

petNmind

218 S Myrtle Ave, Monrovia CA 91016

OFFERING MEMORANDUM



Laura Alice Scaturro

Eve Capital

Founder

(424) 404-9993

lauraalice@evecap.com

Lic: 01942167

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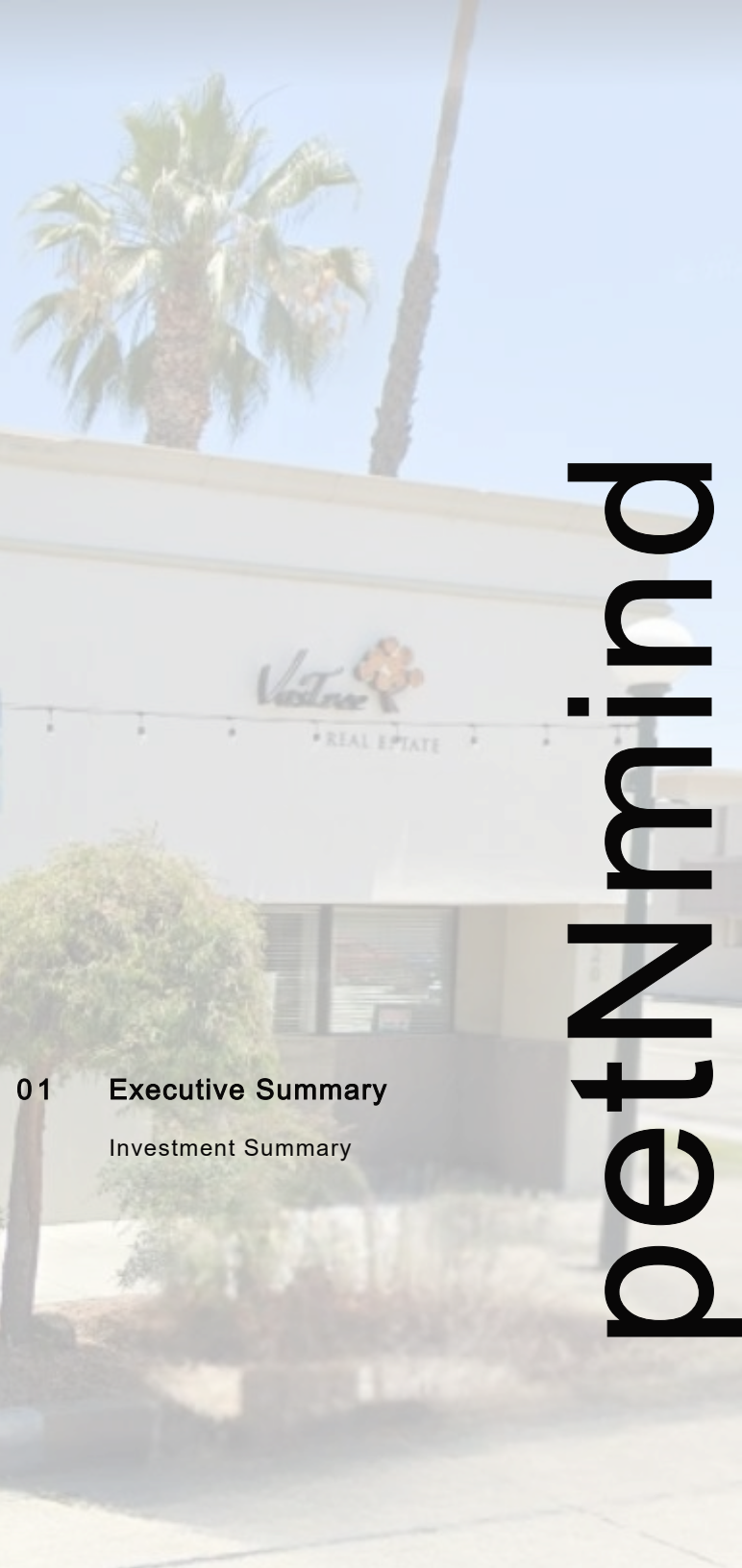
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www.evecap.com

310 Venice Way, Venice, CA 90291

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

COUNTY	Los Angeles
GLA (SF)	1,500 SF
LAND ACRES	0.17
LAND SF	7,305 SF
YEAR BUILT	1928
YEAR RENOVATED	2023

FINANCIAL SUMMARY

PRICE	\$105,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	23,339	97,289	254,527
2025 Median HH Income	\$107,177	\$110,097	\$104,728
2025 Average HH Income	\$147,912	\$153,015	\$145,237



INVESTMENT HIGHLIGHTS

- Franchise business sale includes all FF&E (furniture, fixtures & equipment), inventory, brand goodwill, vendor relationships, and trained staff allowing immediate operation without heavy upfront investment.
- Located in beautiful downtown Monrovia, one of San Gabriel Valley's most walkable and charming downtown corridors with strong foot traffic and consistent community events.
- A fully established operation offering natural pet nutrition, premium foods, treats, supplements, toys, accessories, bakery treats, and a spotless self-service dog wash. Designed for a seamless customer experience with loyal recurring clientele.
- Recently launched training classes have generated remarkable community interest, quickly becoming a sought-after service with a growing waitlist. This program adds an attractive new revenue stream with minimal overhead and strong potential for expansion into workshops, private sessions, and packaged memberships.
- Opportunities to grow revenue through expanded product lines, grooming services, online sales, and local marketing strategies that further capitalize on the strong pet-loving community.





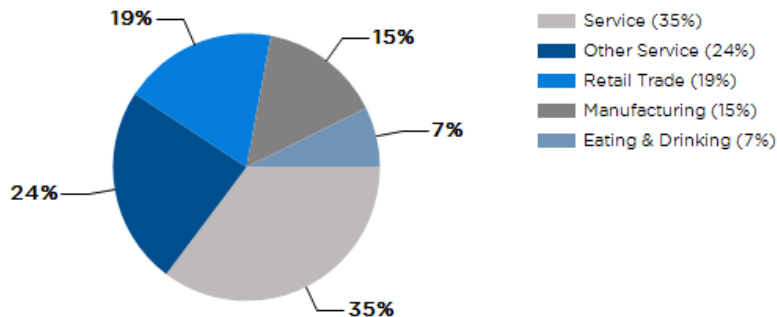
02 Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

LOCATION HIGHLIGHTS

- The property is located in the heart of Old Town Monrovia, a vibrant and historic district known for its charming shops, restaurants, and cultural attractions.
- Nearby attractions include the Monrovia Historical Museum, Library Park, and the LOOK Dine-in Cinema.
- The area is a popular destination for both locals and tourists, creating a steady flow of foot traffic.
- The surrounding streets are lined with trees and feature well-maintained sidewalks, enhancing the area's appeal.
- Old Town Monrovia hosts various events throughout the year, such as farmers markets, art walks, and holiday celebrations, which can further drive traffic to the area and benefit businesses.

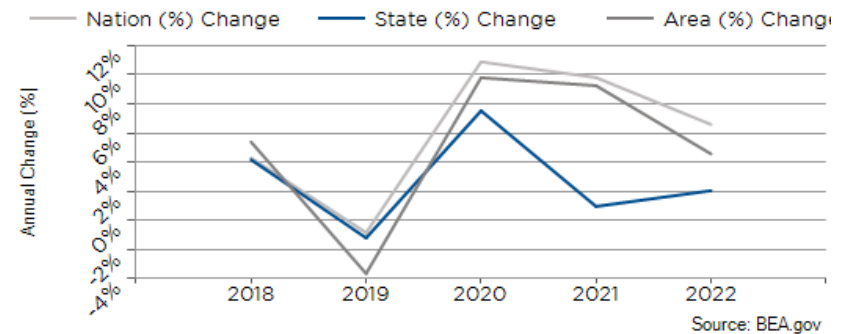
Major Industries by Employee Count

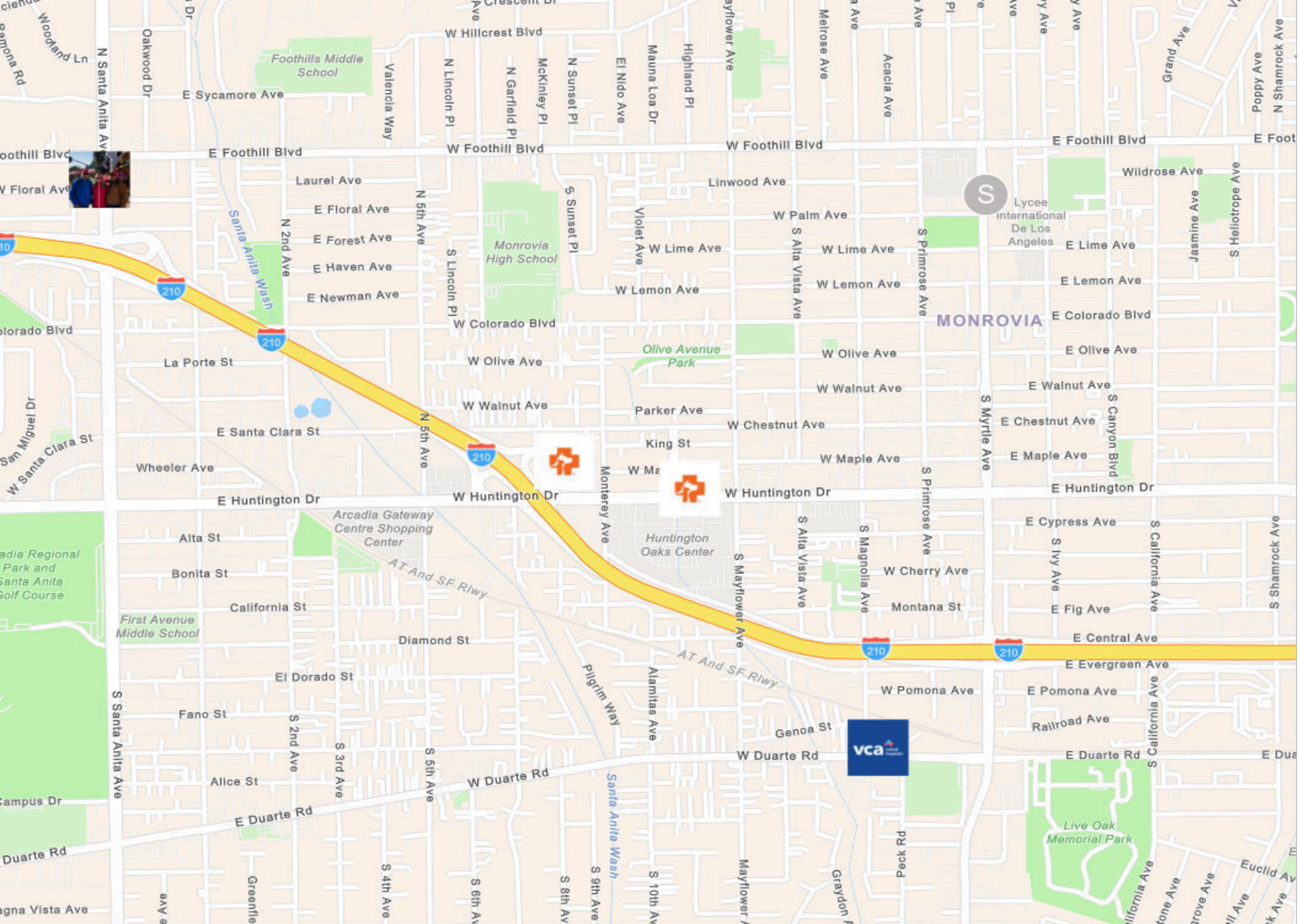


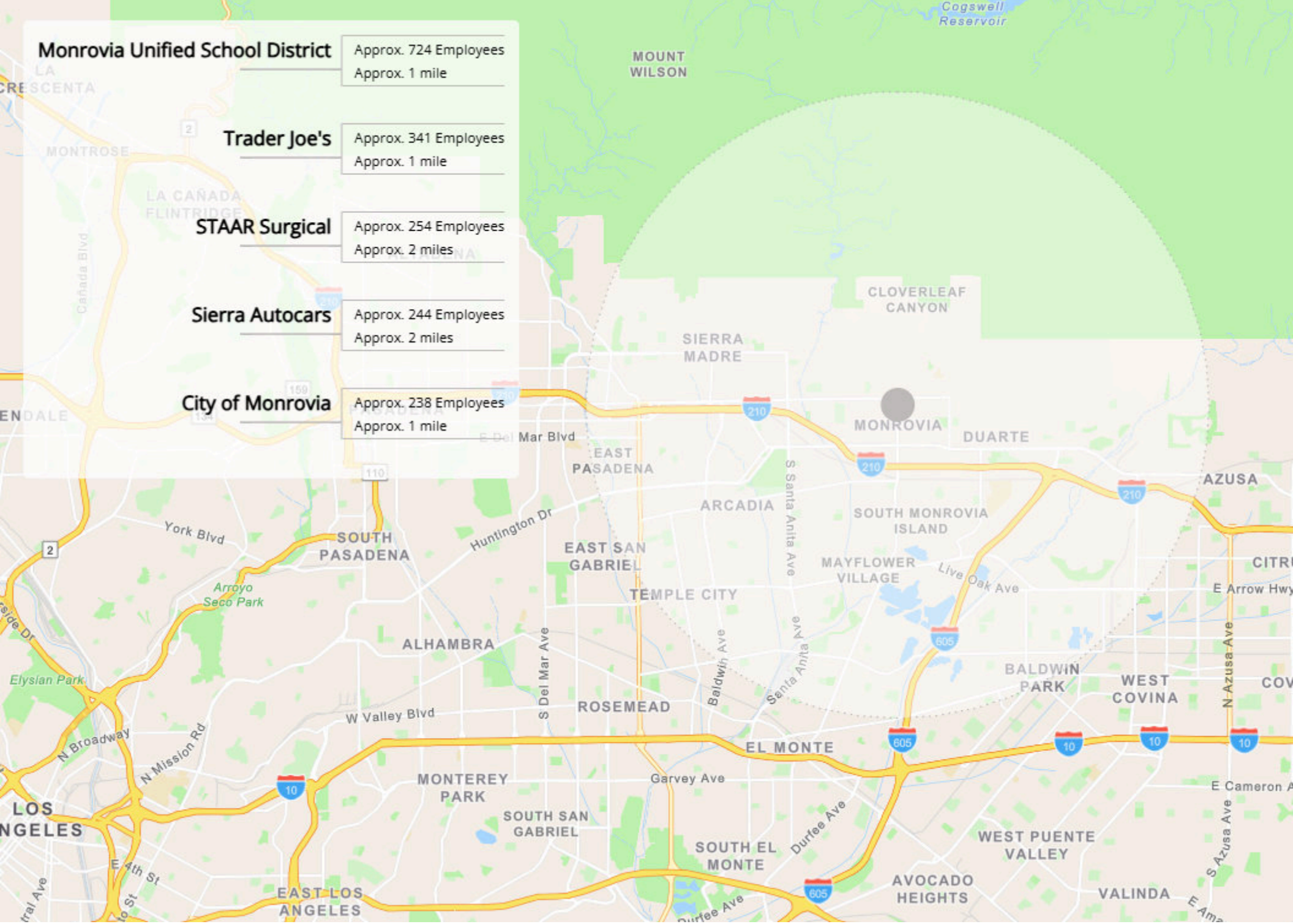
Largest Employers

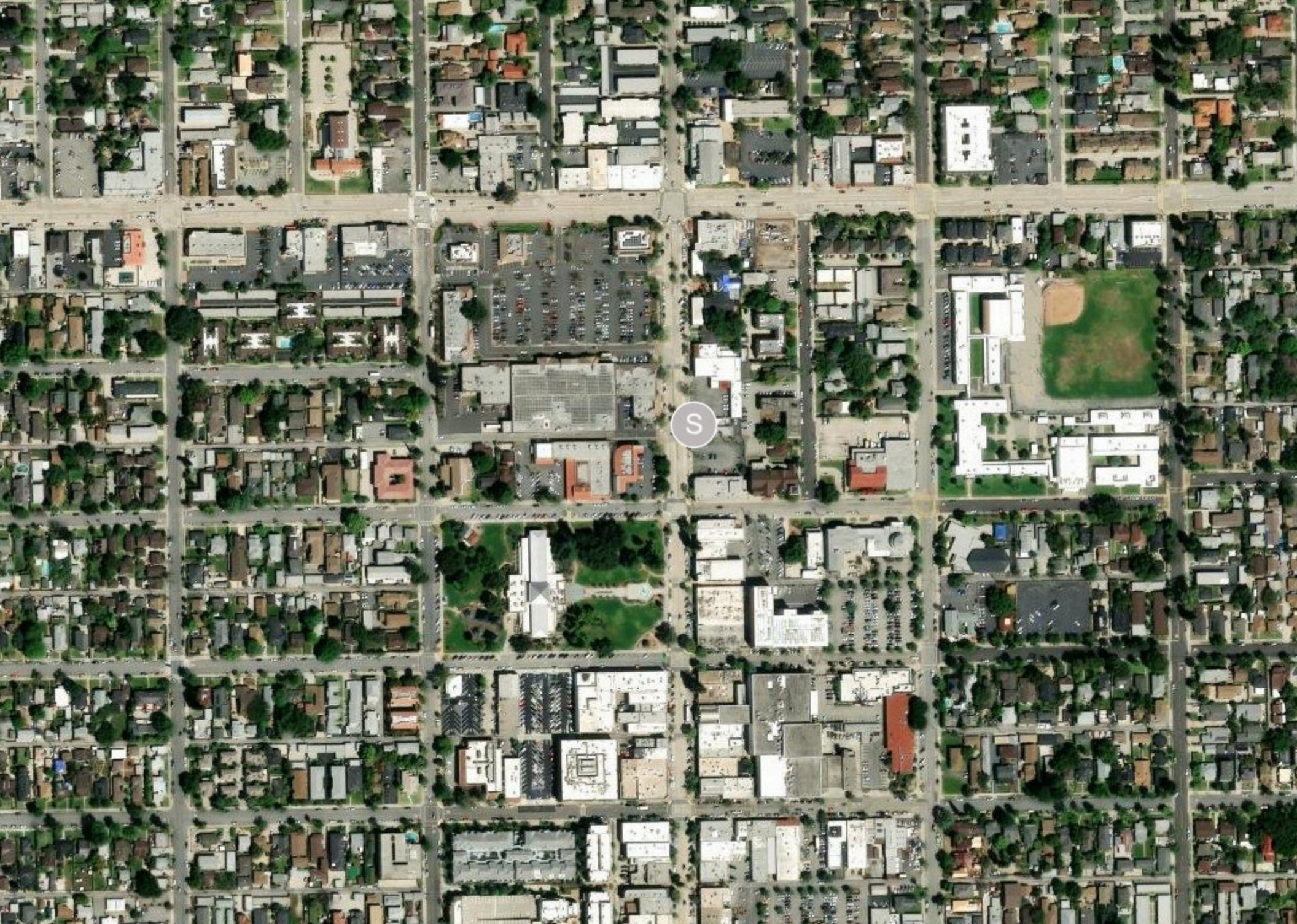
Monrovia Unified School District	724
Trader Joe's	341
STAAR Surgical	254
Sierra Autocars	244
City of Monrovia	238
WorleyParsons	218
Home Depot	209
Ducommun	182

Los Angeles County GDP Trend







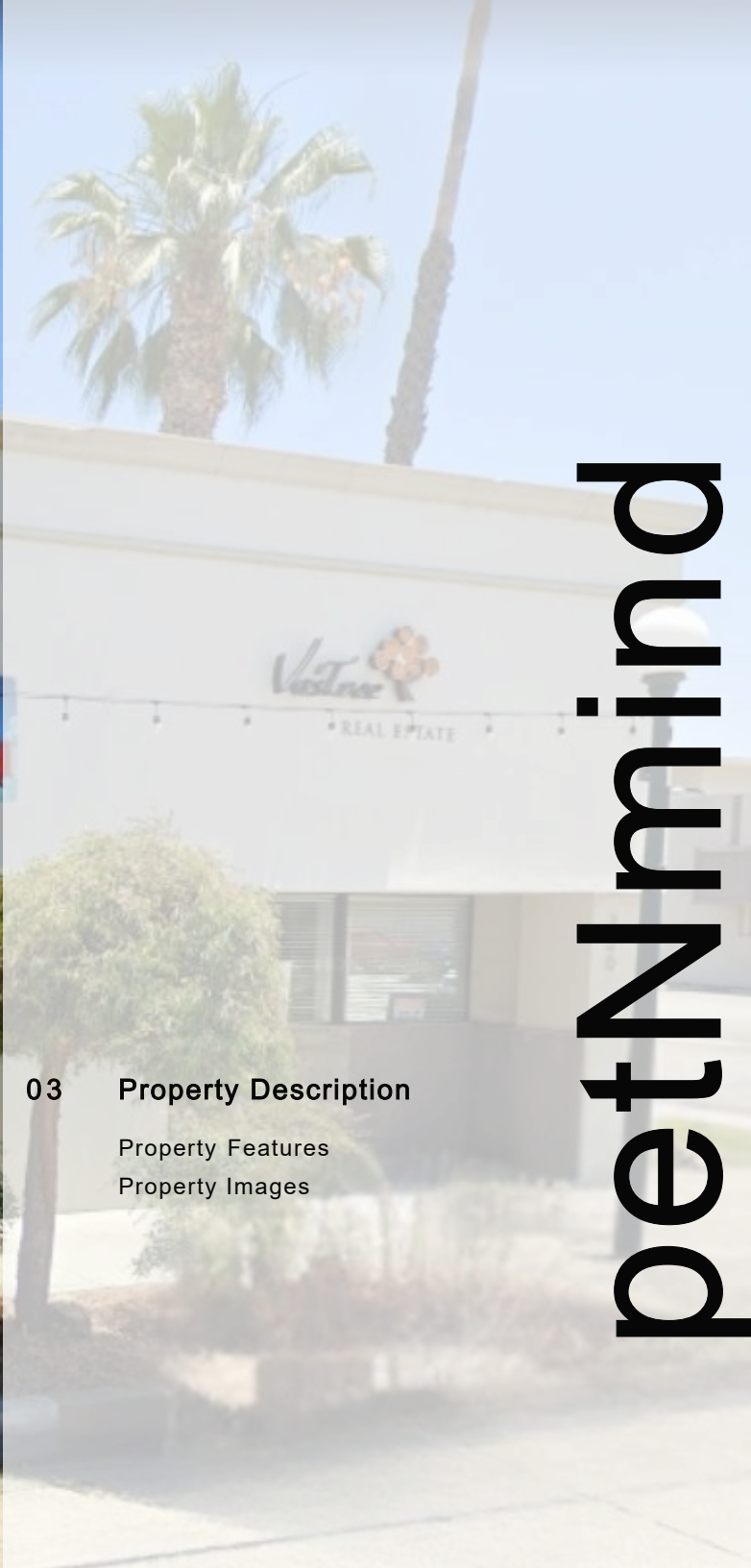






03 Property Description

- Property Features
- Property Images



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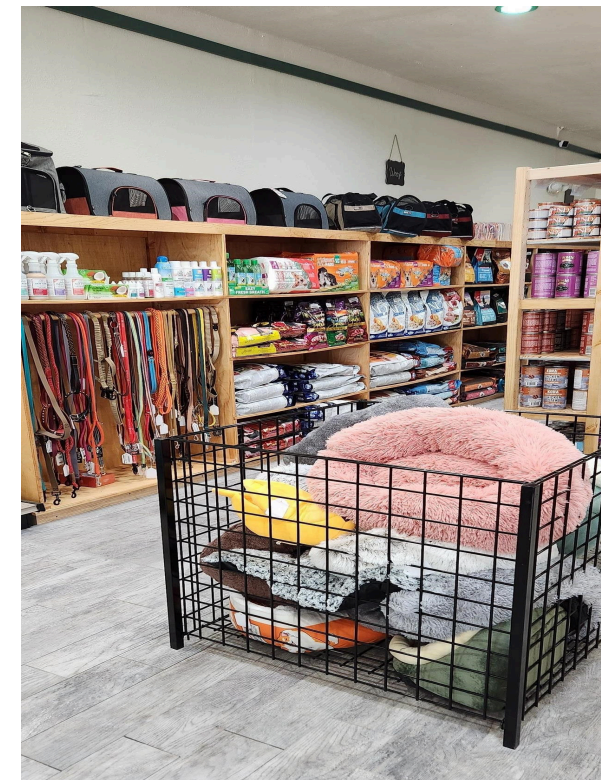
PROPERTY FEATURES

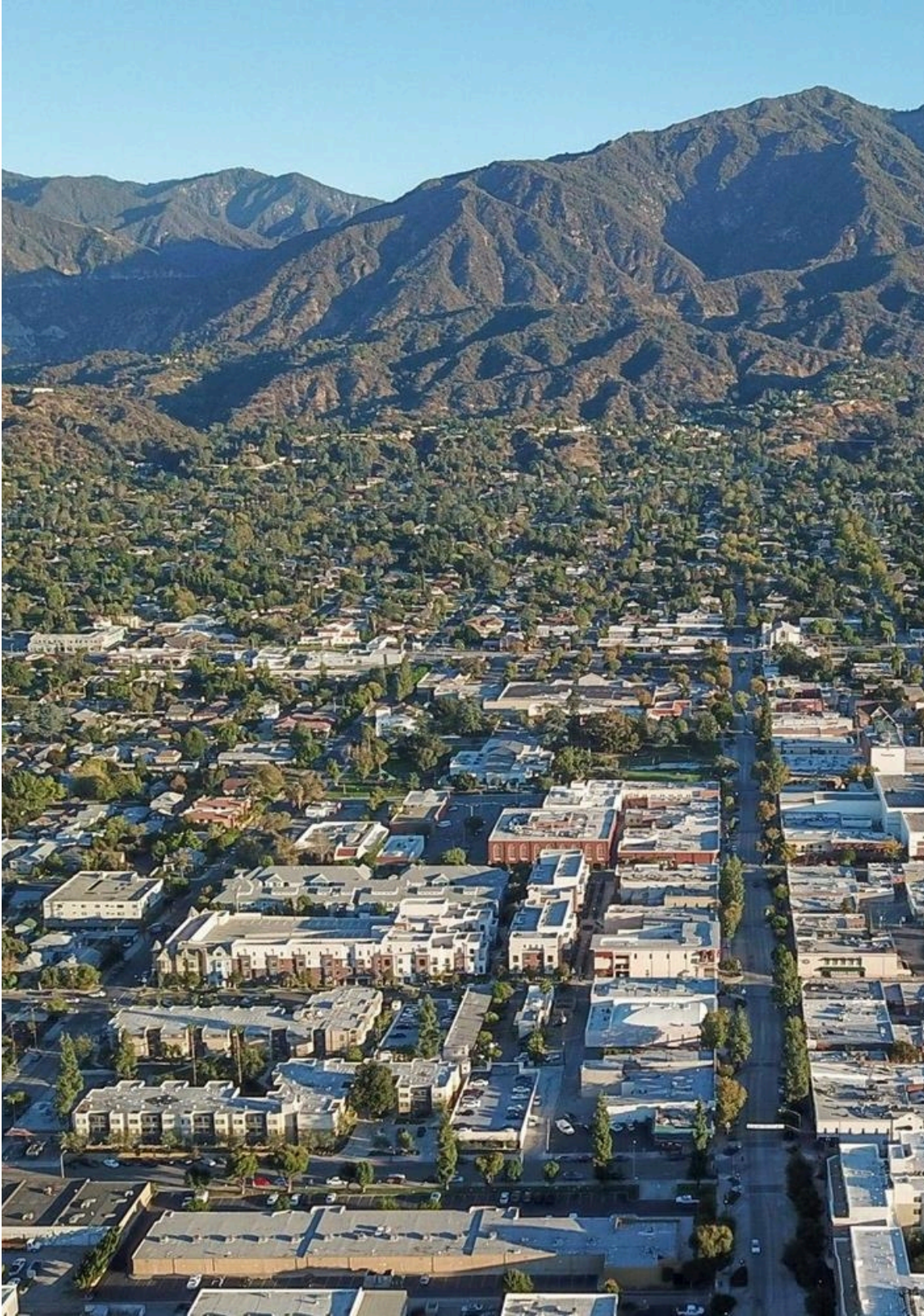
LAND SF	7,305
GLA (SF)	1,500
LAND ACRES	0.17
YEAR BUILT	1928
YEAR RENOVATED	2023

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Retail
EAST	Office
WEST	Retail







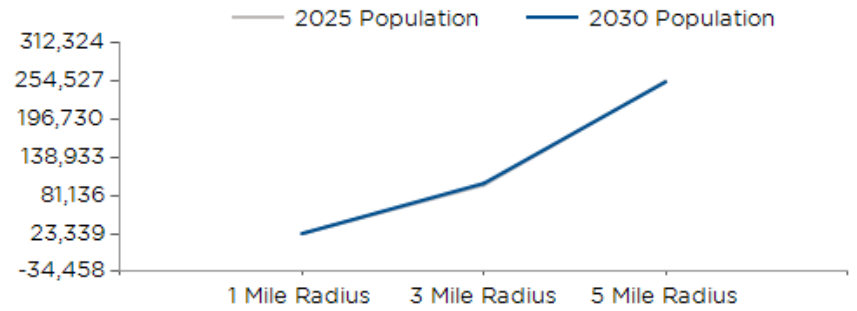
04 Demographics

General Demographics

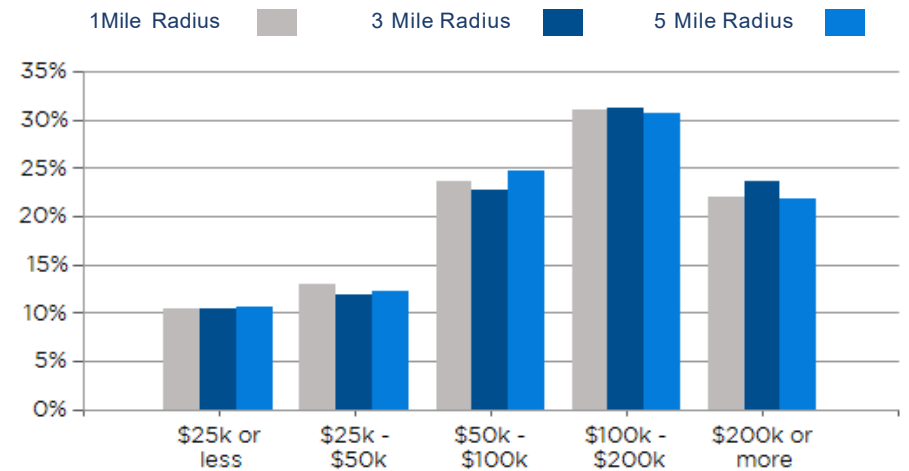
Race Demographics

POPULATION	1MILE	3 MILE	5 MILE
2000 Population	23,657	96,405	256,422
2010 Population	23,245	98,355	263,938
2025 Population	23,339	97,289	254,527
2030 Population	23,541	99,600	253,397
2025 African American	1,197	3,841	6,380
2025 American Indian	317	1,169	3,184
2025 Asian	3,345	31,867	97,187
2025 Hispanic	9,673	34,095	96,717
2025 Other Race	4,515	16,722	49,677
2025 White	9,701	29,895	63,249
2025 Multiracial	4,224	13,690	34,619
2025-2030: Population: Growth Rate	0.85%	2.35%	-0.45%

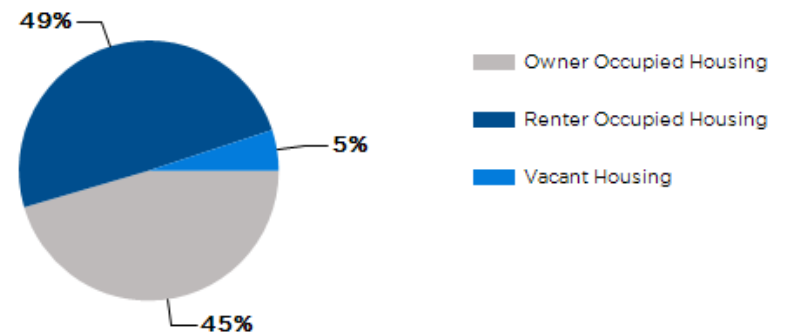
2025 HOUSEHOLD INCOME	1MILE	3 MILE	5 MILE
less than \$15,000	536	2,194	5,447
\$15,000-\$24,999	435	1,552	3,856
\$25,000-\$34,999	415	1,611	4,190
\$35,000-\$49,999	778	2,604	6,458
\$50,000-\$74,999	1,125	4,332	11,431
\$75,000-\$99,999	1,055	3,772	10,053
\$100,000-\$149,999	1,690	6,806	16,163
\$150,000-\$199,999	1,179	4,321	10,543
\$200,000 or greater	2,042	8,454	19,005
Median HH Income	\$107,177	\$110,097	\$104,728
Average HH Income	\$147,912	\$153,015	\$145,237



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

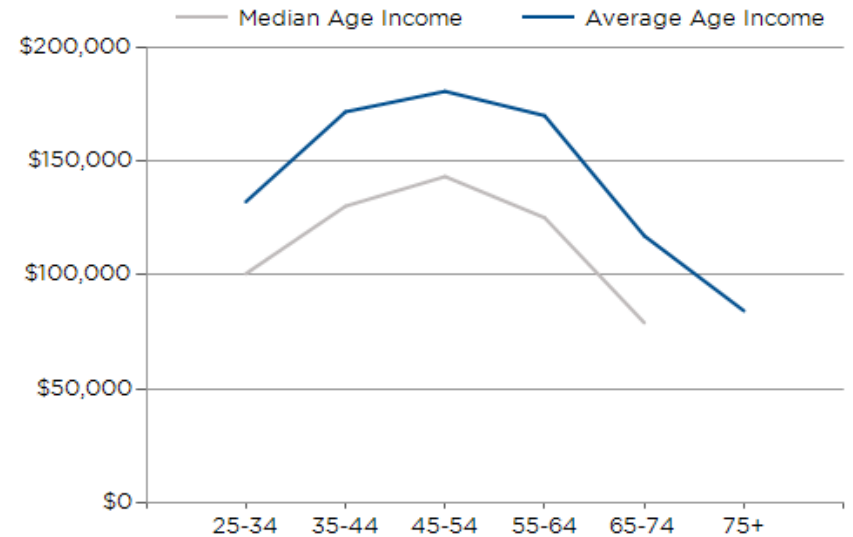
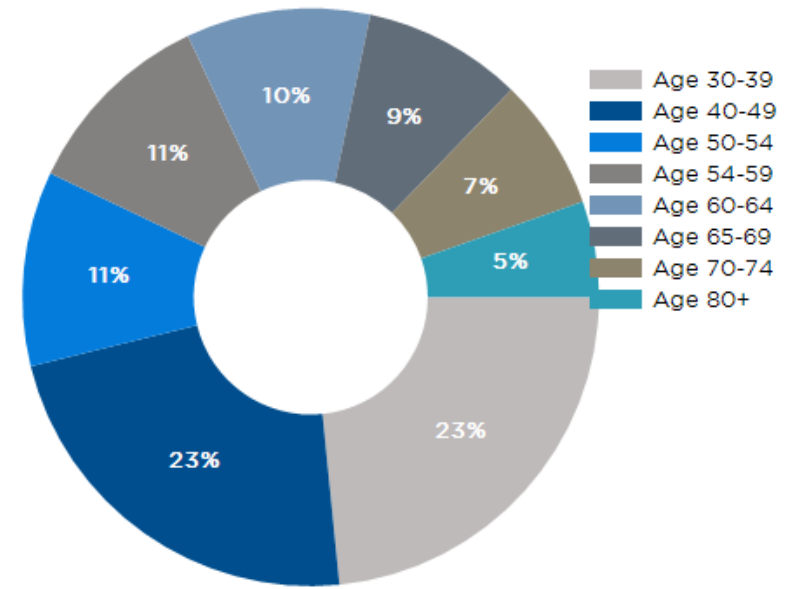


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,616	6,445	17,773
2025 Population Age 35-39	1,846	6,523	16,928
2025 Population Age 40-44	1,769	6,521	16,651
2025 Population Age 45-49	1,595	6,260	16,262
2025 Population Age 50-54	1,612	6,705	17,517
2025 Population Age 55-59	1,618	6,641	17,245
2025 Population Age 60-64	1,526	6,698	16,766
2025 Population Age 65-69	1,320	6,054	15,290
2025 Population Age 70-74	1,092	5,120	13,389
2025 Population Age 75-79	794	3,930	10,079
2025 Population Age 80-84	545	2,626	6,478
2025 Population Age 85+	376	2,496	6,477
2025 Population Age 18+	19,030	79,829	208,134
2025 Median Age	42	43	43
2030 Median Age	43	44	44

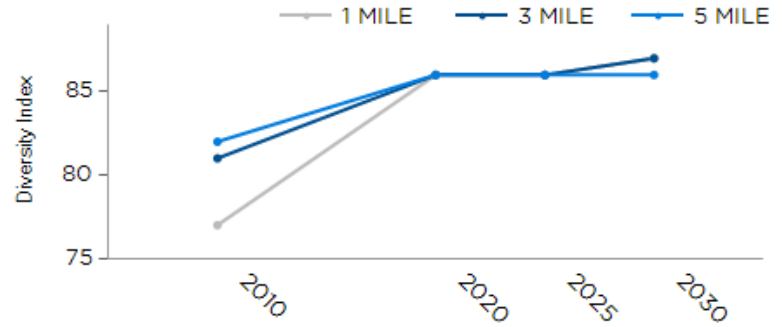
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,618	\$106,950	\$102,196
Average Household Income 25-34	\$132,318	\$144,087	\$136,444
Median Household Income 35-44	\$130,381	\$136,846	\$126,801
Average Household Income 35-44	\$171,933	\$178,689	\$167,310
Median Household Income 45-54	\$143,444	\$150,253	\$138,598
Average Household Income 45-54	\$180,958	\$191,791	\$180,065
Median Household Income 55-64	\$125,279	\$133,726	\$125,228
Average Household Income 55-64	\$170,265	\$178,929	\$167,939
Median Household Income 65-74	\$79,034	\$86,155	\$83,502
Average Household Income 65-74	\$117,333	\$126,236	\$121,111
Average Household Income 75+	\$84,298	\$84,488	\$82,755

Population By Age

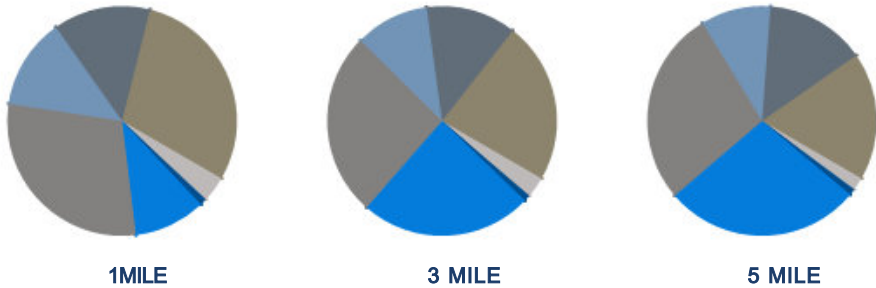


DIVERSITY INDEX	1MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	87	86
Diversity Index (current year)	86	86	86
Diversity Index (2020)	86	86	86
Diversity Index (2010)	77	81	82

POPULATION DIVERSITY



POPULATION BY RACE

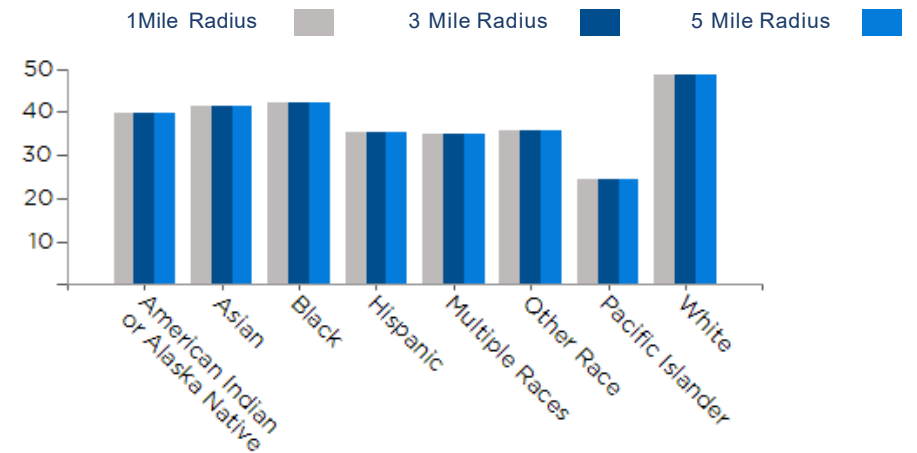


2025 POPULATION BY RACE	1MILE	3 MILE	5 MILE
African American	4%	3%	2%
American Indian	1%	1%	1%
Asian	10%	24%	28%
Hispanic	29%	26%	28%
Multiracial	13%	10%	10%
Other Race	14%	13%	14%
White	29%	23%	18%

2025 MEDIAN AGE BY RACE

	1MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	40	39
Median Asian Age	41	44	44
Median Black Age	42	46	45
Median Hispanic Age	36	36	36
Median Multiple Races Age	35	36	36
Median Other Race Age	36	36	36
Median Pacific Islander Age	24	32	28
Median White Age	49	52	51

2025 MEDIAN AGE BY RACE



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Lic: 01942167



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