



FOR SALE

120 E. Lemon Ave., Monrovia, CA 91016



**FULLY LEASED INVESTMENT
PROPERTY IN HIGHLY DESIRABLE
OLD TOWN MONROVIA**

Gina Fanara
Senior Associate
DRE License 01805710
626.818.3283 Cell
gina@cibare.com

Filippo Fanara
Principal Broker
DRE License 01198019
626.255.1124 Cell
filippo@cibare.com





PROPERTY HIGHLIGHTS

120 E. Lemon Ave., Monrovia, CA 91016



- Retail/Flex Commercial Property in the Historic Commercial District of Old Town Monrovia
- Financial Information to be Provided with NDA
- Approximately 10,080 SF Building
- Approximately 10,046 SF Lot
- Zoning: MOPD* (Monrovia Planned Development)
- Year Built: 1925
- Four Tenants Currently Occupy the Building
- Building May Have the Potential to be Owner User
- Building Features Include: Brick Walls, High Ceilings, Exposed Bow Truss Wood Beams, Tiled Façade, Earthquake Retrofit, HVAC Systems, and Fire Sprinkler System
- Free Public Parking Adjacent to the Building
- Good Pedestrian Traffic: Walk Score—86 (Very Walkable), Transit Score—33 (Some Transit), Bike Score—62 (Bikeable)
- Less than 1 Mile to both the 210 Freeway and the Metro Gold Line Station
- Amenities in Walking Distance Include: Look Cinemas, Library Park, Monrovia Public Library, Monrovia Street Fair (every Friday), and Many Boutique Restaurants and Shops
- Monrovia City Hall, Monrovia Fire Department, and Monrovia Police Department are Located Across the Street



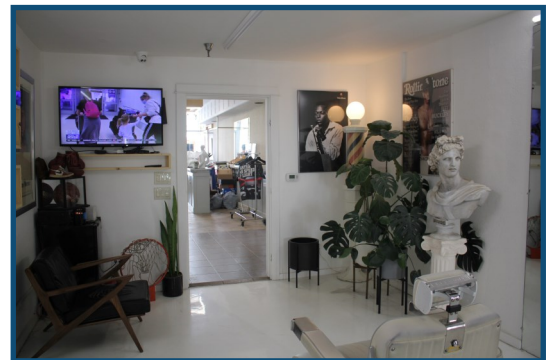
Shown by appointment only. Please call listing office to schedule an appointment.



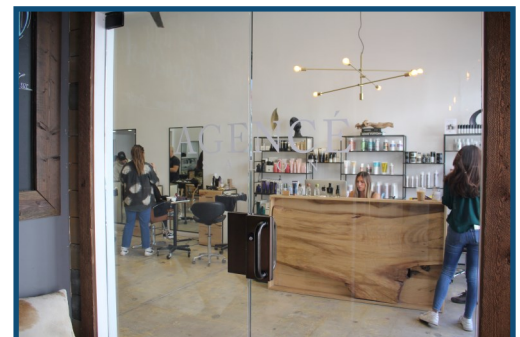
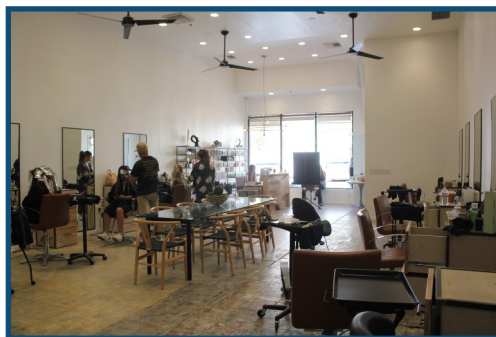
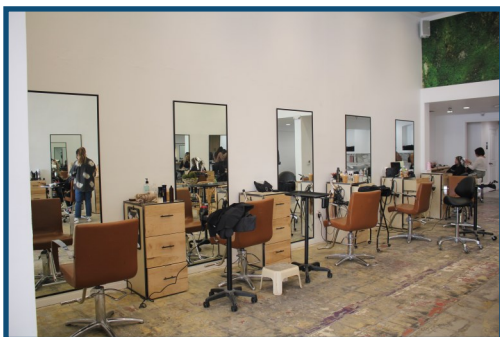
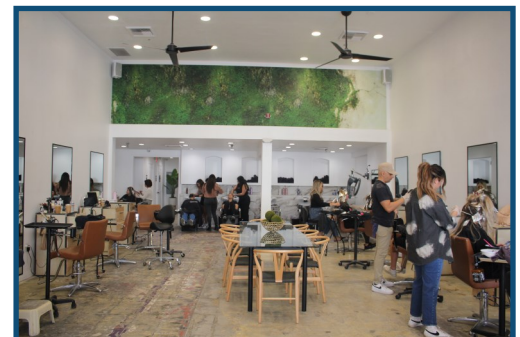
TENANT OVERVIEW

120 E. Lemon Ave., Monrovia, CA 91016

UNIT A—740 SF



UNIT B—2,020 SF

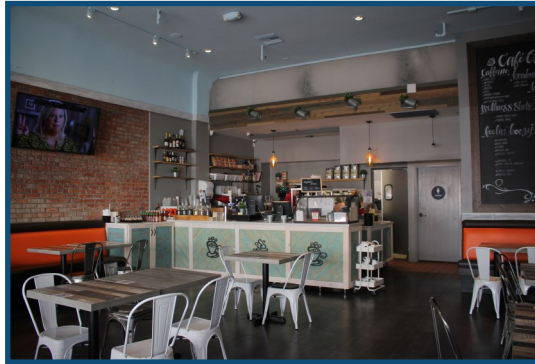




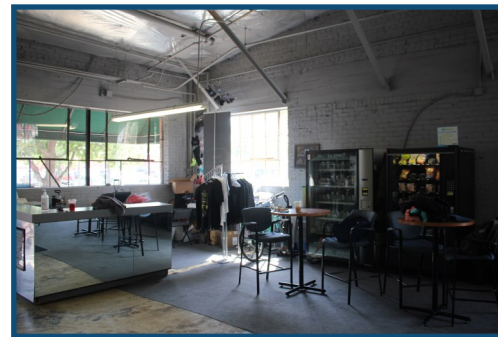
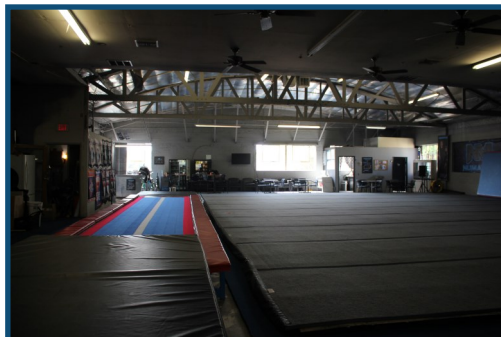
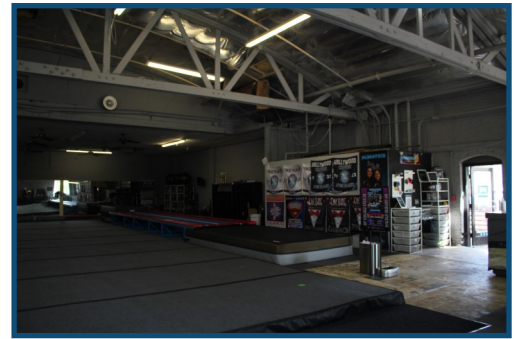
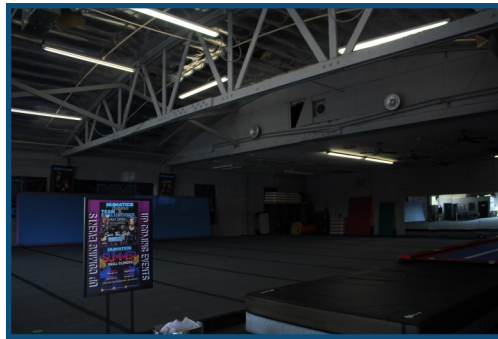
TENANT OVERVIEW

120 E. Lemon Ave., Monrovia, CA 91016

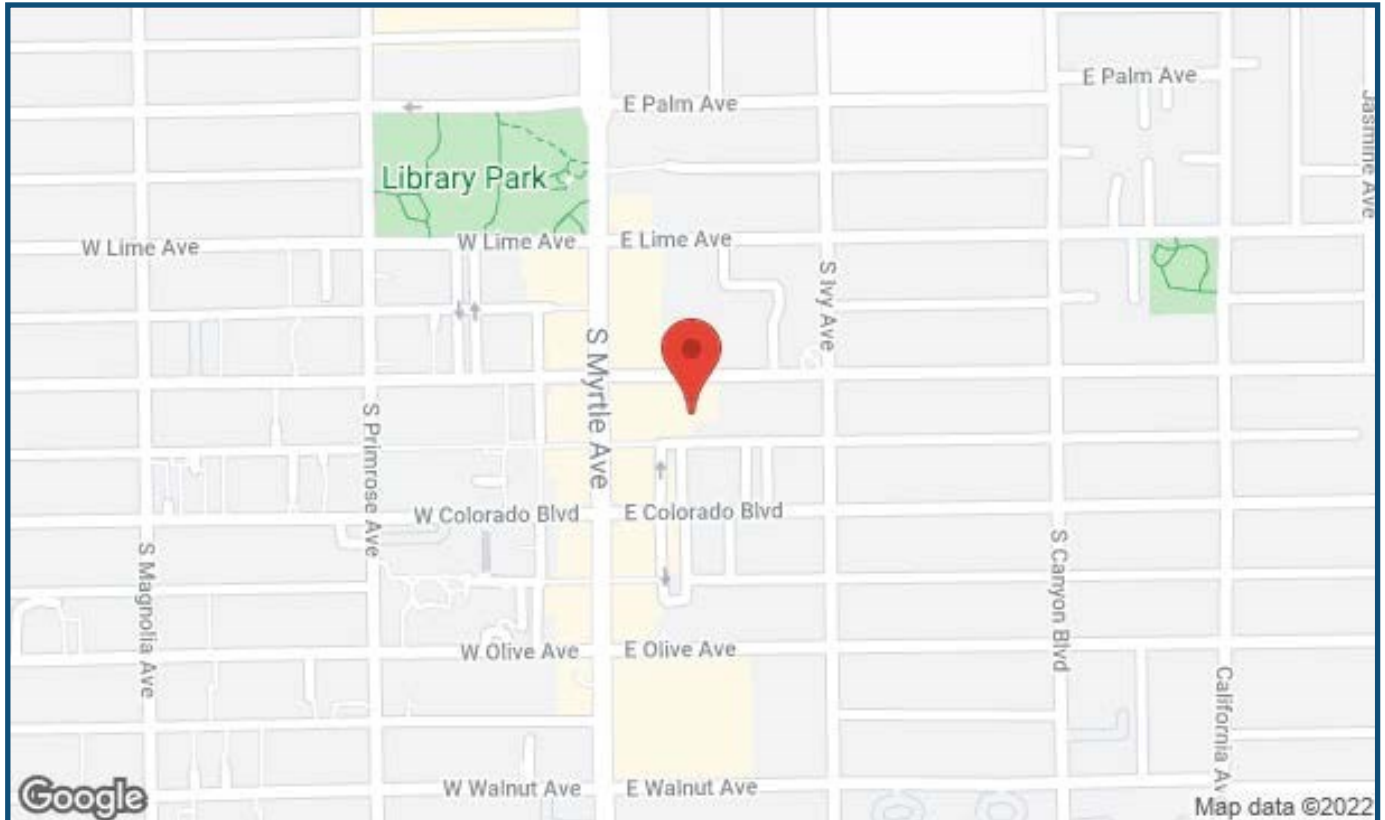
UNIT C—1,742 SF



UNIT D—5,578 SF



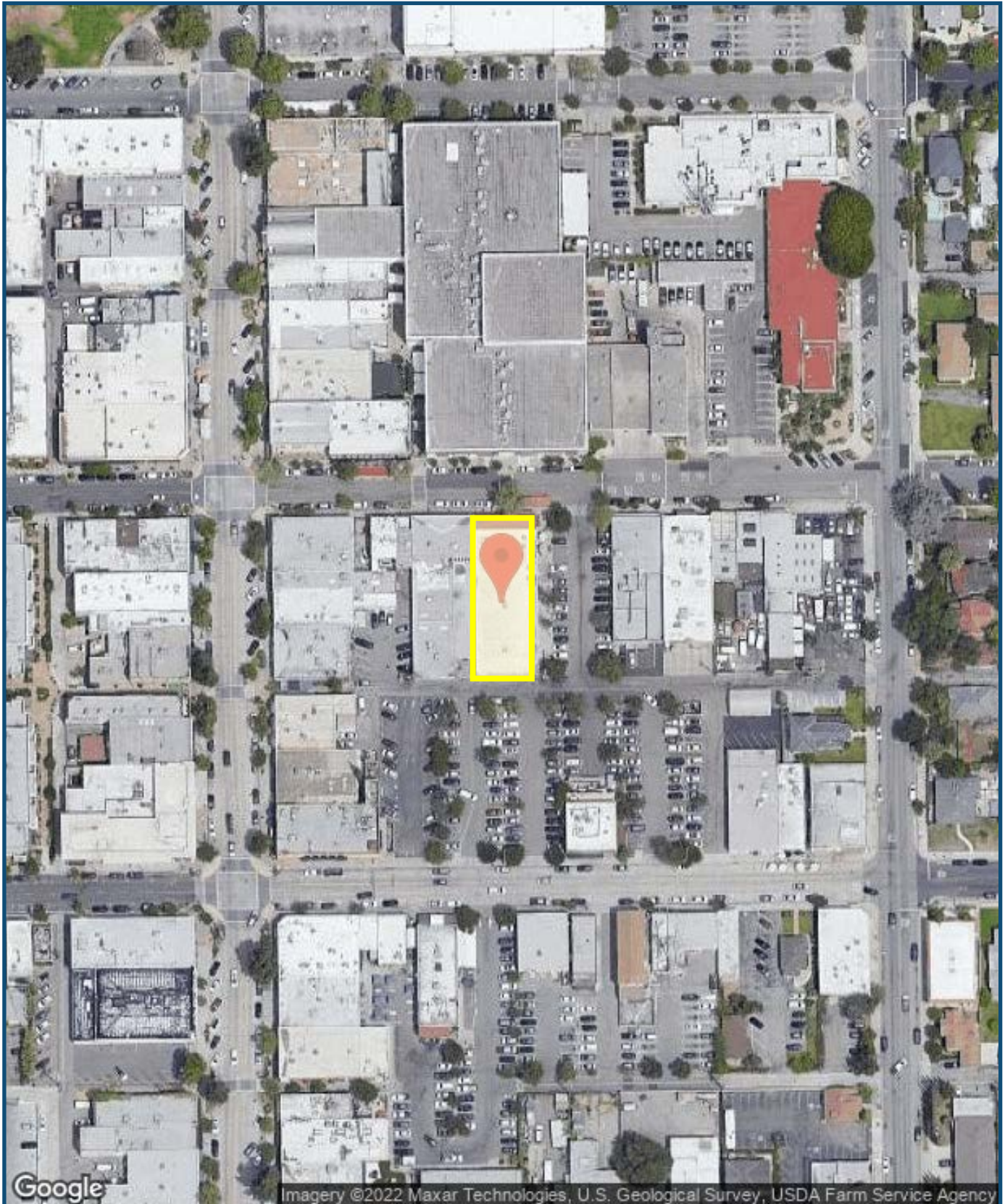
120 E. Lemon Ave., Monrovia, CA 91016





LOCATION/AERIAL MAPS

120 E. Lemon Ave., Monrovia, CA 91016





120 E. Lemon Ave., Monrovia, CA 91016

120 E Lemon Ave, Monrovia, CA 91016

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2026 Projection | 24,058 | | 100,831 | | 278,639 | |
| 2021 Estimate | 24,334 | | 101,769 | | 281,652 | |
| 2010 Census | 24,504 | | 101,344 | | 282,684 | |
| Growth 2021 - 2026 | -1.13% | | -0.92% | | -1.07% | |
| Growth 2010 - 2021 | -0.69% | | 0.42% | | -0.37% | |
| 2021 Population by Hispanic Origin | 10,734 | | 35,423 | | 116,142 | |
| 2021 Population | 24,334 | | 101,769 | | 281,652 | |
| White | 18,402 | 75.62% | 61,562 | 60.49% | 167,997 | 59.65% |
| Black | 1,889 | 7.76% | 4,862 | 4.78% | 8,089 | 2.87% |
| Am. Indian & Alaskan | 397 | 1.63% | 1,112 | 1.09% | 3,268 | 1.16% |
| Asian | 2,628 | 10.80% | 30,895 | 30.36% | 94,606 | 33.59% |
| Hawaiian & Pacific Island | 81 | 0.33% | 203 | 0.20% | 535 | 0.19% |
| Other | 937 | 3.85% | 3,134 | 3.08% | 7,157 | 2.54% |
| U.S. Armed Forces | 0 | | 1 | | 87 | |
| Households | | | | | | |
| 2026 Projection | 9,005 | | 34,769 | | 88,828 | |
| 2021 Estimate | 9,110 | | 35,098 | | 89,805 | |
| 2010 Census | 9,178 | | 34,957 | | 90,184 | |
| Growth 2021 - 2026 | -1.15% | | -0.94% | | -1.09% | |
| Growth 2010 - 2021 | -0.74% | | 0.40% | | -0.42% | |
| Owner Occupied | 4,181 | 45.89% | 21,498 | 61.25% | 55,064 | 61.32% |
| Renter Occupied | 4,929 | 54.11% | 13,600 | 38.75% | 34,741 | 38.68% |
| 2021 Households by HH Income | 9,111 | | 35,099 | | 89,806 | |
| Income: <\$25,000 | 1,000 | 10.98% | 4,063 | 11.58% | 11,194 | 12.46% |
| Income: \$25,000 - \$50,000 | 1,428 | 15.67% | 4,866 | 13.86% | 13,968 | 15.55% |
| Income: \$50,000 - \$75,000 | 1,565 | 17.18% | 5,432 | 15.48% | 14,519 | 16.17% |
| Income: \$75,000 - \$100,000 | 1,127 | 12.37% | 4,272 | 12.17% | 11,578 | 12.89% |
| Income: \$100,000 - \$125,000 | 1,151 | 12.63% | 4,427 | 12.61% | 10,735 | 11.95% |
| Income: \$125,000 - \$150,000 | 879 | 9.65% | 2,928 | 8.34% | 6,979 | 7.77% |
| Income: \$150,000 - \$200,000 | 798 | 8.76% | 4,002 | 11.40% | 9,555 | 10.64% |
| Income: \$200,000+ | 1,163 | 12.76% | 5,109 | 14.56% | 11,278 | 12.56% |
| 2021 Avg Household Income | \$111,838 | | \$117,967 | | \$110,706 | |
| 2021 Med Household Income | \$87,477 | | \$93,659 | | \$86,275 | |

