



NOMADICA

OFFERING MEMORANDUM · FOR SALE

401–405 W Foothill Blvd

Monrovia, CA 91016 · Fully Renovated Retail / Flex — Modern Office + Warehouse

FOR SALE **\$2,450,000** OFFERED AT

Presented by Marcus Cheung · Nomadica Investment LLC

Offering Summary

Located in affluent Monrovia in LA's eastern San Gabriel Valley, this freestanding, **fully renovated** retail/flex building fronts high-traffic W Foothill Blvd — a modern turnkey office up front and a high-clearance warehouse in the rear, with brand-new HVAC. Flexible NC (Neighborhood Commercial) zoning, a 12,426 SF lot, 12 surface parking spaces, 158 ft of frontage and 22,700–25,500 vehicles per day. An ideal turnkey asset for **owner-users (SBA 504-eligible, low down payment)** and investors alike.

PRICE \$2,450,000	BUILDING ±5,668 SF office + warehouse	LOT 12,426 SF 0.285 AC	PRICE / SF ±\$432
YEAR / RENOVATED 1963 reno 2024–26	ZONING NC Neighborhood Comm'l	PARKING 12 surface	APN 8504-011-025

Property Description

401–405 W Foothill Blvd sits on a busy commercial arterial with excellent street frontage and signage visibility. The property has just undergone a high-quality, top-to-bottom renovation: the front office is built out as a **modern, minimalist workspace** — new luxury vinyl plank (LVP) flooring, high-CRI LED lighting, acoustic ceiling panels, solar-control window film, motorized shades and an industrial exposed ceiling — while the rear is a **high-clear-height warehouse** with a grade-level roll-up door, glass entry and four independent AC units.

Minutes from the I-210 Foothill Freeway and ~3 minutes from Old Town Monrovia's dining, with Trader Joe's, Ralphs, Marshalls, Crunch Fitness, In-N-Out and a 7-Eleven nearby. NC zoning supports retail, office, showroom and a range of commercial uses — a rare, move-in-ready opportunity for an owner-user.



Property Highlights



- **Fully renovated & move-in ready** — turnkey, no work needed
- **Dual-function flex** — modern office front + high-clearance warehouse
- 12 surface parking spaces · freestanding · single story
- Minutes to I-210 · 3 min to Old Town Monrovia
- **Brand-new 5-ton American Standard HVAC** + 4 warehouse AC units
- **158 ft of W Foothill frontage** · 22,700–25,500 vehicles/day
- **NC zoning** — retail / office / showroom / service uses
- **Ideal for SBA 504 owner-users** — low down payment to occupy

Interior Improvements

Office Finishes

- New **luxury vinyl plank (LVP) flooring** throughout
- Warm **LED lighting** · CRI > 97 · 4300K
- **Acoustic ceiling panels** (sound control)
- **Solar-control window film** (3M Silver) on all glass
- **Motorized shades** · industrial exposed ceiling

Building Systems

- **New 5-ton HVAC** (office) + 4 AC units (warehouse)
- **Smart building controls** (Google Nest)
- **Security camera system** (Eufy)
- **Two updated restrooms** (incl. ADA / all-gender)

Office Configuration

- **Reception / lobby** + open office (±16–20 workstations)
- **Private / executive offices** + conference room
- **Glass-partition offices** (frosted film)
- **Break room** / kitchenette + IT / utility room

Warehouse

- **High clear height** (rear)
- **Grade-level roll-up door** + glass entry
- Insulated shell
- **4 independent AC units**

Space Overview



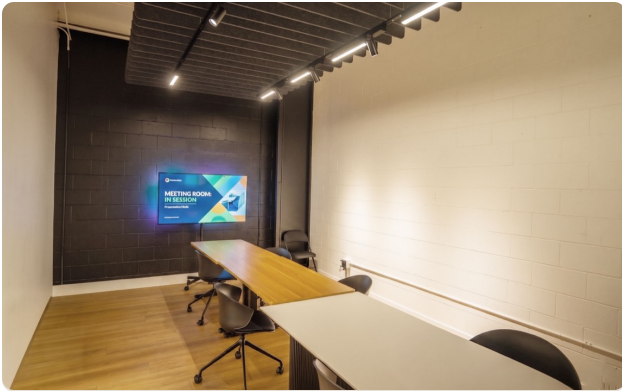
OPEN OFFICE



RECEPTION / LOBBY



BREAK ROOM



CONFERENCE ROOM

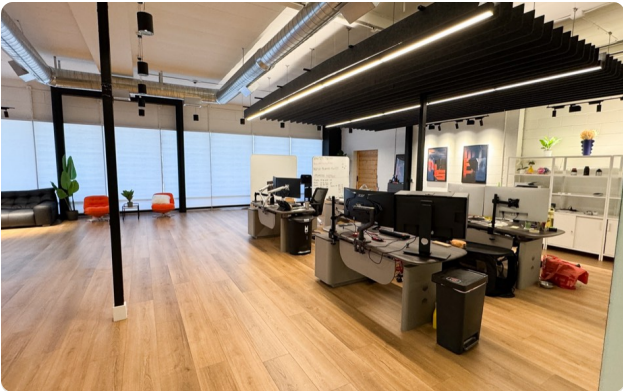


PRIVATE OFFICE



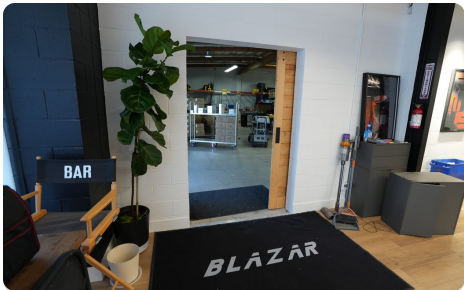
WAREHOUSE

Gallery · Office & Workspace



Gallery · Warehouse & Restrooms

WAREHOUSE



RESTROOMS

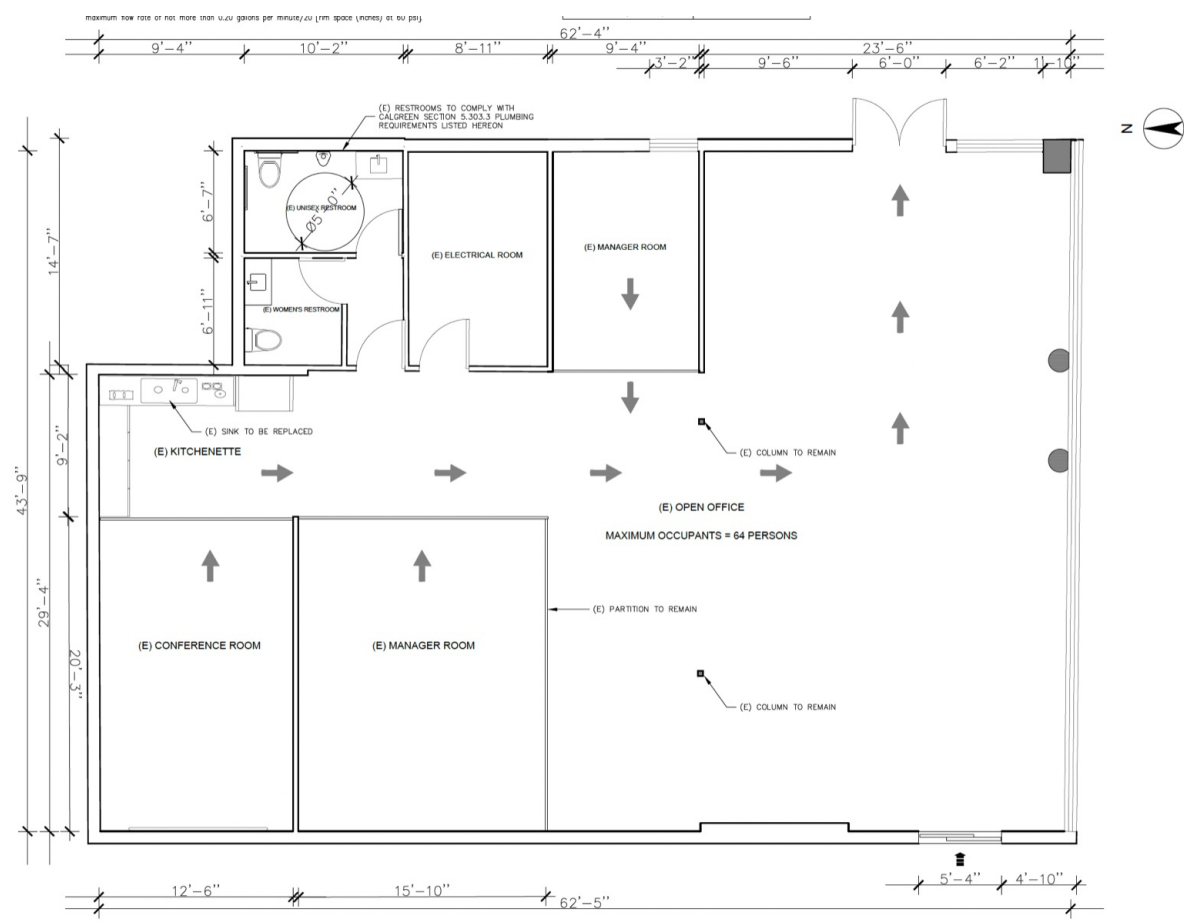


Gallery · Exterior & Signage



Floor Plan & Site

Front Office ±2,210 SF Rear Warehouse ±2,941 SF Total ±5,668 SF Lot 12,426 SF



Front Office Floor Plan (as-built) · areas approximate, buyer to verify

Location & Amenities



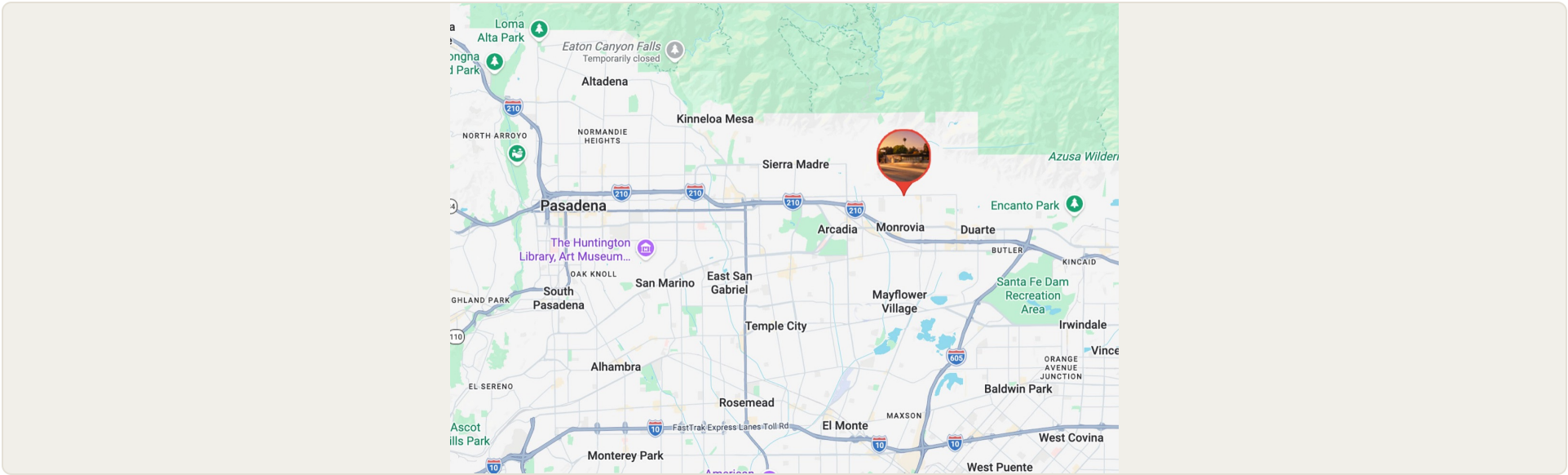
RETAIL & LIFESTYLE

7-Eleven	Across the street
Old Town Monrovia (dining)	~3 min
Ralphs · McDonald's	Nearby
Trader Joe's · Marshalls · Kohl's	Nearby (Huntington Oaks)
In-N-Out (new) · Crunch Fitness	Nearby

ACCESS & EMPLOYMENT

I-210 Foothill Freeway	Minutes
Arcadia	~5 min drive
Pasadena	~10 min drive
Downtown LA (via I-210)	~23 miles
W Foothill Blvd daily traffic	22,700–25,500
Major employers (2 mi)	Monrovia USD · Trader Joe's · STAAR

Regional Context & Demographics



METRIC (2024)	1 MI	3 MI	5 MI
Population	39,015	136,130	374,970
Median HH Income	\$101,206	\$106,445	\$96,198
Daytime Employment	31,295	111,223	306,861

Monrovia sits along the I-210 corridor in the San Gabriel Valley, ~23 miles from Downtown LA, in an established, affluent submarket. Source: CoStar / Crexi (2024).

Contact

CONTACT

Marcus Cheung

Nomadica Investment LLC · For Sale By Owner

PHONE

(818) 855-2902

EMAIL

nomadicainvestment@gmail.com

👉 **Buyer's brokers welcome.**

Disclaimer: All information contained in this Offering Memorandum has been obtained from the owner and third-party sources deemed reliable but is not guaranteed, and does not constitute legal, financial or investment advice. Square footage, lot size, zoning, mechanical systems and all other data are approximate and should be independently verified by the buyer. The property is offered as-is. Prepared July 2026 · Nomadica Investment LLC.