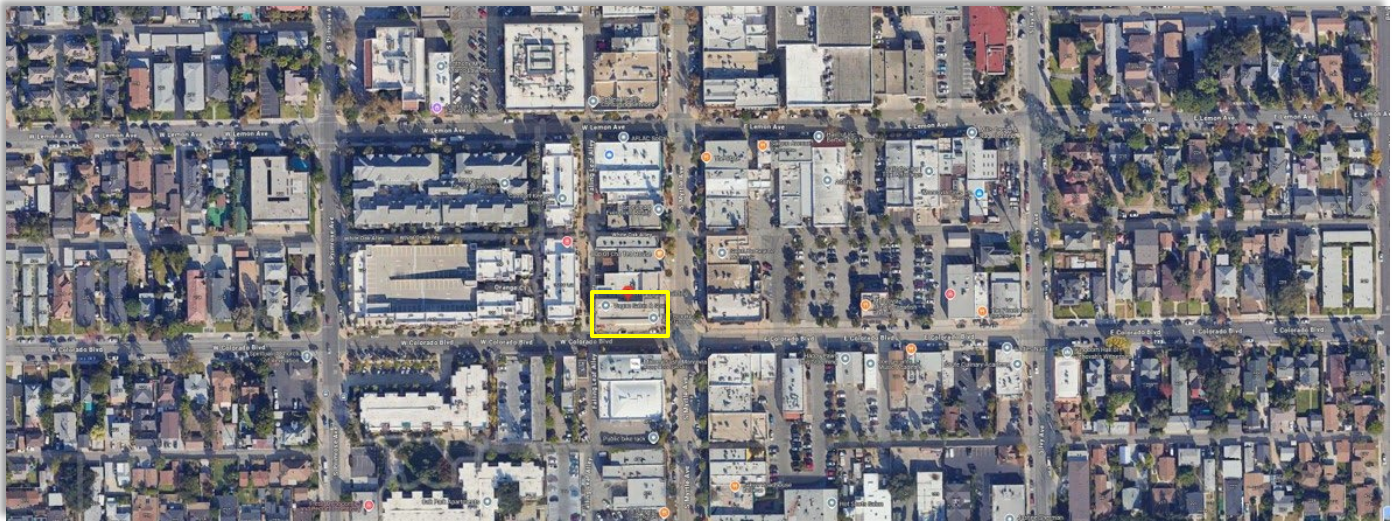
**For Lease: 535 S. Myrtle Avenue Monrovia, CA 91016**

- Prime retail/restaurant space located in the heart of Old Town Monrovia at the Northwest corner of Myrtle and Colorado. Formerly a bank branch. Possible to divide to 1,300 SF and 2,791 SF or lease entire 4,091 SF together.
- The 1,300 SF proposed space is ideal for retail and professional service uses such as clothing stores, real estate, insurance, banking, toy store, etc.
- The 2,791 SF proposed space is ideal for restaurant use with a corner location. It has a patio area possible to use for outdoor seating with city approval. It has 2 restrooms, kitchen and mostly open floor plan.
- This building has windows along the front with great natural light, high ceilings, excellent visibility along Myrtle and patio area as bonus space.
- Located in Old Town across from Mikomi Sushi and a new Chinese restaurant under construction. It enjoys parking in the Colorado Commons structure directly behind the building as well as ample free street parking.



## Property Description

Total Building Square Footage:	12,785 Square Feet
Available Space:	1,300 SF retail space: \$2.25 PSF 2,791 SF restaurant space: \$2.25 PSF Entire 4,091 SF space: \$2.00 PSF
NNN Expenses:	Estimated \$0.41 PSF
Year Built:	1950
Year Renovated:	1999
Zoning:	HCD- Historic Commercial Downtown: Possible uses include restaurant, retail, professional services, real estate, hair and nail salons, etc.



### Top Commercial Realty

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\*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. \*



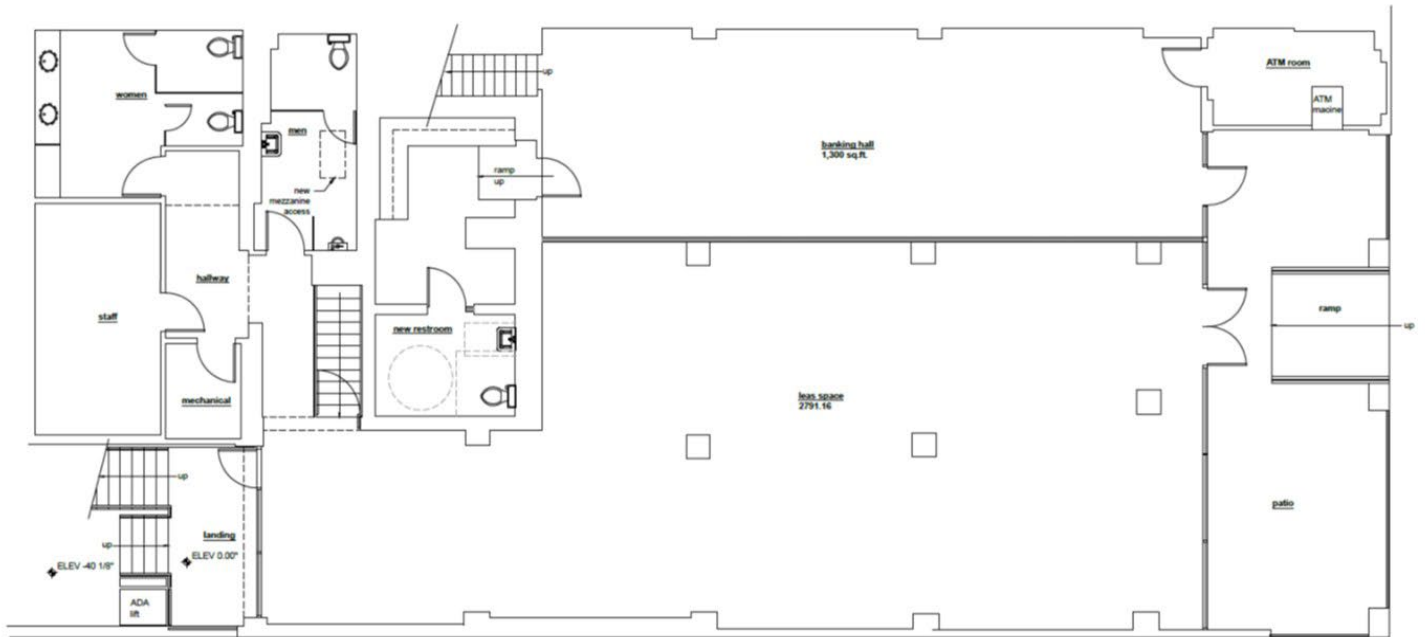
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Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	69,526	274,238	1,199,767
Average HH Income	\$115,273	\$115,852	\$110,495
Median Home Value	\$834,875 2024 Data		

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