

Industrial For Lease

244-256 Kruse

244 Kruse Avenue, Monrovia, CA 91016

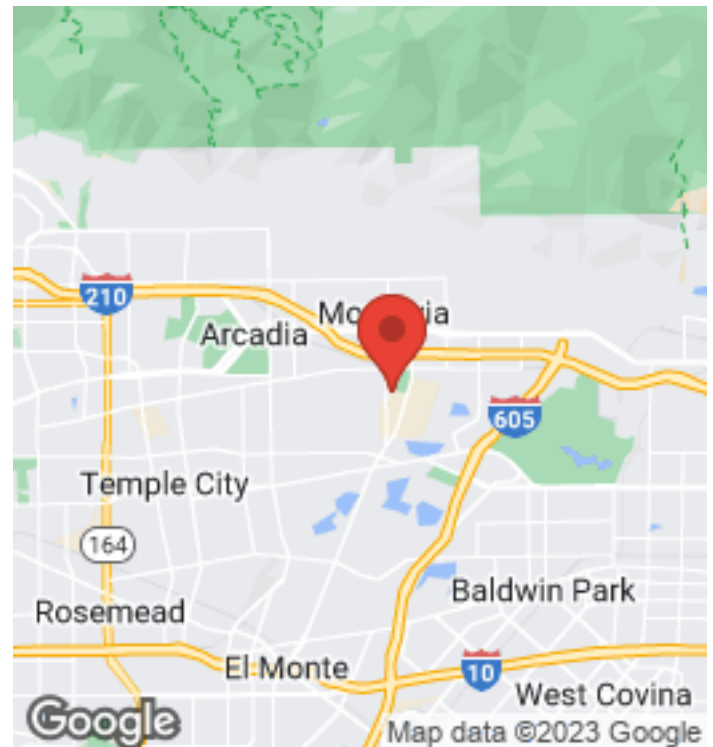
FOR LEASE



— 244 Kruse Avenue —

Property Highlights

- Approximately 5,000 SF Industrial Unit.
- 16 Foot Ceiling Height
- Clear Span in unit
- Easy Access to 210, 605 Freeways
- Excellent Location Close to Gold Line Station
- Zoned Light Manufacturing
- Easy access to Old Town Amenities
- Asking price is 1.60 psf MG
- 3-5 year term
- Call for showing instructions



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PROPERTY SUMMARY

244 KRUSE AVENUE



Property Summary

Lease Rate:	1.60 PSF MG
Lease Term:	3-5 Yrs.
Available SF:	5,000
Warehouse SF:	4,430
Clear Height:	16
Column Space:	Clear Span
Construction Type:	Tilt-Up
Dock Doors:	0
Grade Doors:	1
Truck Door:	0
Indoor Docks:	No
Power:	Verify
Rail Access:	No
Yard:	No
Fire System:	Fire Sprinklers
Year Built:	1978

Property Overview

The Industrial Park consists of 1 buildings with approximately 4 individual units. The buildings cumulatively are approximately 20,000 square feet of improvements. The property is more correctly described as a flex/ industrial property. The improvements sit on approximately 37,026 square feet of land with adequate parking. Located just off of Myrtle on Kruse Ave. The location provides great access to the Goldline light rail system and the 210 freeway. It is located in a quiet industrial area of Monrovia. Old Town Monrovia is just a short trip up Myrtle Avenue and there are plenty of amenities.

Location Overview

244 Kruse Ave. is very well located in a thriving and developing transit hub area in Monrovia. The Industrial Park is within walking distance of the Monrovia Goldline station and multiple new multi-family developments which will add approximately 970 new luxury apartments. There is also very good transportation from the main streets, freeway and light rail located adjacent to the property.

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PROPERTY PHOTOS

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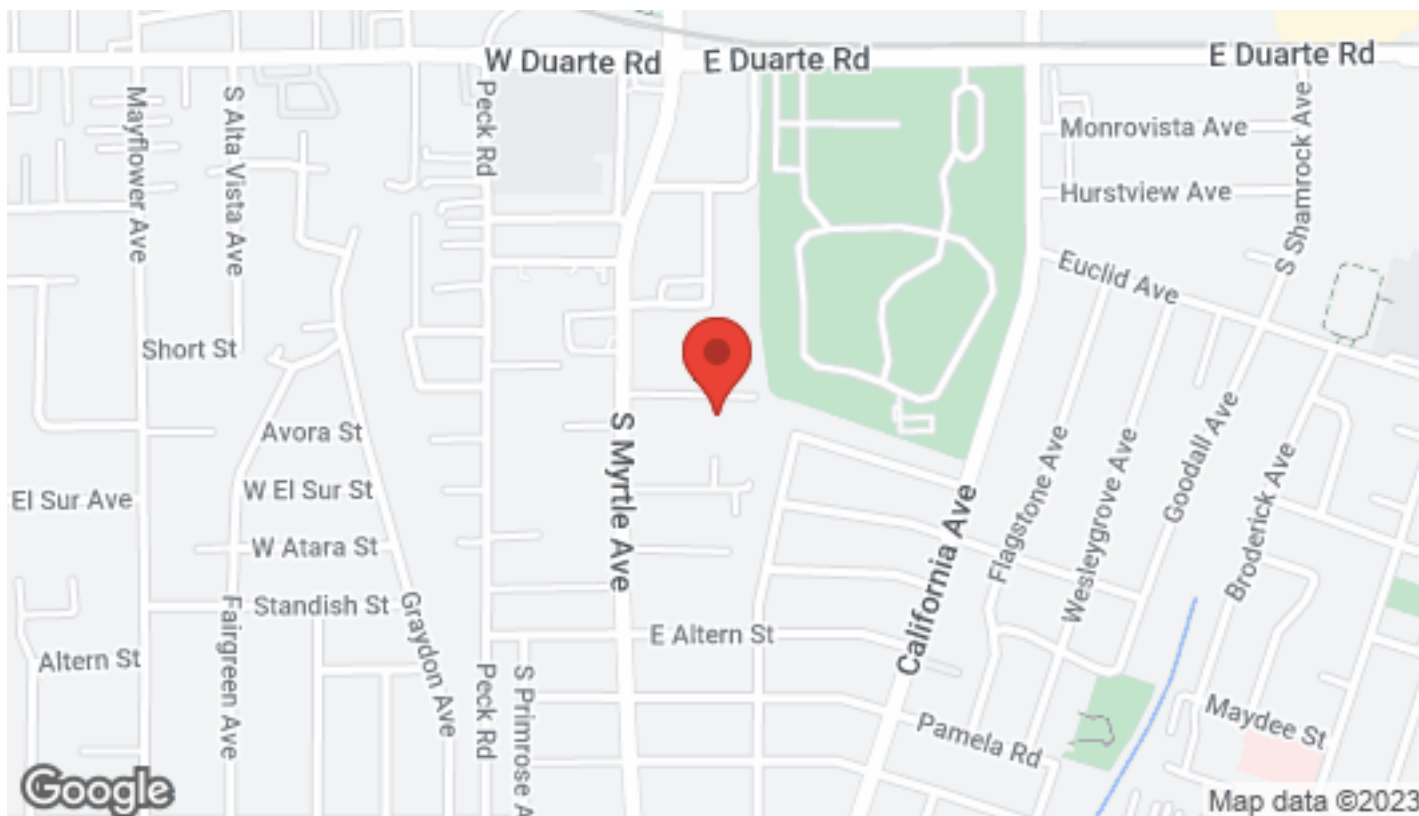
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LOCATION MAPS

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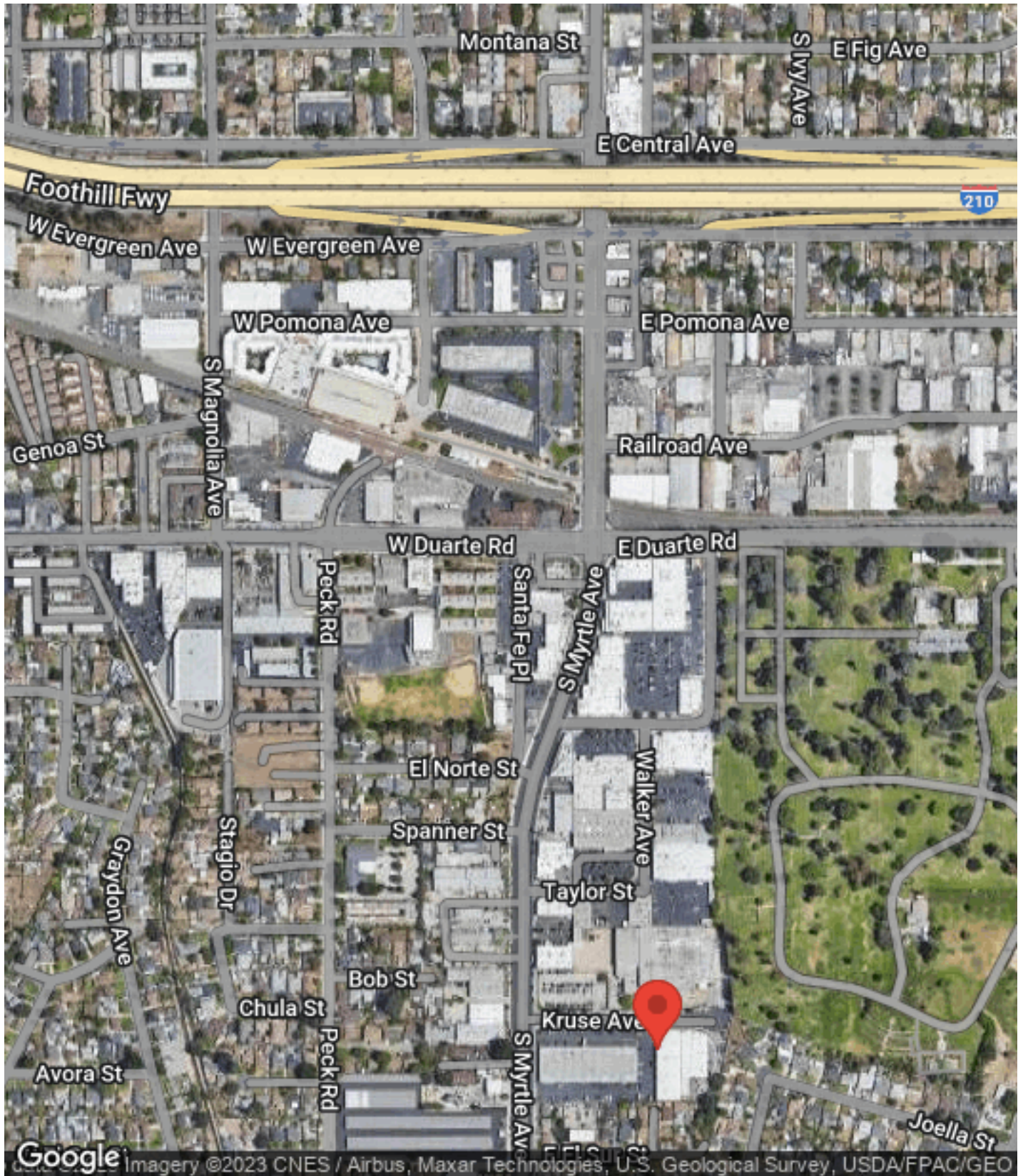
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AERIAL MAP

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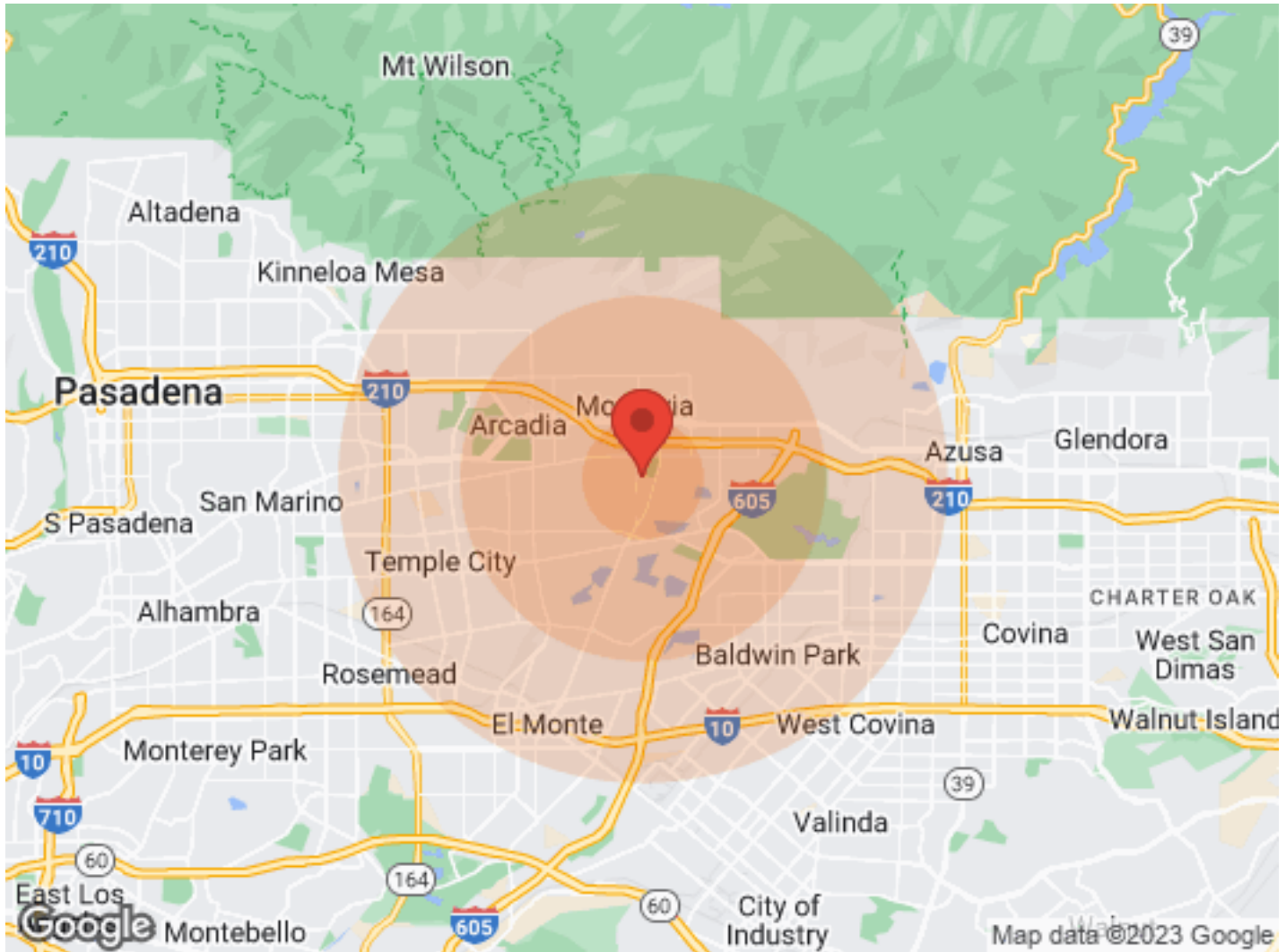
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DEMOGRAPHICS

244 KRUSE AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	11,986	70,602	212,036
Female	12,188	74,067	214,546
Total Population	24,174	144,669	426,582

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,063	26,389	82,707
Ages 15-24	3,491	19,014	57,949
Ages 55-64	2,606	17,958	50,552
Ages 65+	2,627	21,831	58,102

Race	1 Mile	3 Miles	5 Miles
White	11,206	65,179	181,728
Black	1,443	3,439	5,644
Am In/AK Nat	45	223	853
Hawaiian	15	24	54
Hispanic	14,881	65,039	229,322
Multi-Racial	15,854	67,706	238,310

Income	1 Mile	3 Miles	5 Miles
Median	\$71,498	\$72,014	\$63,645
< \$15,000	588	3,849	11,874
\$15,000-\$24,999	794	4,012	12,049
\$25,000-\$34,999	576	2,992	11,077
\$35,000-\$49,999	886	5,621	16,335
\$50,000-\$74,999	1,309	9,522	24,474
\$75,000-\$99,999	1,017	6,450	16,713
\$100,000-\$149,999	1,105	7,596	19,373
\$150,000-\$199,999	444	3,097	7,729
> \$200,000	187	2,623	6,216

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,362	49,708	134,417
Occupied	7,097	47,570	128,570
Owner Occupied	4,512	29,397	75,756
Renter Occupied	2,585	18,173	52,814
Vacant	265	2,138	5,847

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PROFESSIONAL BIO

244 KRUSE AVENUE



ALFREDO MEJIA

Principal



Alfredo Mejia is a native of the San Gabriel Valley. Born in Pasadena and attended La Salle High School. Alfredo continued his education and graduated from California State Polytechnic University, Pomona with a degree in Business Administration/Accounting.

The next five years were spent in public and private accounting positions. From early 1990 to 2002 Mr. Mejia successfully managed his family's very popular Mexican restaurant in the City of Duarte. The position in the hospitality industry turned out to be a great springboard for a career in real estate.

Working at The Bates Company in Monrovia was the initial experience for Alfredo in Commercial Real Estate. It offered a great insight into the development world as well as an opportunity to learn about the industrial real estate market. In 2004 Alfredo and his business partner Filippo Fanara founded CIBA Real Estate. For the last nineteen years Alfredo has been involved in the local real estate market. During his tenure the market has changed dramatically and the opportunities are becoming more available in the resetting marketplace.

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We operate as a local commercial brokerage with regional capabilities. The changes that are occurring in the market today and the transfer of wealth that will occur in the market will make for an abundance of opportunities in the commercial real estate market.

DISCLAIMER

244 KRUSE AVENUE



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PRESENTED BY:

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