

225 East Huntington Dr, Monrovia, CA 91016
PRIME OFFICE/R&D/BIOTECH/WAREHOUSE

FOR SALE AND LEASE
OCCUPANCY APPROXIMATELY AUGUST/SEPTEMBER 2026



BUILDING SIZE: +/- 17,700 SF
LOT SIZE: +/-36,000 SF

FOR SALE: \$5,858,700
LEASE RATE: \$1.64/SF (IG)

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OFFERING SUMMARY

ADDRESS	225 E Huntington Drive, Monrovia, CA 91016
BUILDING SF	+/- 17,700 SF
LAND SF	+/- 36,000 SF
YEAR BUILT	1998
APN	8515-018-109
PROPERTY TYPE	OFFICE / R&D / BIOTECH / WAREHOUSE
ZONING	MORMPD* Call Monrovia Zoning Department for further information at (626) 932-5542

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	23,730	101,463	312,188
2025 Median HH Income	\$101,305\$	\$109,644	\$100,426\$
2025 Average HH Income	131,218	\$149,991	138,066

PROPERTY DESCRIPTION

PRIME OFFICE/R&D/BIOTECH/WAREHOUSE BUILDING

Available for sale and also available for lease approximately August/September 2026 Occupancy.

225 E HUNTINGTON DRIVE:

- Building Size: +/- 17,700 SF
- Lot Size: +/-36,000 SF
- Sale Price: \$5,858,700
- Lease Rate: \$1.64/SF (IG) or \$29,028/Month (IG)
- Parking Spaces: +/- 50 (includes 3 EV Charging Stations)
- Will be delivered 100% Vacant



This Brochure is owned by Team Ukropina

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225 E HUNTINGTON DR, MONROVIA, CA 91016



225 E Huntington Drive:
Building Size: +/- 17,700 SF
Lot Size: +/- 36,000 SF
Sale Price: \$5,858,700
Lease Rate: \$1.64/SF (IG)
Parking Spaces: +/- 50

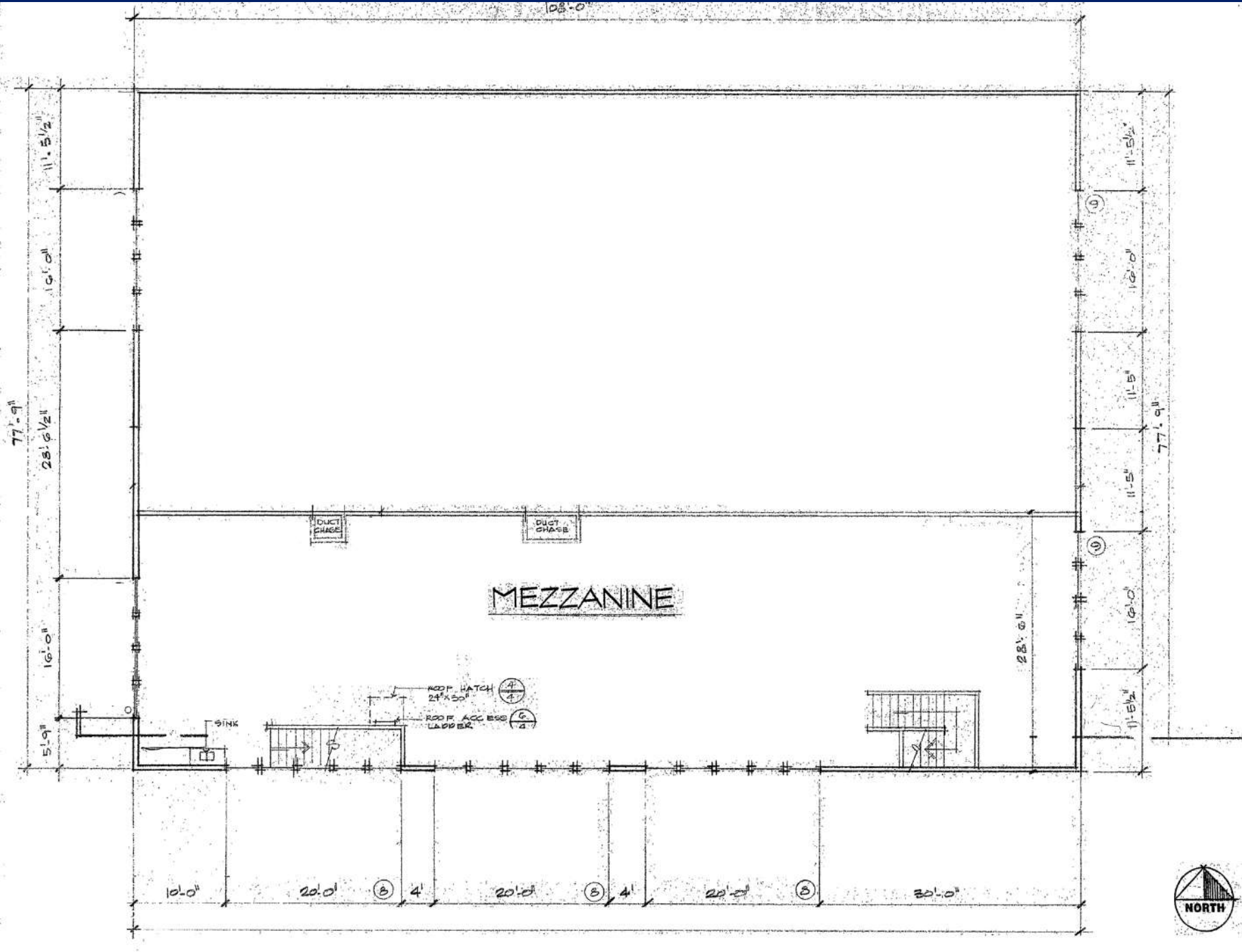
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Architectural floor plan of a building, likely a school or institutional facility. The plan shows various rooms and their dimensions. Key areas include:

- Top Section:** Warehouse (1128), Shipping/Receiving (1129), Inspection (1121), Service (1121).
- Central Section:** Parts Production (1122), Taking Shop (1121), Assembly (1121), Manufacturing (1117), Toilet (1119), Men (1117), Women (1117), DOF (1119).
- Bottom Section:** 5 Equal Bays, Typical, 120'-0" (120'-0" (5 EQUAL BAYS)).
- Other Features:** Electrical Panels, Stairs, Elevator, and various numbered rooms (e.g., 1121, 1122, 1128, 1129, 1117, 1119, 1117, 1119).

Dimensions are provided for various sections, including a large section measuring 108'-0" by 128'-0" and another measuring 108'-0" by 128'-0". A note at the bottom indicates "5 EQUAL BAYS" and "TYPICAL".

225 E HUNTINGTON DR, MONROVIA, CA 91016 SECOND FLOOR (MEZZANINE) PLANS



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

225 E HUNTINGTON DR, MONROVIA, CA 91016



AERIAL PHOTOS



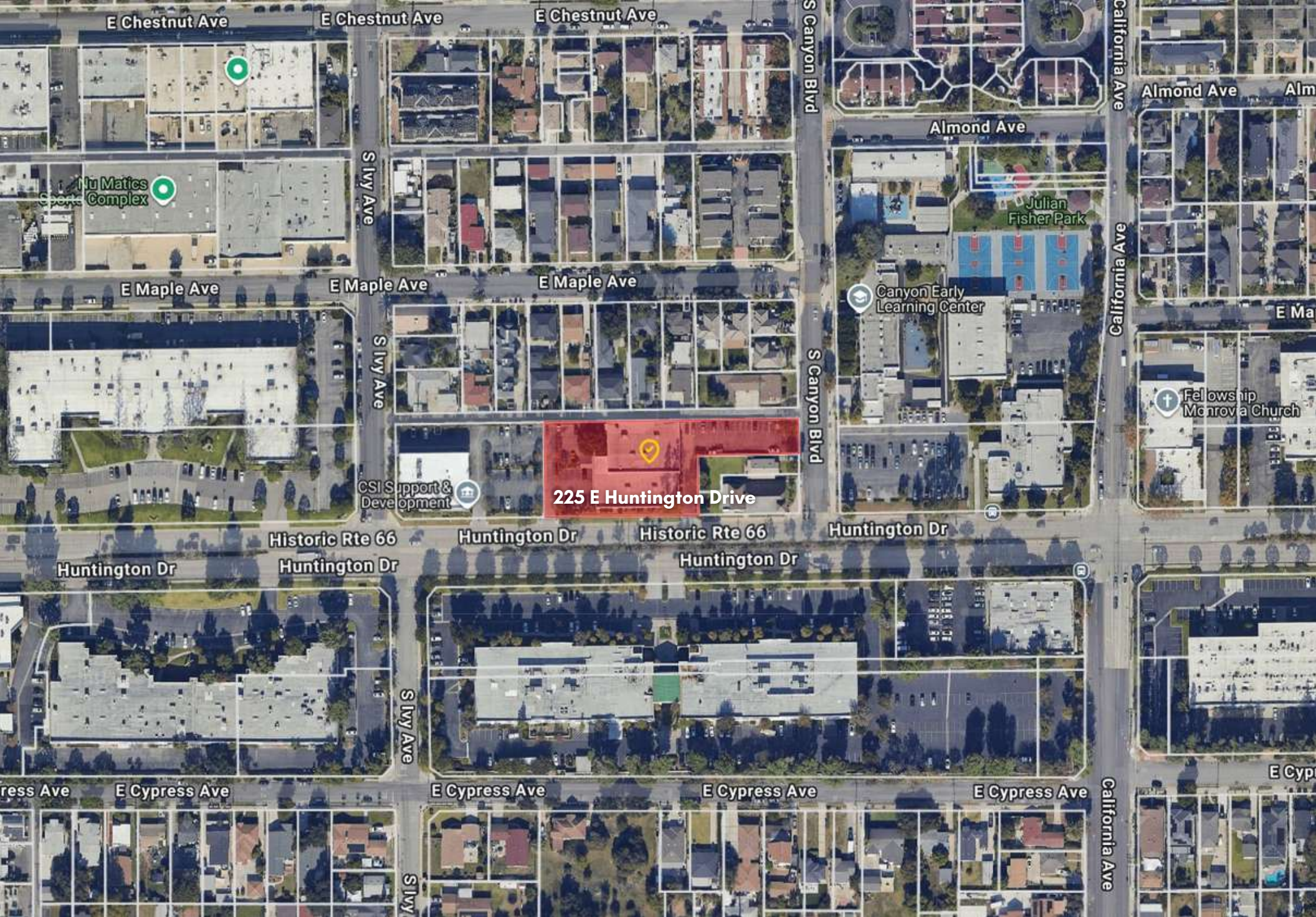
LOT LINES

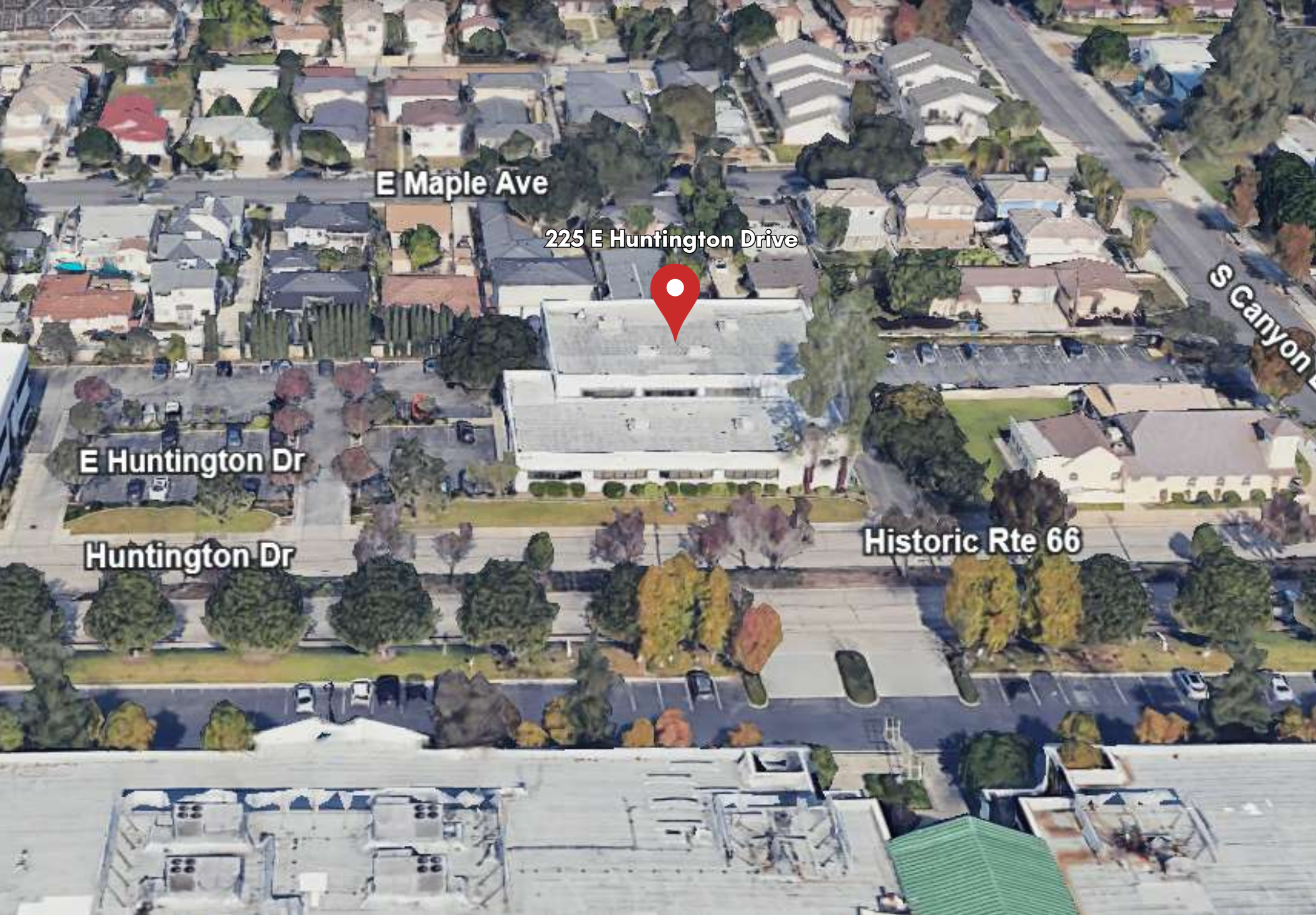


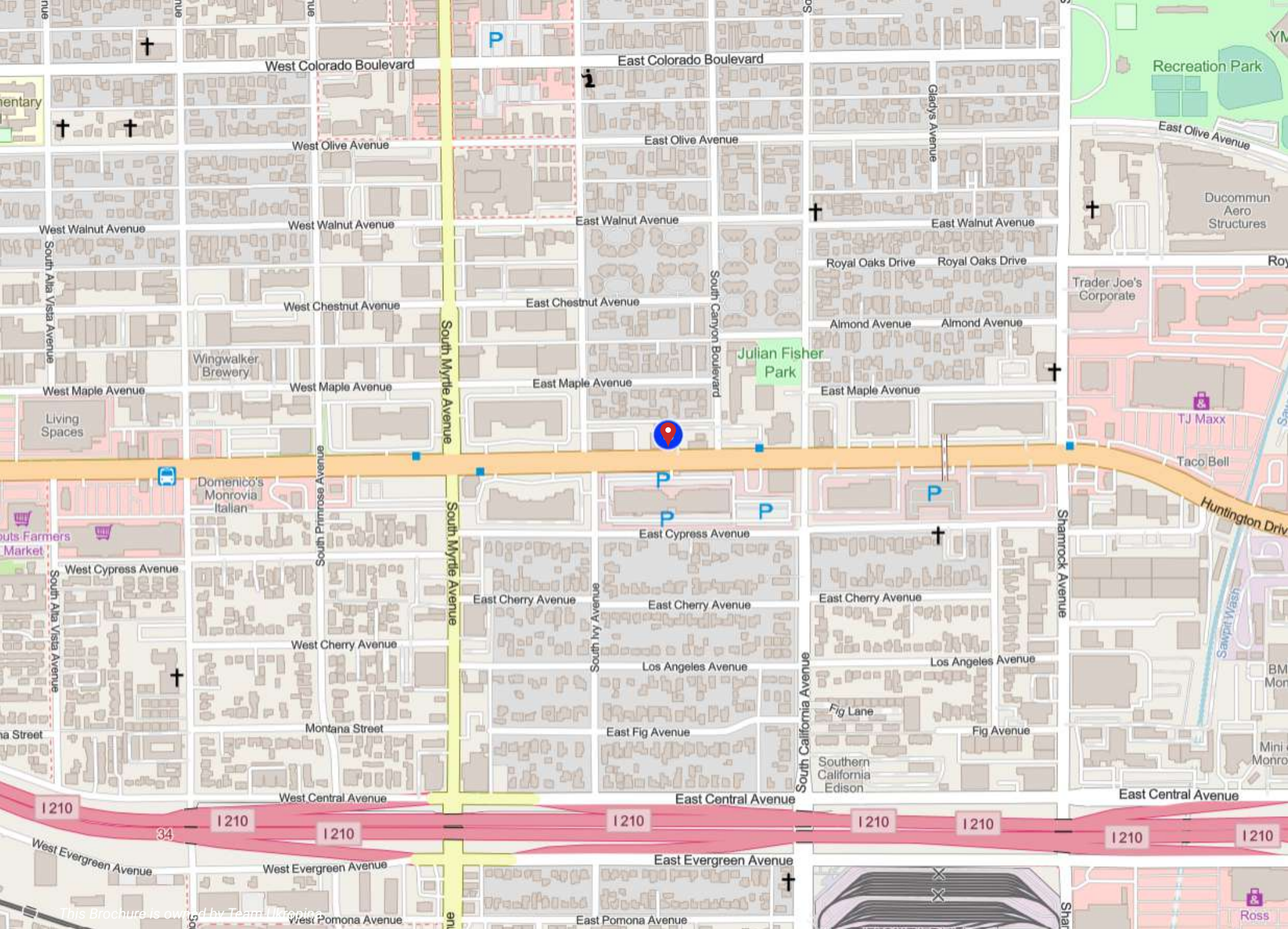
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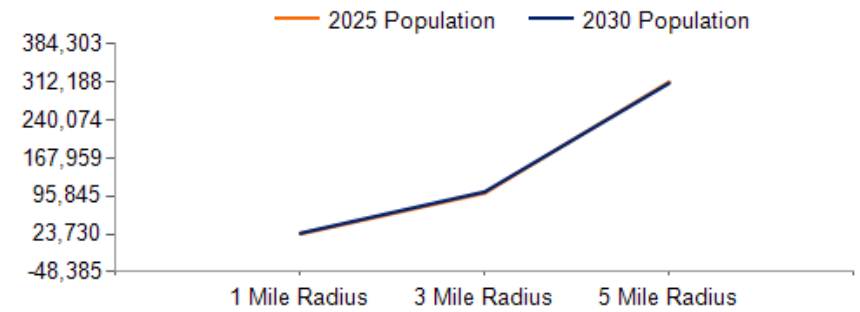




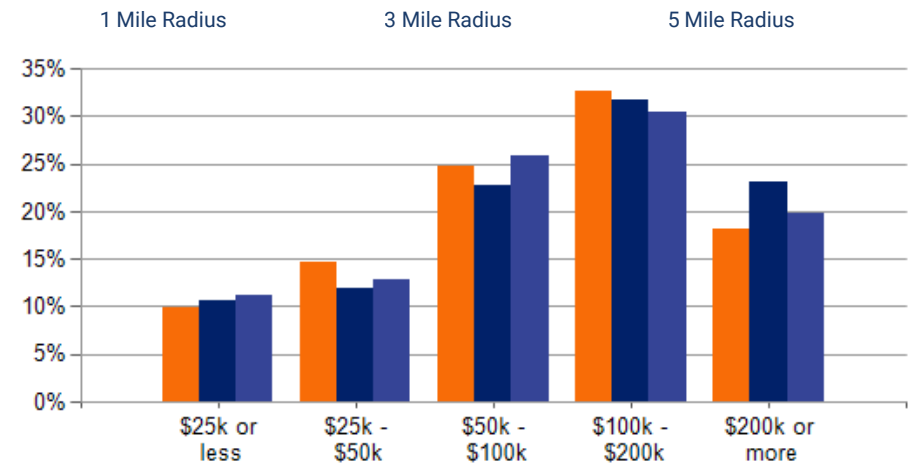


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,877	100,628	317,239
2010 Population	23,428	102,623	324,516
2025 Population	23,730	101,463	312,188
2030 Population	25,281	103,778	309,818
2025 African American	1,473	3,994	7,067
2025 American Indian	386	1,232	4,371
2025 Asian	3,749	35,005	112,136
2025 Hispanic	11,636	36,045	136,387
2025 Other Race	5,969	17,793	72,251
2025 White	7,756	29,204	71,484
2025 Multiracial	4,358	14,130	44,597
2025-2030: Population: Growth Rate	6.35%	2.25%	-0.75%

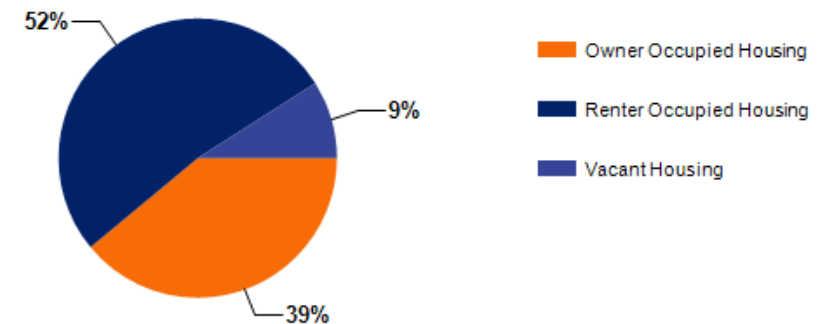
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	401	2,280	6,607
\$15,000-\$24,999	498	1,574	4,902
\$25,000-\$34,999	501	1,647	5,274
\$35,000-\$49,999	824	2,669	7,841
\$50,000-\$74,999	1,196	4,532	14,276
\$75,000-\$99,999	1,045	3,781	12,276
\$100,000-\$149,999	1,853	7,054	19,070
\$150,000-\$199,999	1,100	4,563	12,167
\$200,000 or greater	1,638	8,414	20,421
Median HH Income	\$101,305	\$109,644	\$100,426
Average HH Income	\$131,218	\$149,991	\$138,066



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

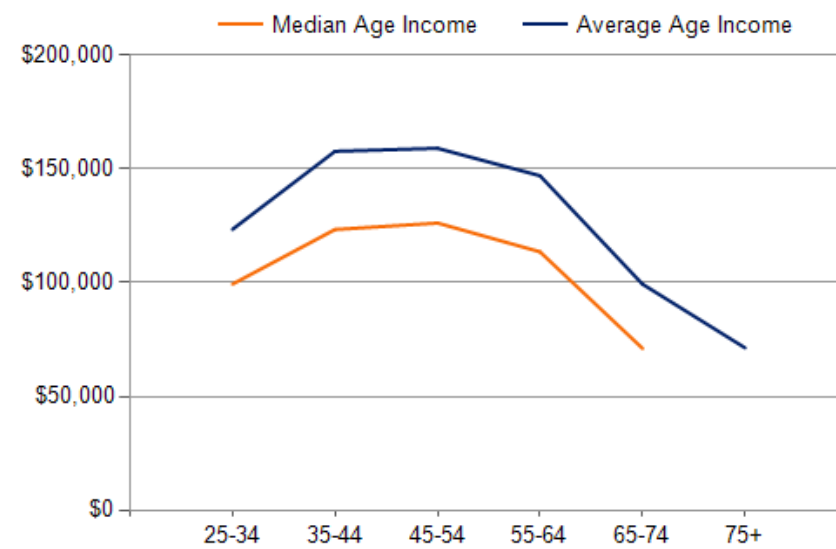
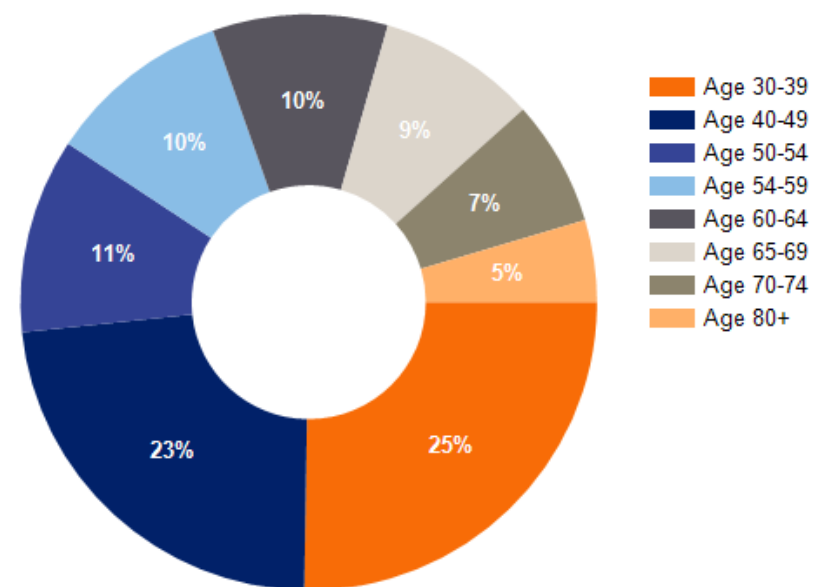


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,775	6,801	22,705
2025 Population Age 35-39	1,956	6,823	20,902
2025 Population Age 40-44	1,863	6,765	20,314
2025 Population Age 45-49	1,548	6,504	19,678
2025 Population Age 50-54	1,618	6,984	21,154
2025 Population Age 55-59	1,526	6,868	20,724
2025 Population Age 60-64	1,451	6,940	20,067
2025 Population Age 65-69	1,316	6,308	18,144
2025 Population Age 70-74	1,043	5,328	15,776
2025 Population Age 75-79	681	4,081	11,704
2025 Population Age 80-84	470	2,720	7,381
2025 Population Age 85+	393	2,625	7,379
2025 Population Age 18+	19,237	83,233	253,602
2025 Median Age	40	43	42
2030 Median Age	42	44	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,362	\$107,276	\$98,494
Average Household Income 25-34	\$123,451	\$142,506	\$129,286
Median Household Income 35-44	\$123,383	\$136,501	\$119,570
Average Household Income 35-44	\$157,768	\$175,610	\$158,484
Median Household Income 45-54	\$126,202	\$149,601	\$129,438
Average Household Income 45-54	\$159,085	\$187,959	\$170,469
Median Household Income 55-64	\$113,531	\$133,198	\$116,789
Average Household Income 55-64	\$146,996	\$175,800	\$158,055
Median Household Income 65-74	\$71,077	\$85,037	\$79,665
Average Household Income 65-74	\$99,314	\$122,845	\$115,349
Average Household Income 75+	\$71,342	\$81,403	\$79,675

Population By Age



**225 E HUNTINGTON DRIVE
MONROVIA, CA 91016**

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Exclusively Marketed by:

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