

+/-4,230 SQUARE FEET ON SIGNALIZED CORNER OF HUNTINGTON DRIVE & MYRTLE, MONROVIA
PRIME OFFICE SPACES AVAILABLE FOR LEASE
100 EAST HUNTINGTON DRIVE #200 AND #210 MONROVIA, CA 91016



This Brochure is owned by Team Ukropina

SUITE SIZES: +/- 1,875 SF to +/- 4,230 SF
RENTAL RATE: \$1.99/SF per month for First Year - Full Service

BILL UKROPINA, CRE

O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP

O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR

O: 626.898.2308
KATHI.CONSTANZO@CBCNRT.COM
CALDRE#: 02067397

CHRISTINA BURDETTE

O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715



**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

100 EAST HUNTINGTON DRIVE

Monrovia, CA 91016

OFFERING SUMMARY

ADDRESS	100 E Huntington Drive, Monrovia, CA 91016
SUITE SF	+/- 1,875 SF to +/- 4,230 SF
BUILDING SF	+/-14,300 SF
YEAR BUILT	1985
RENTAL RATE	\$1.99/SF per month for First Year - Full Service

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,730	101,463	312,188
2026 Median HH Income	\$101,305\$	\$109,644	\$100,426\$
2026 Average HH Income	131,218	\$149,991	138,066

PROPERTY HIGHLIGHTS

- 1/4 Mile North of the 210 Freeway at Myrtle Ave, Signalized Corner
- Available Immediately
- Prime signalized location; Southeast corner of Huntington Drive and Myrtle Avenue in downtown Monrovia
- Access from Huntington Dr. and Myrtle Ave.
- Northern Exposure – beautiful view of the mountains
- Free parking

AVAILABLE IMMEDIATELY

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AVAILABLE SUITES	SIZE	RENTAL RATE
100 E Huntington Dr #200:	+/-2,355 SF	\$1.99/SF/Month for First Year - Full Service
100 E Huntington Dr #210:	+/-1,875 SF	\$1.99/SF/Month for First Year - Full Service
Combined Suites - #200 and #210	+/-4,230 SF	\$1.99/SF/Month for First Year - Full Service

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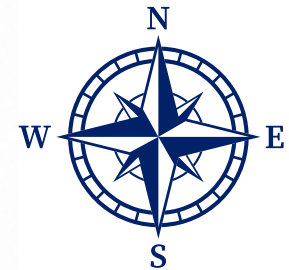
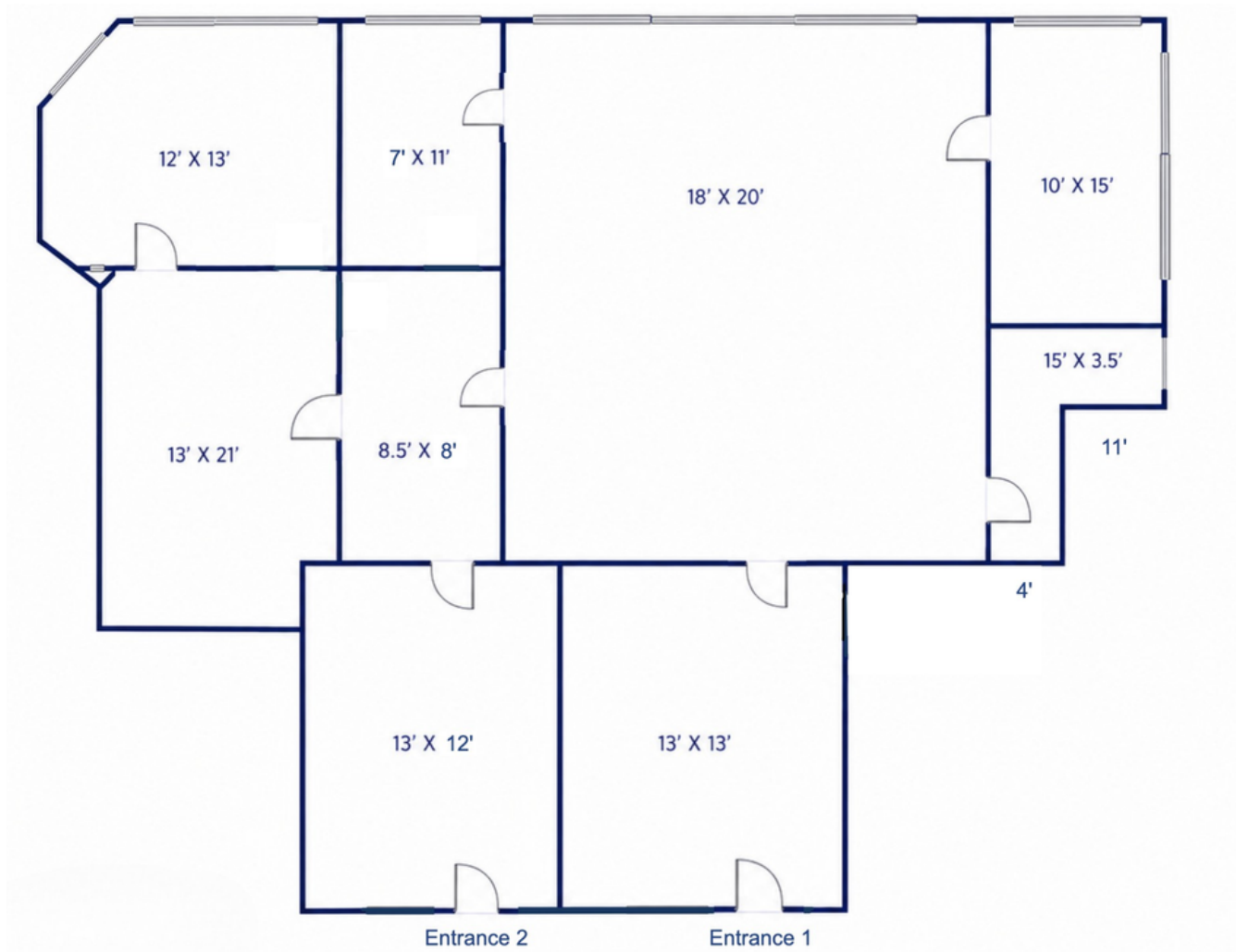


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SUITE #200



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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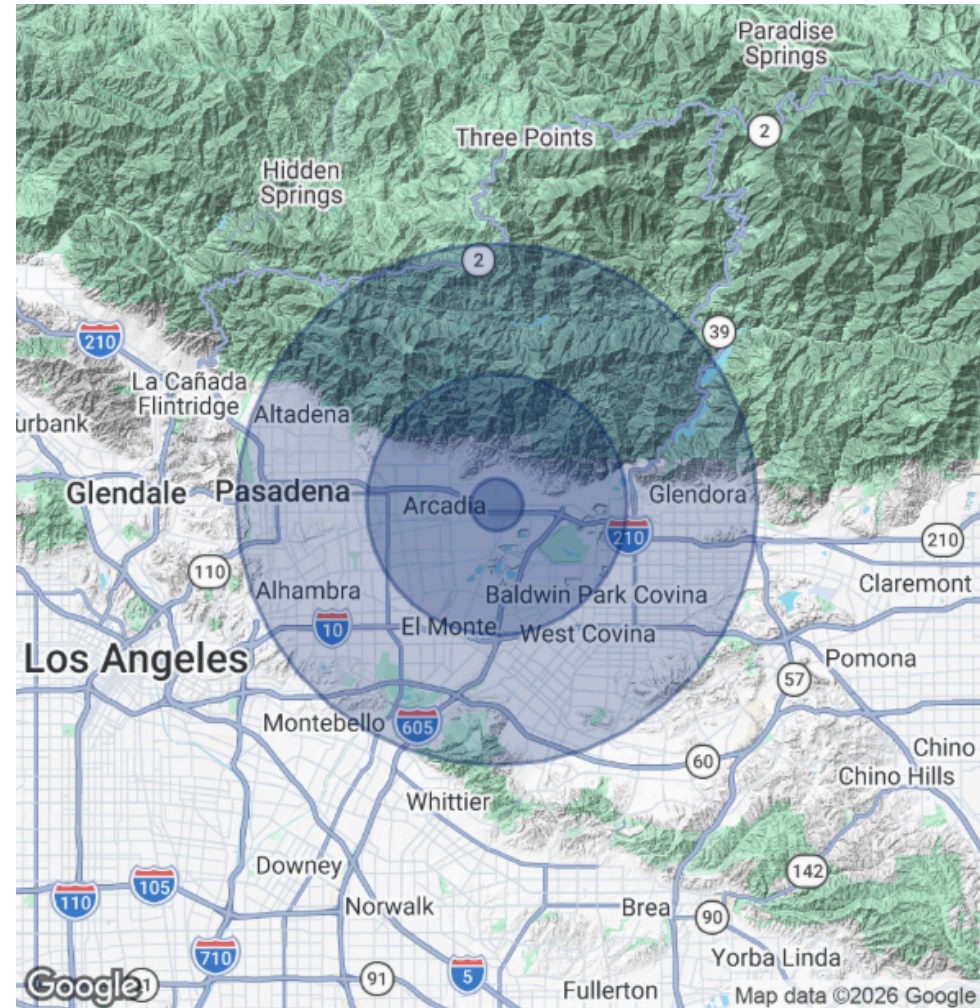
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,188	330,057	1,304,260
Average Age	37.6	40.1	39.7
Average Age (Male)	35.3	38.4	38
Average Age (Female)	39.9	41.7	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,935	106,587	425,400
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$88,247	\$100,321	\$97,092
Average House Value	\$626,403	\$729,917	\$657,425

2020 American Community Survey (ACS)



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