

OFFERING MEMORANDUM



Prime Owner-User Industrial Warehouse

323 W Maple Ave.
Monrovia CA 91016

Prime Owner-User Industrial Warehouse

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OFFERING SUMMARY

ADDRESS	323 W Maple Ave. Monrovia CA 91016
BUILDING SF	5,450 SF
LAND SF	7,774 SF
YEAR BUILT	1951
APN	8506-004-017

FINANCIAL SUMMARY

PRICE	\$1,670,000
PRICE PSF	\$306.42

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	27,462	112,505	313,146
2023 Median HH Income	\$87,291	\$98,365	\$89,747
2023 Average HH Income	\$115,215	\$138,324	\$127,373

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Prime Owner-User Opportunity: Industrial Warehouse for Sale in Monrovia

Welcome to a rare and exceptional opportunity to acquire a versatile industrial warehouse in the heart of Monrovia. Ideal for owner-users, this property boasts strategic features that make it stand out in the market.

Property Highlights

Location: Situated in Monrovia, this industrial gem offers proximity to key transportation arteries, including the 210 freeway and Huntington Drive, ensuring convenient access for your business operations.

Alley Access: The warehouse is designed with rear alley access, streamlining loading and unloading processes for seamless operations. This feature enhances efficiency and accessibility, a valuable asset for businesses with logistics needs.

Clear Height: Enjoy a generous clear height of 13.5 feet, providing ample vertical space for various industrial activities. This feature accommodates a range of businesses and operations, making it a versatile space.

Interior Dimensions: The building spans an interior width of 48.5 feet and a length of approximately 119 feet, providing a spacious layout that can be customized to suit your specific business requirements.

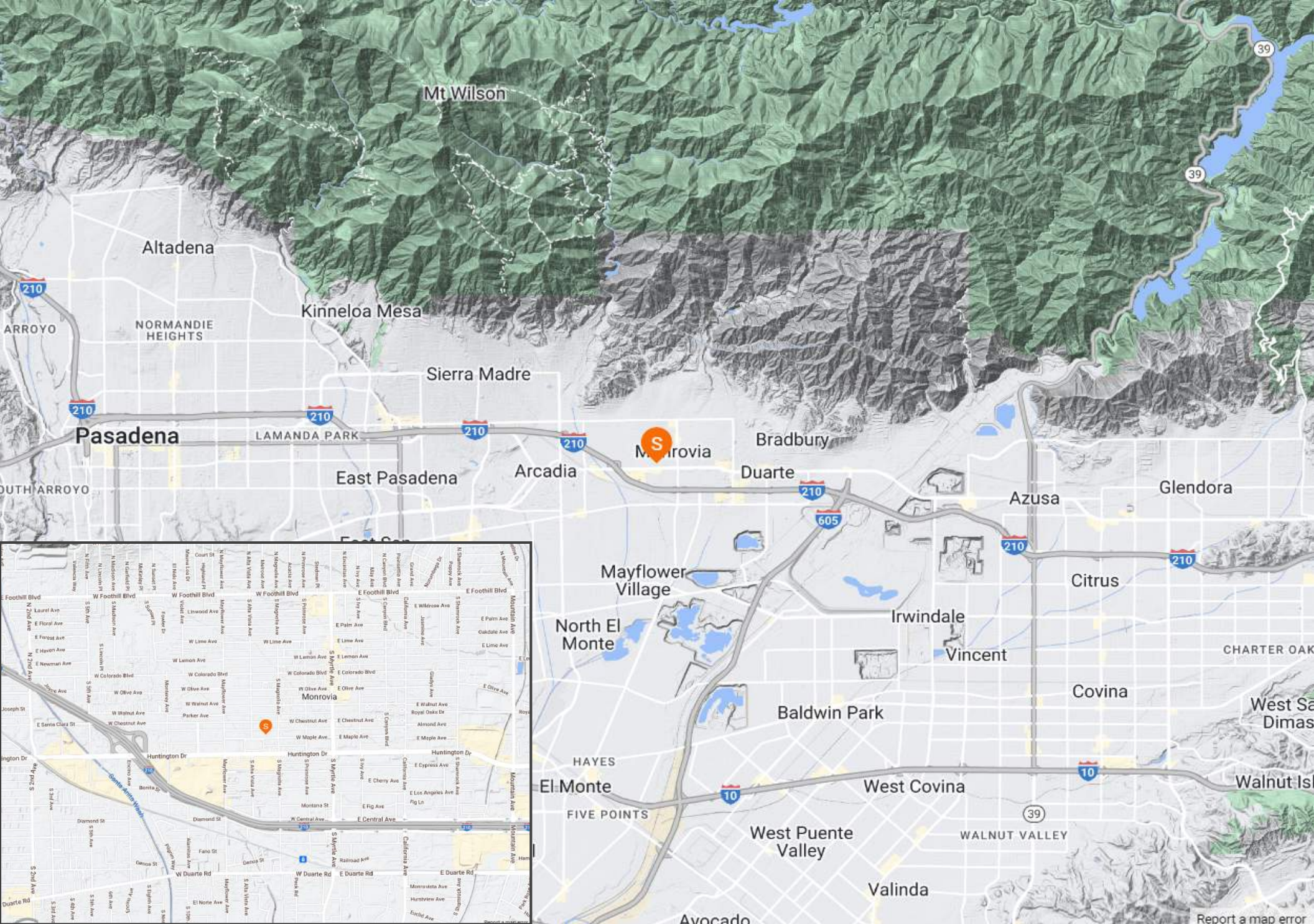
Secure Fenced Yard: A secure fenced yard at the rear of the property serves a dual purpose – offering a safe and enclosed area while also functioning as a convenient parking lot. This adds an extra layer of security and flexibility to the property.

Additional Information

- Usage Potential: Ideal for manufacturing, distribution, storage, or a combination of uses.

- Rare Opportunity: Industrial buildings in Monrovia are in high demand, making this a rare opportunity for savvy investors and owner-users.

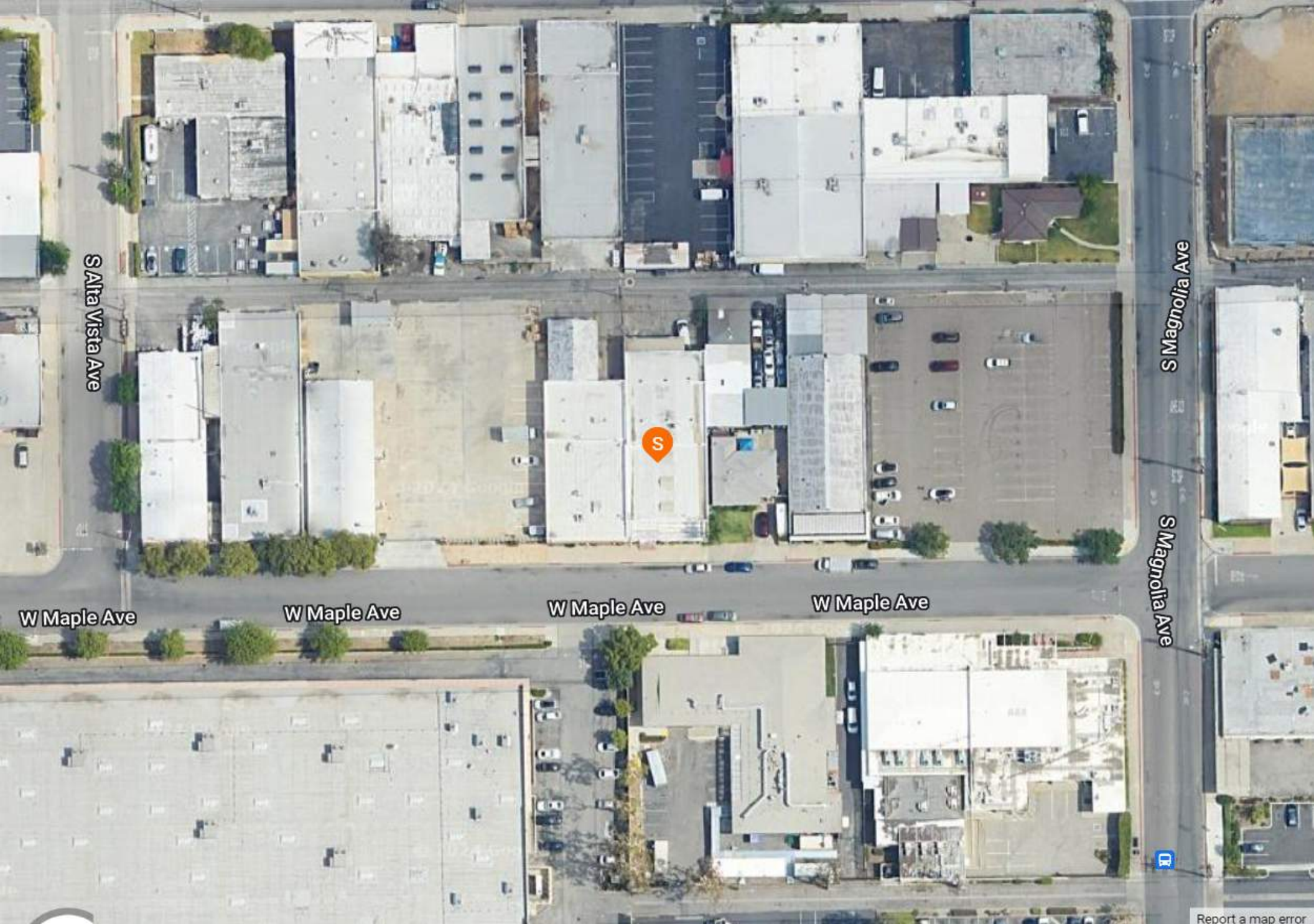
Don't miss out on this chance to own a strategically located, well-designed industrial space in Monrovia.



PROPERTY FEATURES

BUILDING SF	5,450
LAND SF	7,774
YEAR BUILT	1951
ZONING TYPE	MOM*
NUMBER OF STORIES	1





S Alta Vista Ave

S Magnolia Ave

S Magnolia Ave

W Maple Ave

W Maple Ave

W Maple Ave

W Maple Ave



[Report a map error](#)



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,493	108,972	309,364
2010 Population	25,964	111,681	316,987
2023 Population	27,462	112,505	313,146
2028 Population	29,257	115,096	313,517
2023 African American	1,698	4,119	7,129
2023 American Indian	378	1,231	4,095
2023 Asian	5,405	42,030	119,786
2023 Hispanic	12,697	36,712	127,216
2023 Other Race	6,417	17,883	66,555
2023 White	8,837	32,409	72,654
2023 Multiracial	4,692	14,725	42,654
2023-2028: Population: Growth Rate	6.35 %	2.30 %	0.10 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	728	2,995	8,034
\$15,000-\$24,999	577	1,885	5,243
\$25,000-\$34,999	568	2,068	5,687
\$35,000-\$49,999	969	3,052	8,580
\$50,000-\$74,999	1,479	5,327	14,199
\$75,000-\$99,999	1,530	4,778	13,471
\$100,000-\$149,999	2,207	7,776	18,723
\$150,000-\$199,999	1,123	4,666	11,850
\$200,000 or greater	1,186	7,170	15,314
Median HH Income	\$87,291	\$98,365	\$89,747
Average HH Income	\$115,215	\$138,324	\$127,373

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,778	39,140	99,943
2010 Total Households	9,535	38,634	99,446
2023 Total Households	10,366	39,718	101,100
2028 Total Households	11,141	41,038	102,221
2023 Average Household Size	2.63	2.80	3.06
2000 Owner Occupied Housing	3,620	22,916	58,384
2000 Renter Occupied Housing	5,777	14,811	38,338
2023 Owner Occupied Housing	3,941	22,851	58,693
2023 Renter Occupied Housing	6,425	16,867	42,407
2023 Vacant Housing	638	2,285	4,812
2023 Total Housing	11,004	42,003	105,912
2028 Owner Occupied Housing	4,026	23,114	59,370
2028 Renter Occupied Housing	7,115	17,924	42,851
2028 Vacant Housing	585	2,385	5,550
2028 Total Housing	11,726	43,423	107,771
2023-2028: Households: Growth Rate	7.25 %	3.30 %	1.10 %

Source: esri

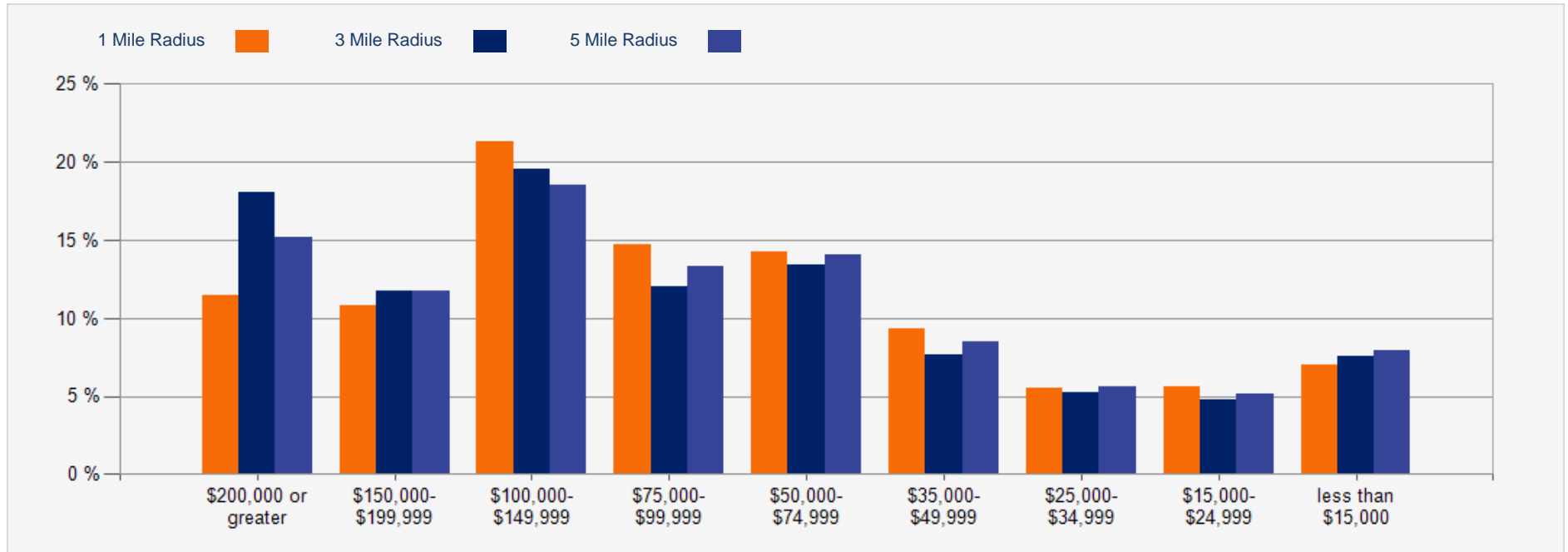
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,009	7,313	22,148
2023 Population Age 35-39	1,967	7,272	21,063
2023 Population Age 40-44	2,088	7,233	20,150
2023 Population Age 45-49	1,774	6,907	19,041
2023 Population Age 50-54	1,736	7,687	20,443
2023 Population Age 55-59	1,700	7,852	20,018
2023 Population Age 60-64	1,588	7,671	19,812
2023 Population Age 65-69	1,318	6,821	18,039
2023 Population Age 70-74	992	5,795	14,879
2023 Population Age 75-79	685	4,159	10,650
2023 Population Age 80-84	403	2,682	6,727
2023 Population Age 85+	392	2,791	6,877
2023 Population Age 18+	21,399	90,508	247,584
2023 Median Age	37	42	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,100	\$91,372	\$84,848
Average Household Income 25-34	\$107,367	\$121,791	\$112,221
Median Household Income 35-44	\$102,967	\$115,908	\$105,018
Average Household Income 35-44	\$134,961	\$156,939	\$142,279
Median Household Income 45-54	\$106,708	\$128,058	\$115,559
Average Household Income 45-54	\$135,684	\$172,831	\$156,358
Median Household Income 55-64	\$93,946	\$116,290	\$106,031
Average Household Income 55-64	\$120,432	\$162,800	\$147,130
Median Household Income 65-74	\$69,742	\$77,608	\$75,207
Average Household Income 65-74	\$96,820	\$115,820	\$109,170
Average Household Income 75+	\$72,460	\$80,053	\$77,746

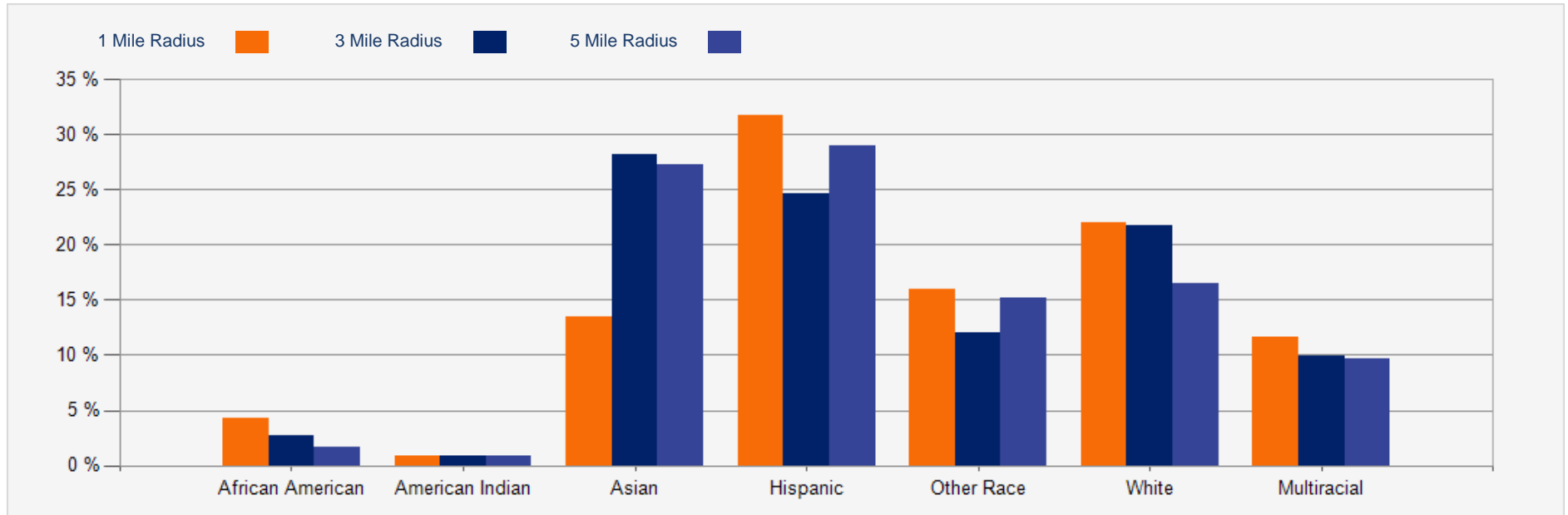
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,530	7,851	21,025
2028 Population Age 35-39	2,200	8,110	23,031
2028 Population Age 40-44	1,972	7,713	21,591
2028 Population Age 45-49	2,068	7,400	20,127
2028 Population Age 50-54	1,747	7,003	18,912
2028 Population Age 55-59	1,747	7,638	19,827
2028 Population Age 60-64	1,573	7,297	18,521
2028 Population Age 65-69	1,441	6,970	17,756
2028 Population Age 70-74	1,155	6,213	16,088
2028 Population Age 75-79	899	4,963	12,536
2028 Population Age 80-84	603	3,491	8,661
2028 Population Age 85+	455	3,289	8,045
2028 Population Age 18+	23,097	93,678	250,932
2028 Median Age	38	43	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,262	\$102,535	\$96,261
Average Household Income 25-34	\$125,475	\$140,309	\$130,926
Median Household Income 35-44	\$117,375	\$134,746	\$119,662
Average Household Income 35-44	\$159,332	\$183,584	\$165,182
Median Household Income 45-54	\$117,463	\$143,814	\$129,353
Average Household Income 45-54	\$156,275	\$194,202	\$177,327
Median Household Income 55-64	\$107,704	\$133,400	\$121,012
Average Household Income 55-64	\$142,820	\$186,267	\$169,395
Median Household Income 65-74	\$83,785	\$93,514	\$88,948
Average Household Income 65-74	\$116,771	\$138,365	\$130,782
Average Household Income 75+	\$91,707	\$99,530	\$96,323

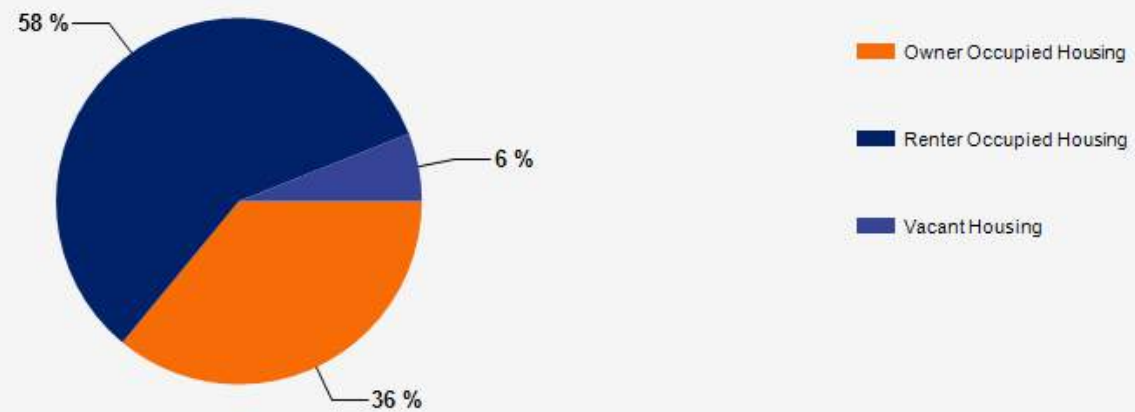
2023 Household Income



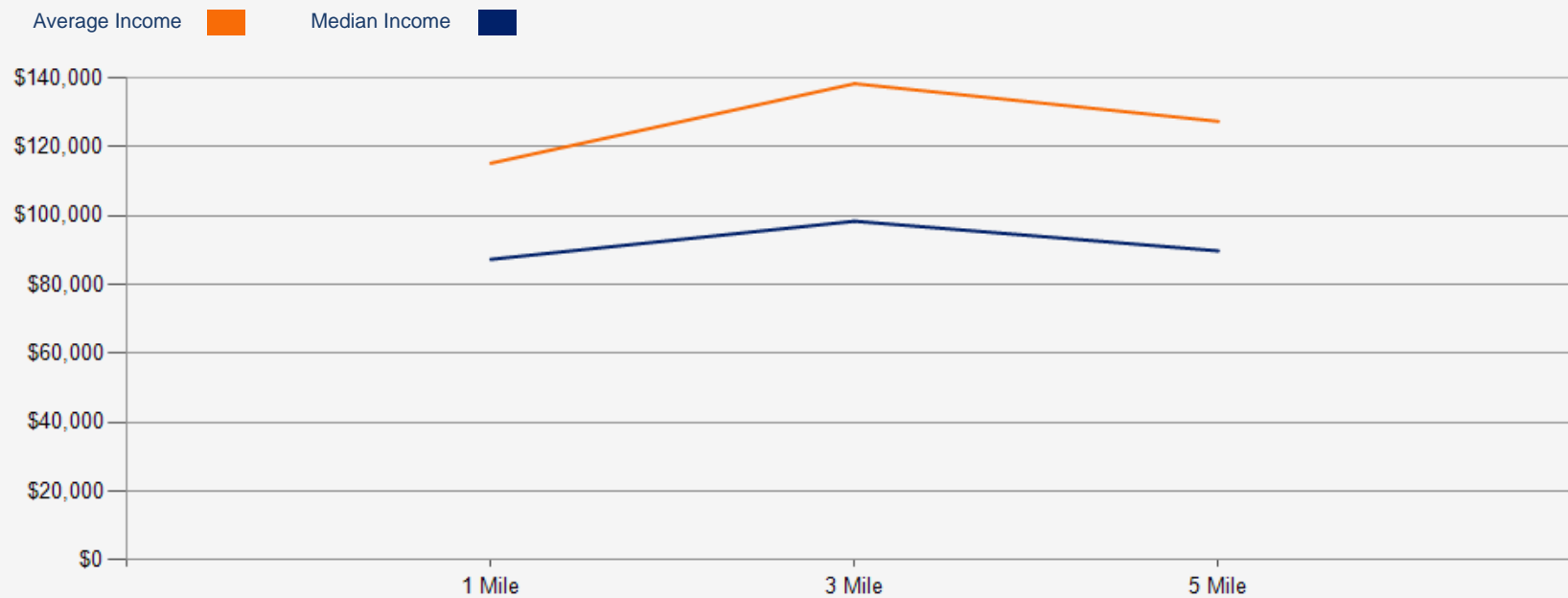
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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