



Your business deserves a great property.  
With service to match.

**941 1/2 W. Foothill Blvd., Monrovia, CA 91016**



**Gina Fanara**  
Associate  
DRE License 01805710  
gina@cibare.com

**Filippo Fanara**  
Broker Principal  
DRE License 01198019  
filippo@cibare.com

830 S. Myrtle Ave.  
Monrovia, CA 91016  
Ph 626.303.1818  
www.cibarealestate.com

### Property Highlights

- Office/Flex Space Available For Lease
- Approx. 1,200 SF Suite
- Asking Rate is \$1.95/SF Modified Gross
- Zoning: MOCG
- Year Built: 1951
- High Visibility on Foothill Blvd.
- Suite Includes: 11ft Ceilings, Smooth Concrete Floor, Private Restroom, Open Space and Plenty of Natural Light
- Private Parking Lot in Rear of the Building, with 2 Parking Spaces Available
- Two Year Minimum Lease Term
- Located on the Border of Monrovia and Arcadia
- Nearby Amenities Include: CVS, Walgreens, Zelo Pizza, Ralphs, Paco's Mexican Restaurant, and Starbucks

Shown by appointment only. Please  
call listing office to  
schedule an appointment.

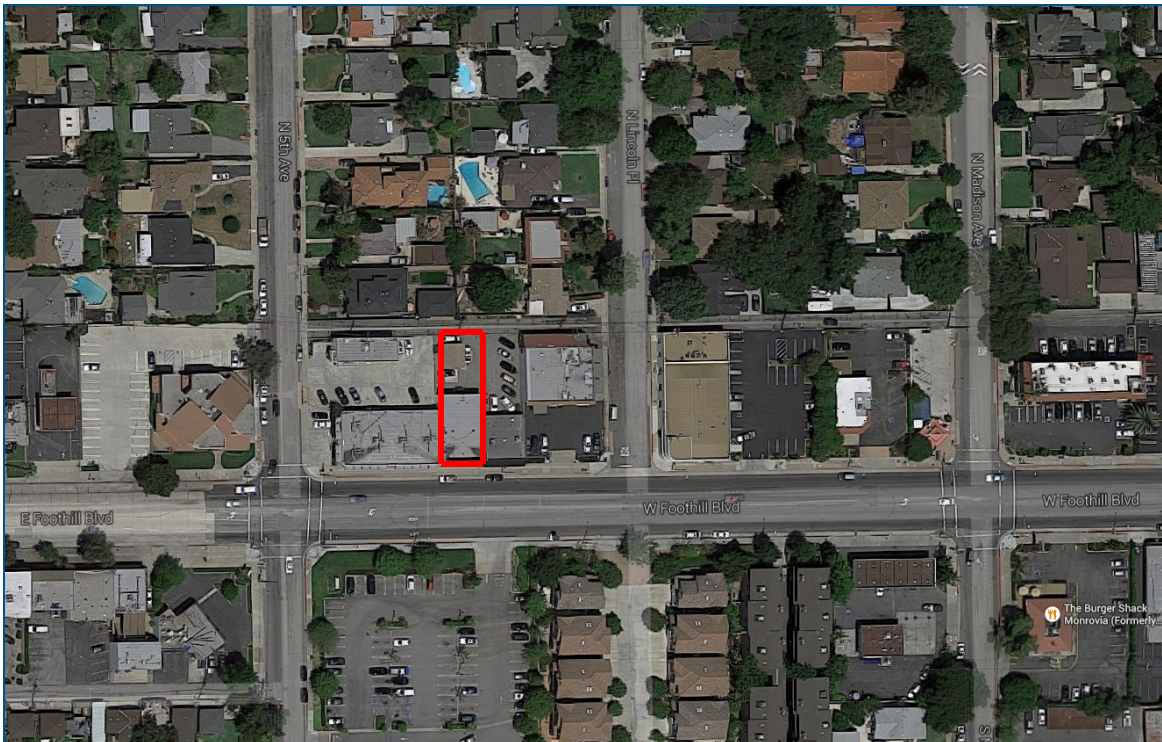
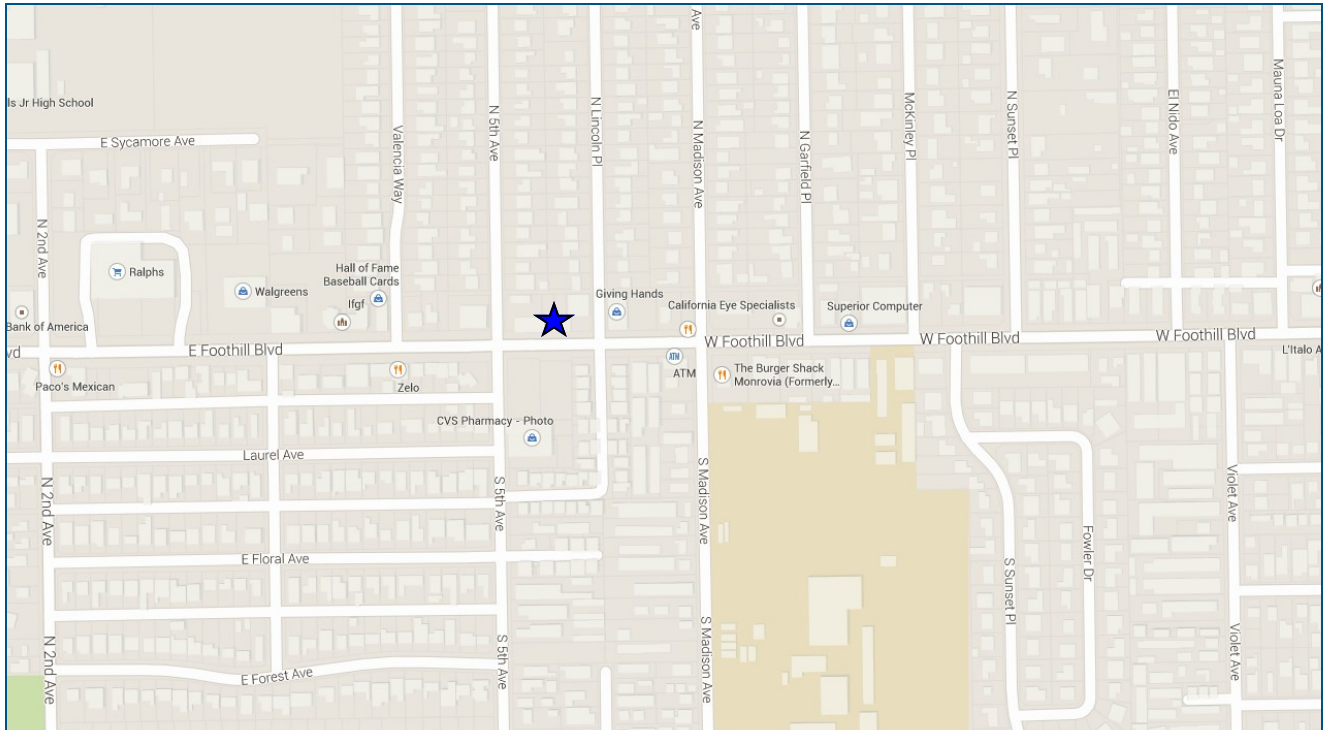
Like Us on Facebook! Follow Us on Twitter!





Your business deserves a great property.  
With service to match.

941 1/2 W. Foothill Blvd., Monrovia, CA 91016



Like Us on Facebook! Follow Us on Twitter!

