

FOR LEASE

1711 SOUTH MOUNTAIN AVENUE
MONROVIA, CA 91016



±20,000 SF | SELF STORAGE OFFICE BUILDING CONVERSION

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

naicapital.com

FOR LEASE

OFFICE BUILDING CONVERSION - SELF STORAGE

Foothill Fwy



1711
MOUNTAIN AVE
MONROVIA, CA

S Mountain Ave

FUTURE



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CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of 1711 South Mountain Avenue, Monrovia, CA 91016.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI Capital Commercial, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT A NAI Capital Commercial, Inc. MARKETING REPRESENTATIVE FOR MORE DETAILS.

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Features

- Two (2) story Office Building
- Ideally located just South of I-210 Foothill Fwy, East of Pasadena and
- West of I-605 San Gabriel River Fwy.
- Fully Sprinklered



PROPERTY DETAILS

Property Address: 1711 S Mountain Ave., Monrovia, CA 91016

County: Los Angeles County

Parcel ID: APN# 8513-012-062

Lot Size: ±82,328 SqFt (±1.87 AC)

Building Size: ±20,000 SF

Year Built: 1985 / Completely Refurbished 1992

Property Class: Self Storage

Power: Two (2) Meters,
Both 600 Amps 240 Volts 3 Phase 3 Wire

Zoning: PD-13

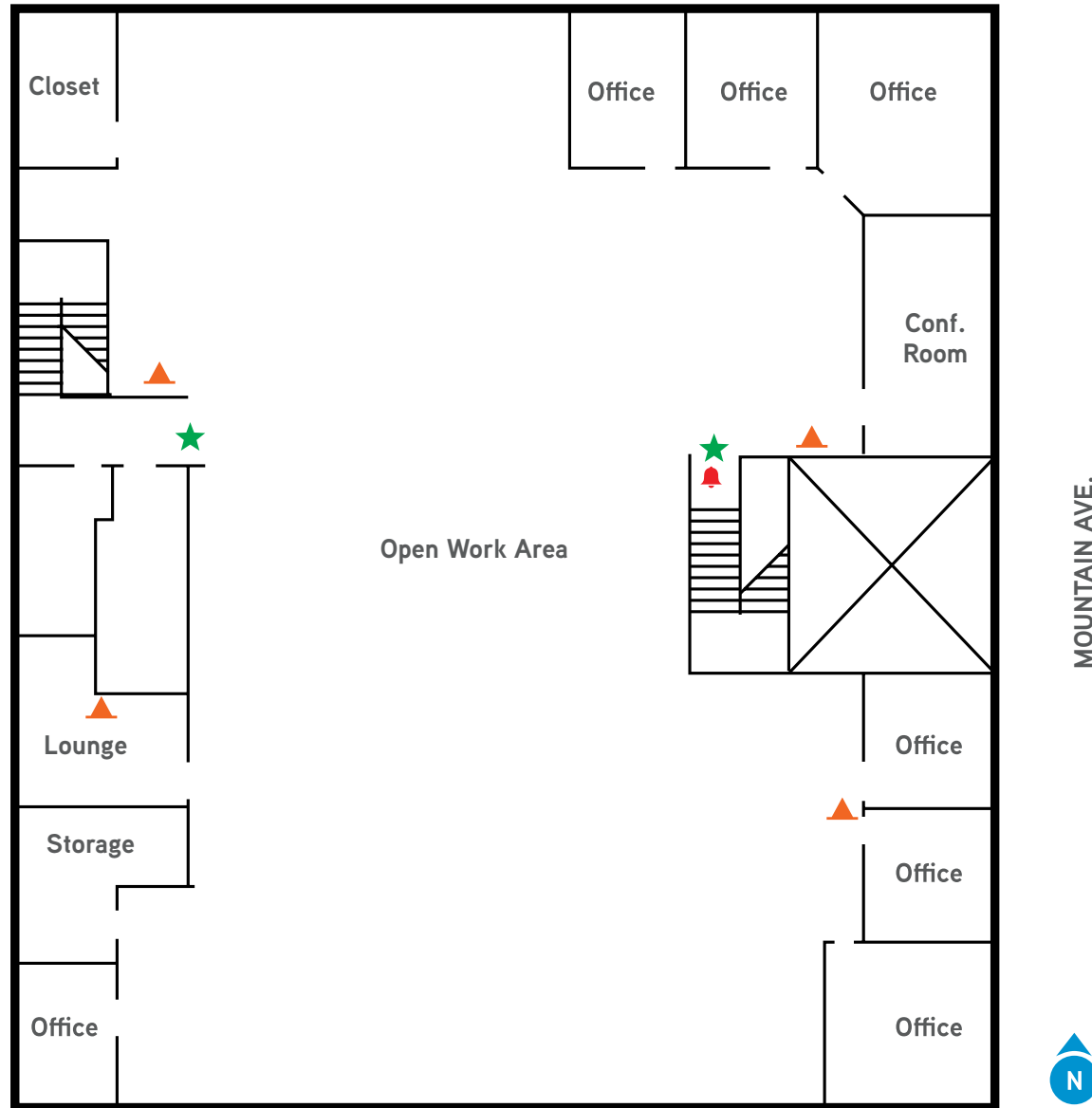
FLOOR PLANS

1st Floor Layout



FLOOR PLANS

2nd Floor Layout

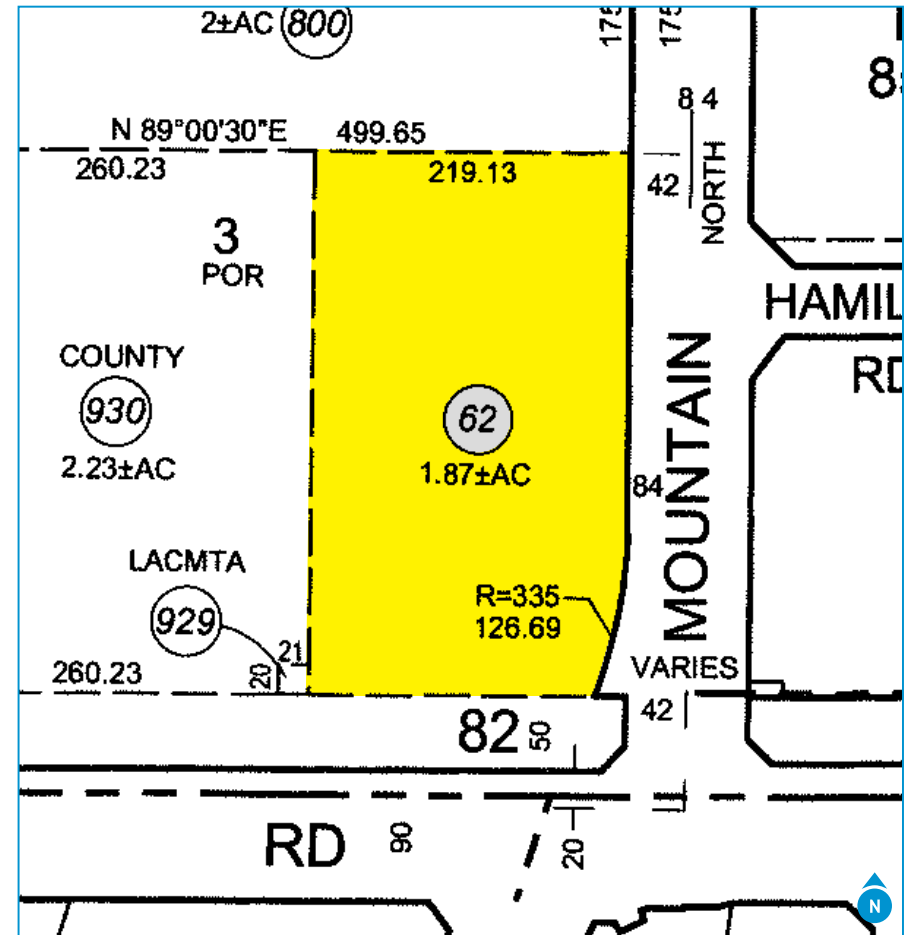
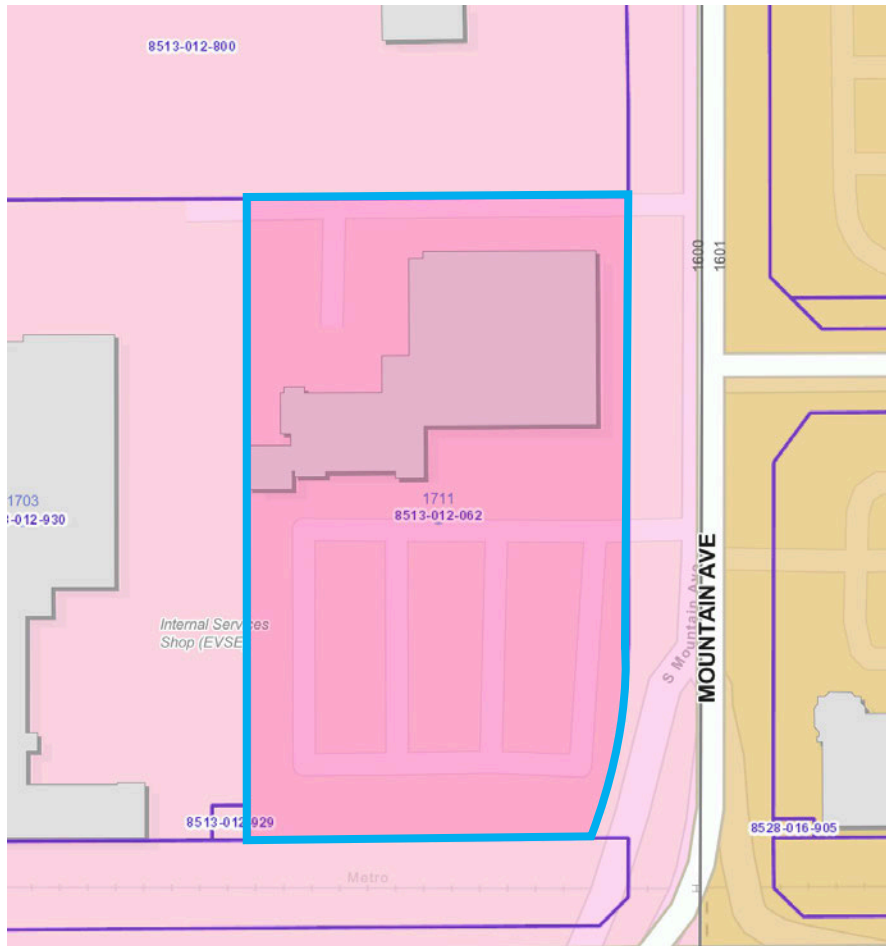


- ★ EMERGENCY EXIT
- ▲ FIRE EXTINGUISHER
- ⊕ FIRST AID KIT
- 🔔 MANUAL PULL STATION

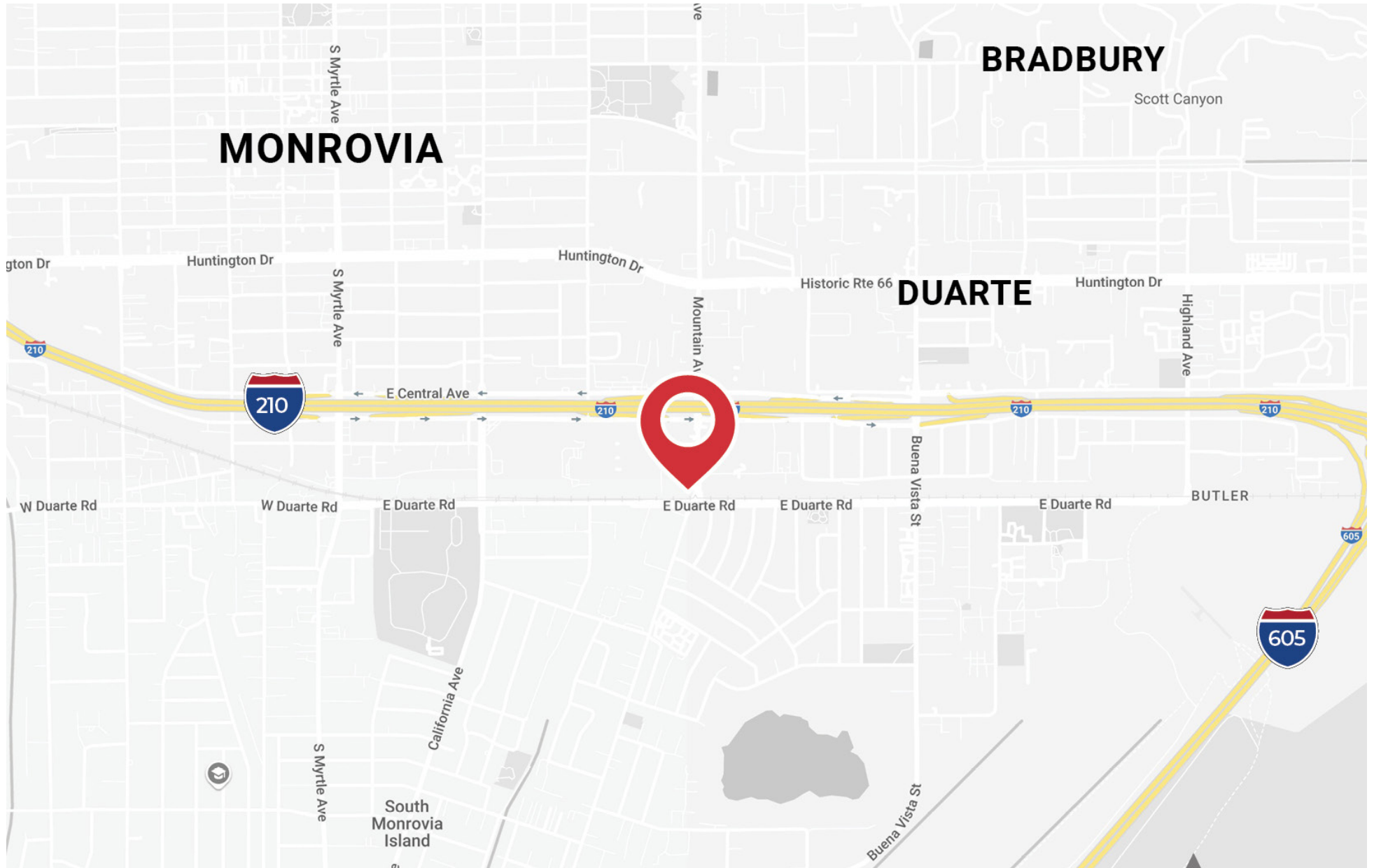
PARCEL/PLAT MAP

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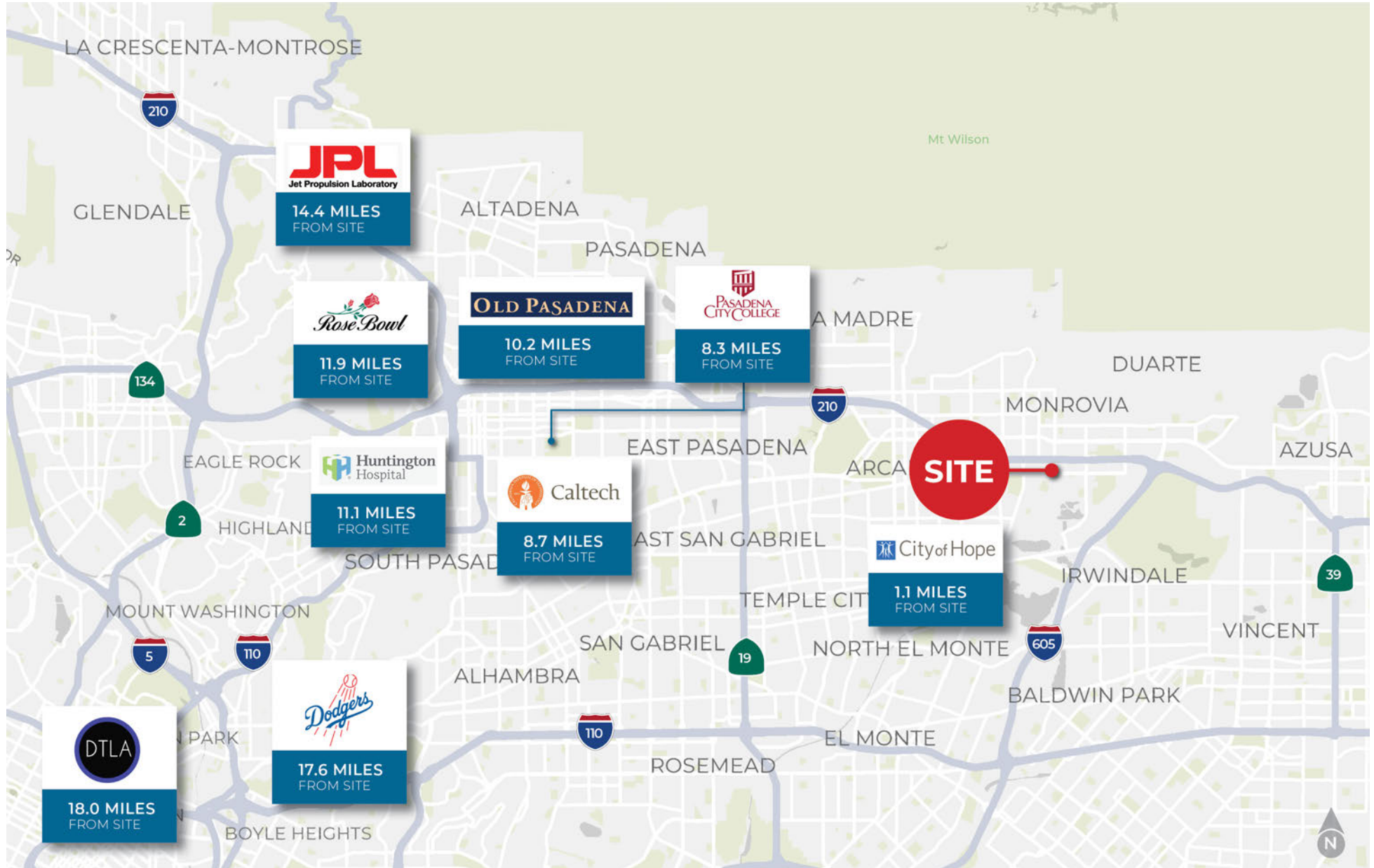
Parcel Number:	Zoning:	Building Size:	Land Sq. Ft.:
8513-012-062	PD-13	±24,510 SF	±82,328 SF (1.87 AC)



LOCATION MAP




REGIONAL MAP





SELF-STORAGE LOCATION MAP




DEMOGRAPHICS & TRAFFIC COUNTS


 Population	1 Mile	3 miles	5 Miles
2029 Projection	17,020	107,362	342,769
2024 Estimate	17,637	111,036	354,568
2020 Census	18,597	116,048	370,916
Growth 2024 - 2029	-3.50%	-3.31%	-3.33%
Growth 2020 - 2024	-5.16%	-4.32%	-4.41%

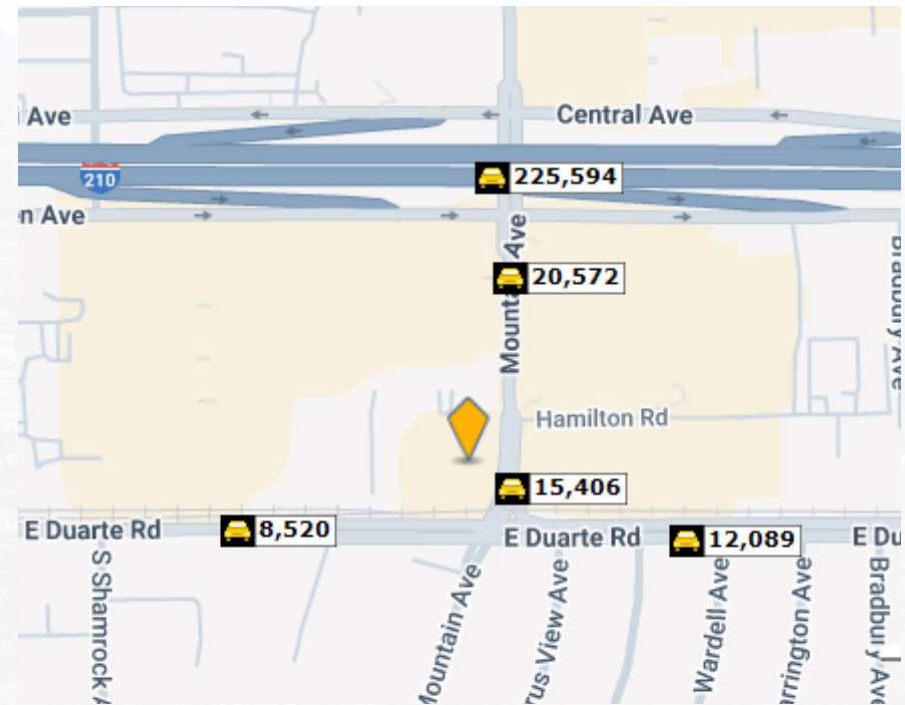
 Population by Race	1 Mile	3 miles	5 Miles
White	3,588	27,760	69,796
Black	1,138	3,939	7,642
Am. Indian & Alaskan	329	1,367	4,993
Asian	2,400	32,494	109,325
Hawaiian & Pacific Island	29	95	315
Hispanic	11,214	49,154	180,626
Other	10,152	45,381	162,498

 Households	1 Mile	3 miles	5 Miles
2029 Projection	5,306	35,265	104,454
2024 Estimate	5,499	36,531	108,266
2020 Census	5,790	38,369	114,023
Growth 2024 - 2029	-3.51%	-3.47%	-3.52%
Growth 2020 - 2024	-5.03%	-4.79%	-5.05%
Owner Occupied	3,002	21,134	61,252
Renter Occupied	2,497	15,397	47,014

 Household Income	1 Mile	3 miles	5 Miles
2024 Avg Household Income	\$89,590	\$115,234	\$108,285
2024 Med Household Income	\$68,884	\$92,675	\$84,588

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 Street	Cross Street	Year	Count
Mountain Ave	Duarte Rd	2025	15,406
Mountain Ave	I - 210	2025	20,572
Duarte Rd	Wardell Ave	2025	12,089
Foothill Freeway	I - 210	2025	227,794



AREA OVERVIEW

CITY OF MONROVIA

Monrovia, CA: All American City

Incorporated in 1887, Monrovia has preserved the values of the past, yet developed a progressive version of the community's future. From its major auto center to the community of homes, to historic Old Town Monrovia with a top notch restaurant row, you can see that Monrovians are proud of their accomplishments. Monrovia constantly boasts of being a self-contained city in which one can live, work and play. In 1995, Monrovia was named one of the five most livable

Proud and Justifiably So

Why Monrovia? Monrovia is dedicated to maintaining its exceptional quality of life. The City's nationally recognized community policing program has succeeded in significantly decreasing crime rates. Every Friday evening, Old Town Monrovia is home to one of California's largest street festivals. Monrovia's 143 acres of parks and superior recreation programs are second to none. A full service city, Monrovia is renowned for the quality and diversity of its services. In fact, Monrovia was recognized in 1995 as an All-America City by the National Civic League.

A Partnership

The city of Monrovia is dedicated to serving the needs of existing and new businesses. There is no utility tax and city fees are 23 percent below the average of other San Gabriel Valley cities. Years of commitment to quality development has given Monrovia a solid reputation with business and the development community.

Monrovia recognizes that "time is money" and strives to ease the local regulatory and processing system. A pioneer in "fast-tracking," the Monrovia's Community Development Department has assisted a new development projects having a total value approaching \$200 million.

Monrovia's assets include its superb location and proven marketplace in the heart of the booming Los Angeles Basin. Monrovia offers convenient access to the Southern California Freeway System. The list of major tenants located within a three-mile ring from Monrovia reads like a Fortune 500 companies index. A restaurant row/hotel row with seventeen major dining choices and 1,100 hotel rooms is centered on these sites. Even more revealing are the highly regarded tenants of the Santa Anita Fashion Park and Huntington Oaks Shopping Center. East Huntington Drive is also one of the San Gabriel Valley's top office and research/development locations.

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