



COLDWELL BANKER  
COMMERCIAL  
REALTY

# PRIME OFFICE AND R&D SPACE IN DOWNTOWN MONROVIA

110 & 130 E. Huntington Drive  
Monrovia, CA 91016

## AVAILABLE SPACE

Suite B : 2,668 rentable square feet

Suite C: 2,781 rentable square feet

## LEASE RATE

\$1.75/ mo. MG

\$1.75/ mo. MG

**SUITE B AND C CAN BE COMBINED AND LEASED TOGETHER = 5,449 SF FOR \$1.70 MONTHLY MG**



## OFFICE

### Bill Ukropina

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388 S Lake Ave, Pasadena, CA 91101  
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FOR LEASE





**AVAILABLE SPACE: SUITE B: 2,668 SF, SUITE C: 2,781 SF OR COMBINED 5,449 SF**

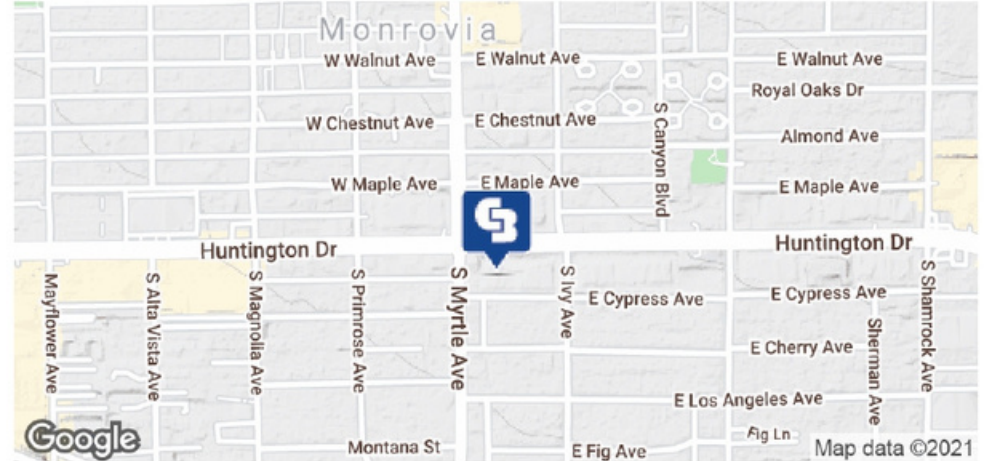
## **PRIME OFFICE AND R&D SPACE IN DOWNTOWN MONROVIA**

**110 E. HUNTINGTON DRIVE**

Monrovia, CA 91016

**LEASE**

**2,668 SF - 5,449 SF**



### **OFFERING SUMMARY**

Available SF: 2,668 - 5,449 SF

Lease Rate: \$1.75/ mo. MG

Zoning: Commercial Uses (O/R&D/LM)

### **Prime Office/R&D Building in Downtown Monrovia ± 2,668 - 5,449 Square Feet, with Adjacent Large FREE Parking Area**

#### **Available Space:**

- Suite B : 2,668 rentable square feet
- Suite C: 2,781 rentable square feet

#### **Parking:**

4 per 1,000 free parking

#### **Leasing Options:**

- Suite B and C can be combined and leased together = 5,449 SF for \$1.70 monthly modified gross

### **PROPERTY HIGHLIGHTS**

- Highly Visible Location next to prime signalized corner of Huntington Drive and Myrtle Avenue in downtown Monrovia.
- Access to building parking lot from both Myrtle Avenue and Huntington Drive
- 4 per 1,000 free parking
- 0.5 mile north of the 210 freeway at Myrtle Avenue
- 0.9 mile from the Monrovia Metro Gold Line Station

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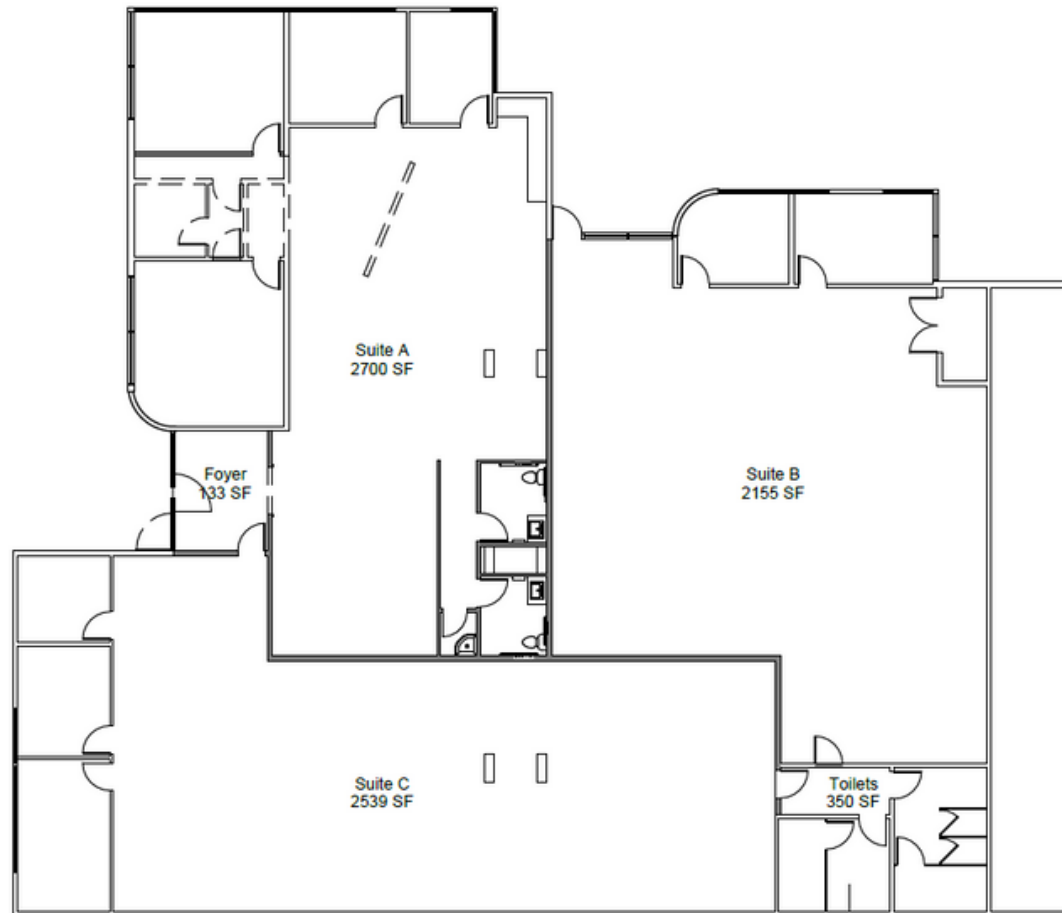
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① Partial Floor Plan  
1" = 20'-0"

Plan North



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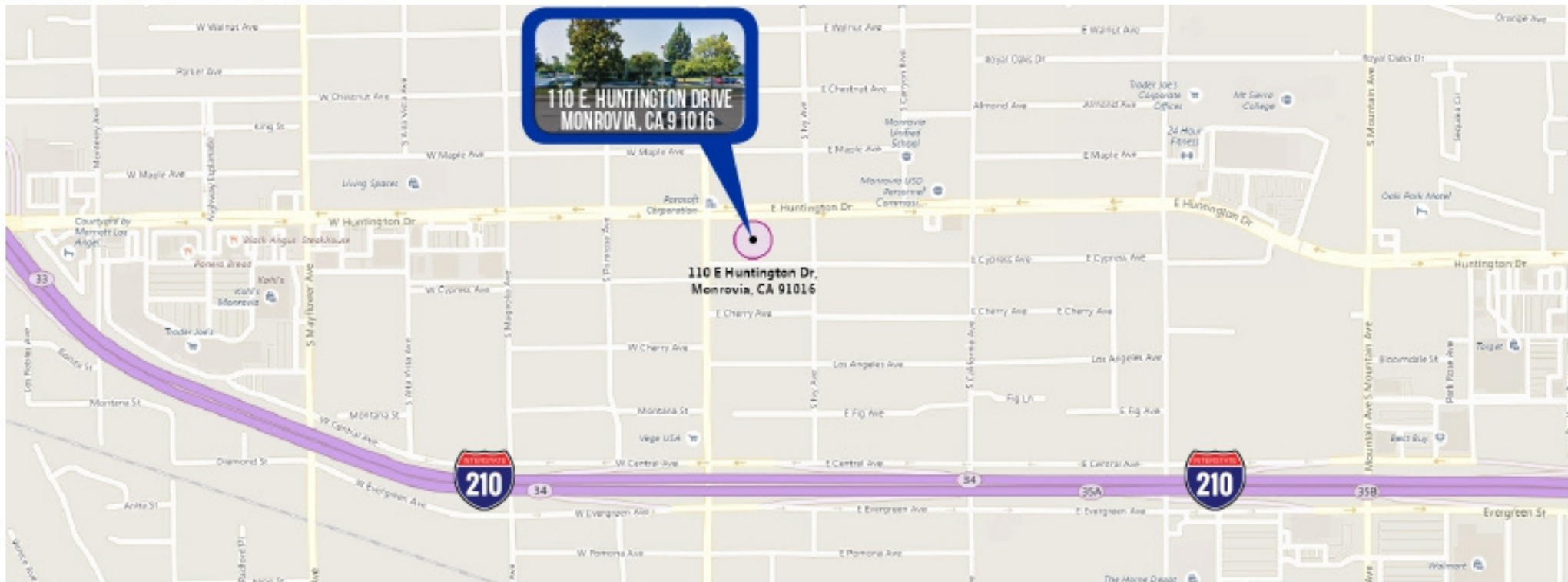
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### **LOCAL MAP:**



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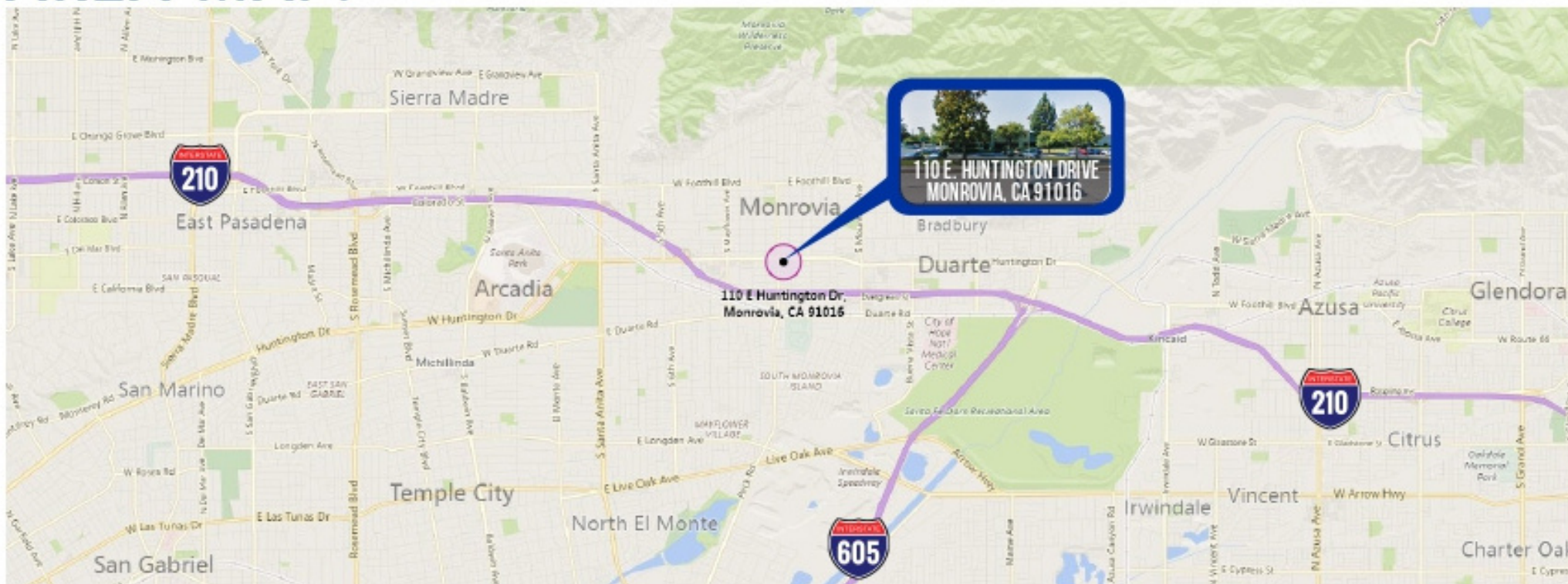
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### **AREA MAP:**



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### AMENITIES MAP:



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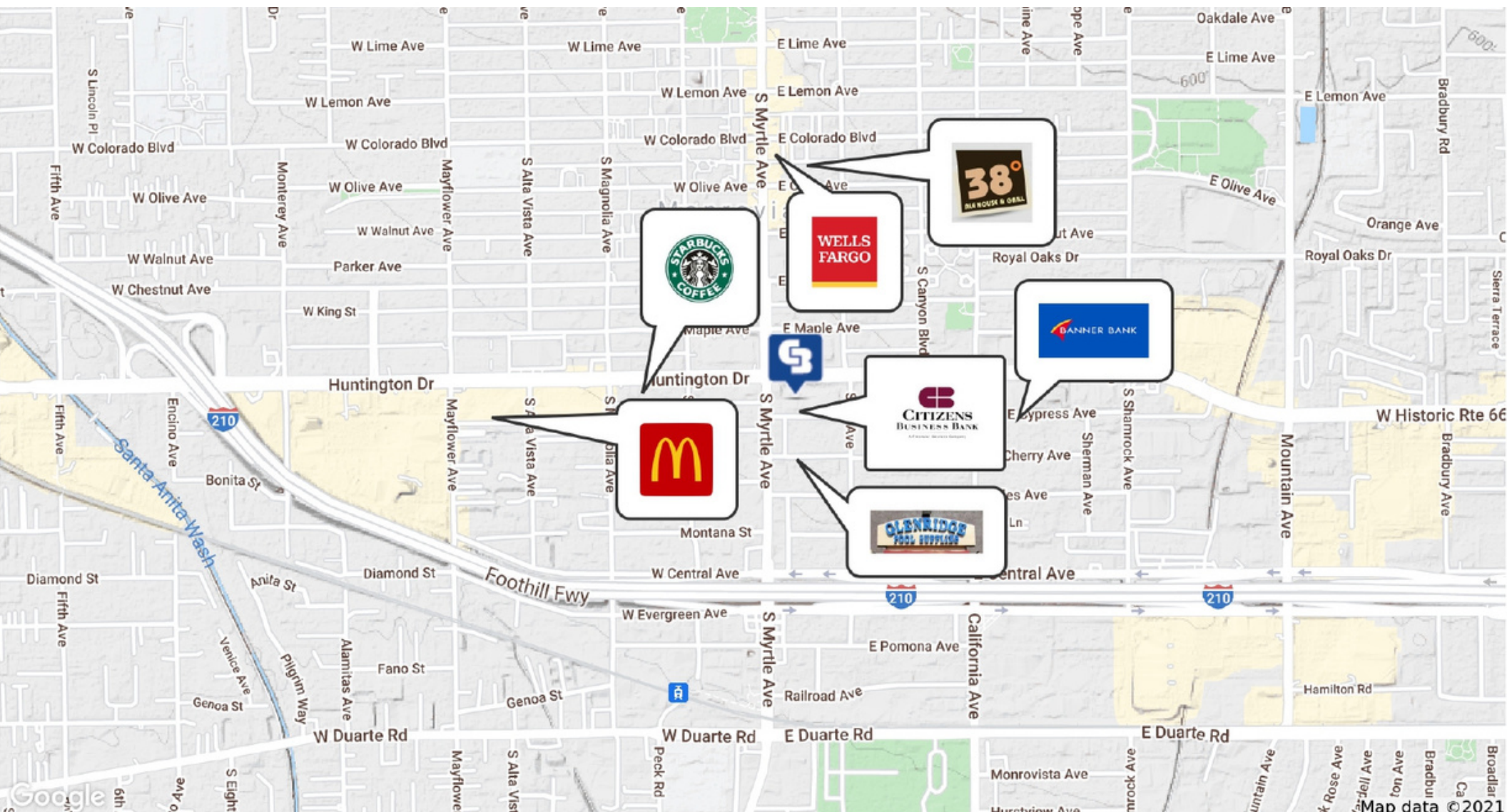
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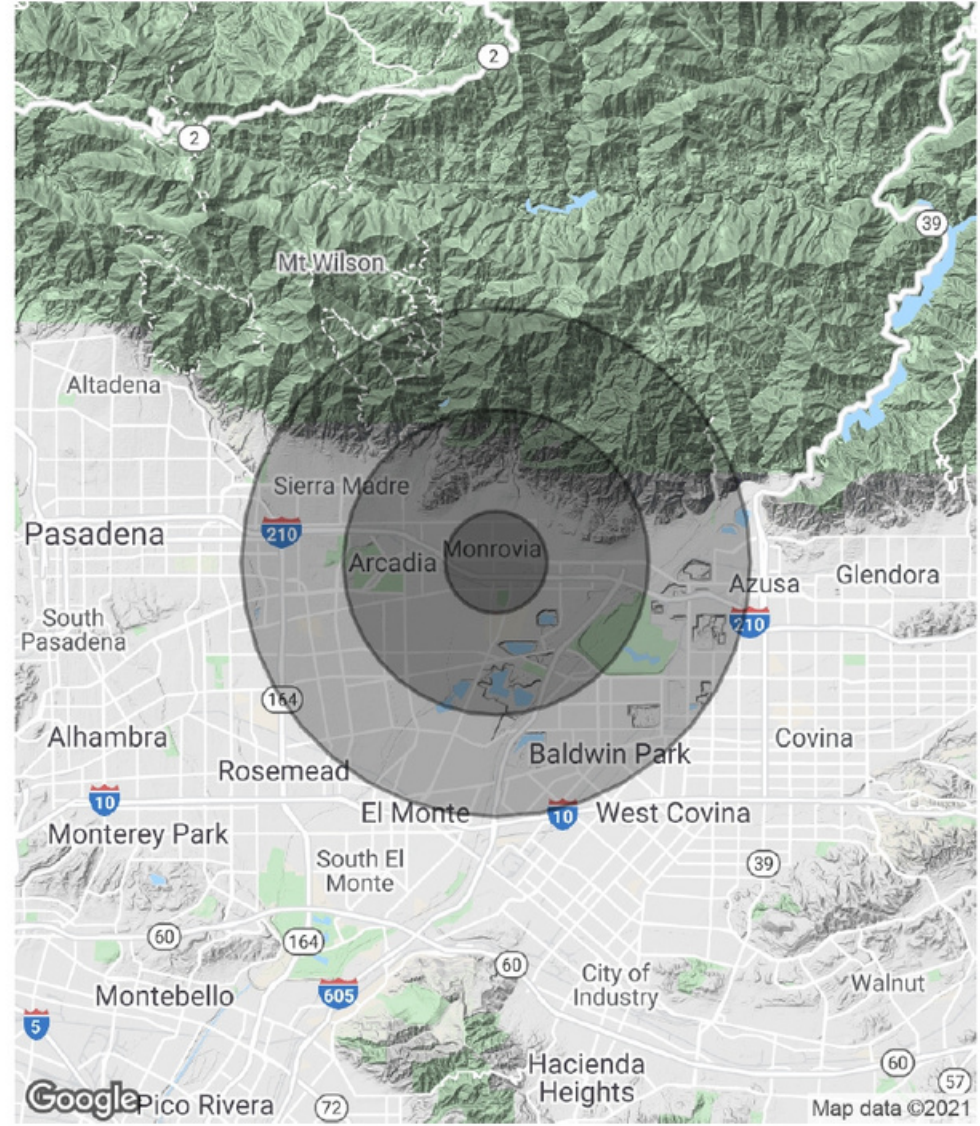
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,146	114,295	324,557
Average age	34.2	38.3	37.1
Average age (Male)	33.0	37.2	35.3
Average age (Female)	36.6	40.1	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,537	37,574	98,986
# of persons per HH	2.8	3.0	3.3
Average HH income	\$71,864	\$87,580	\$82,533
Average house value	\$520,073	\$596,626	\$568,985

*\* Demographic data derived from 2010 US Census*



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