

For Lease/Auto Use

MANNY'S AUTO
147 EAST COLORADO BOULEVARD
MONROVIA, CA 91016



ALFREDO MEJIA, CCIM
Principal
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01340251, California

BRIAN DEETS
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KATELYN MEJIA
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PROPERTY SUMMARY

147 EAST COLORADO BOULEVARD | MONROVIA, CA 91016



Property Summary

Lease Rate:	2.25 MG
Lease Term:	3 to 5 Years
Available SF:	4,704
Frontage:	57.5
Year Built:	1923
Parking:	Street
Parking Ratio:	N/A
Lighting:	Flourescent
Zoning:	MOPD

Property Overview

Situated at 147 E Colorado Blvd., Monrovia, CA, this property is primed for automotive excellence. Formerly Manny's Quality Auto Repair, its spacious interior and flexible zoning suit an auto repair shop targeting a premium clientele. Street prominence and accessibility enhance its business potential.

Location Overview

Monrovia's 37,000 residents, with a median income of \$87,000, form an upscale market eager for quality auto care. The nearby auto dealerships signals demand for specialized services. Near the I-210, it draws customers regionally. This location offers a tenant the chance to serve a wealthy, car-savvy community in a high-demand setting.

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016

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PROPERTY PHOTOS

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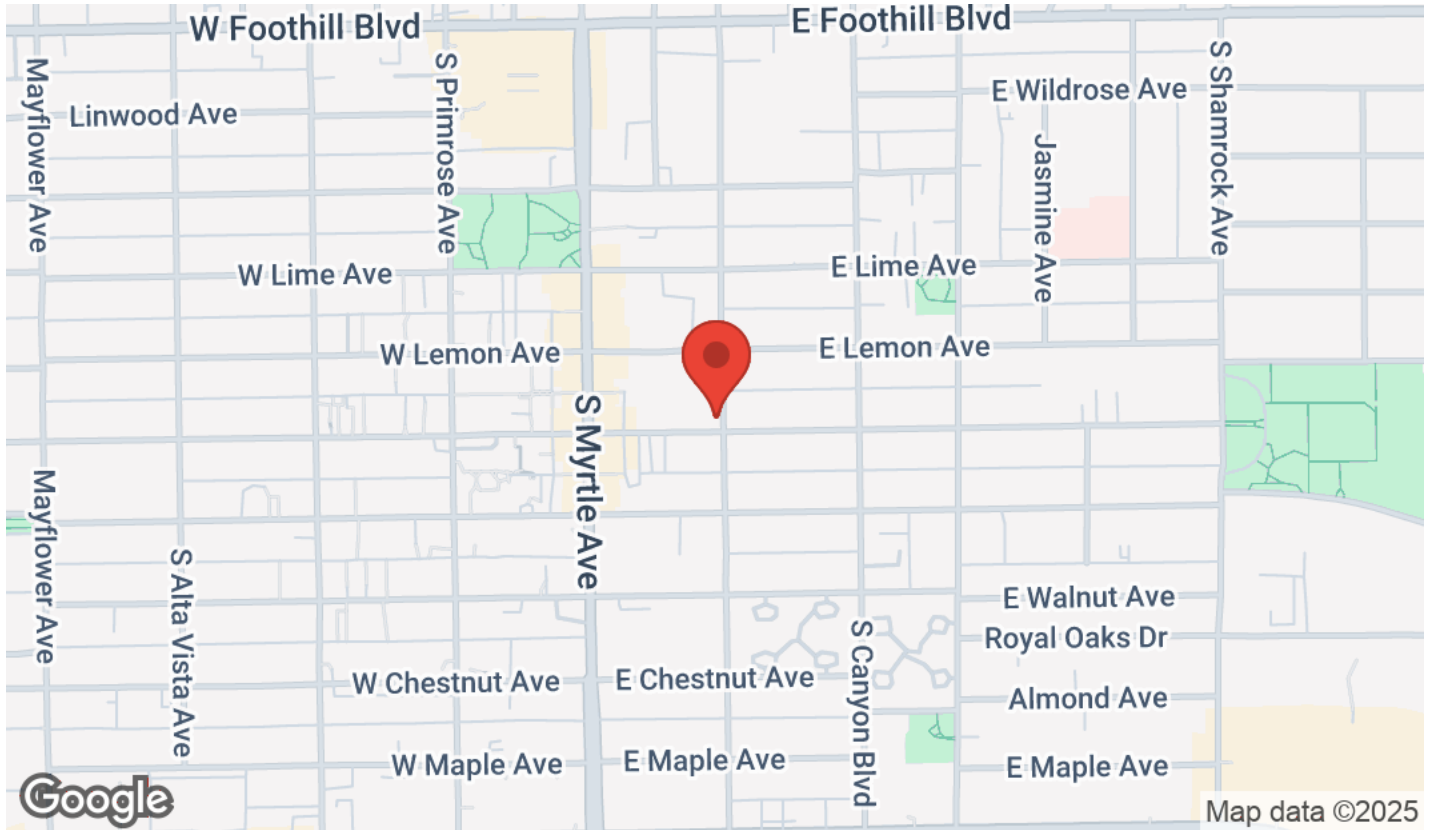
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LOCATION MAPS

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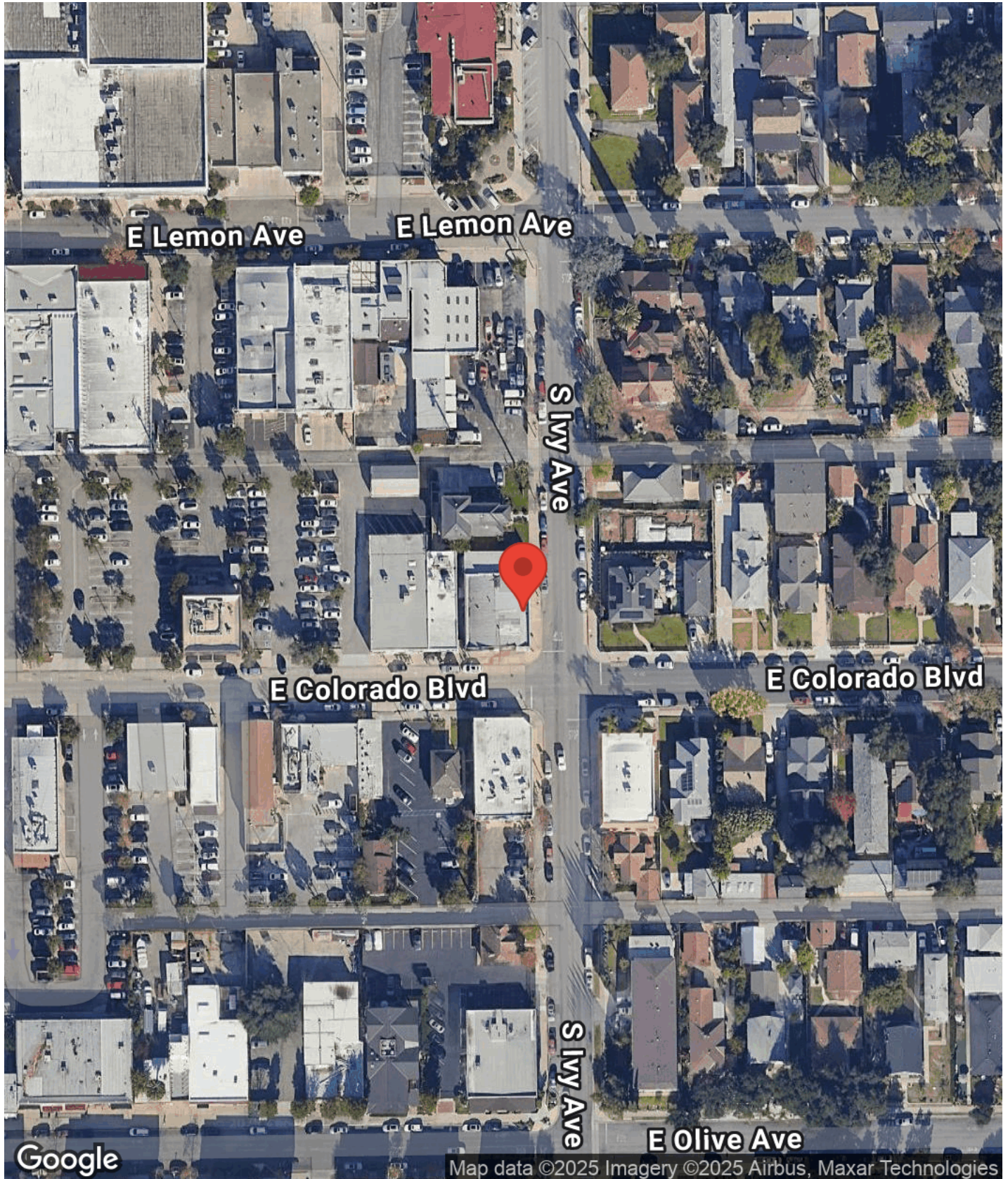
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AERIAL MAP

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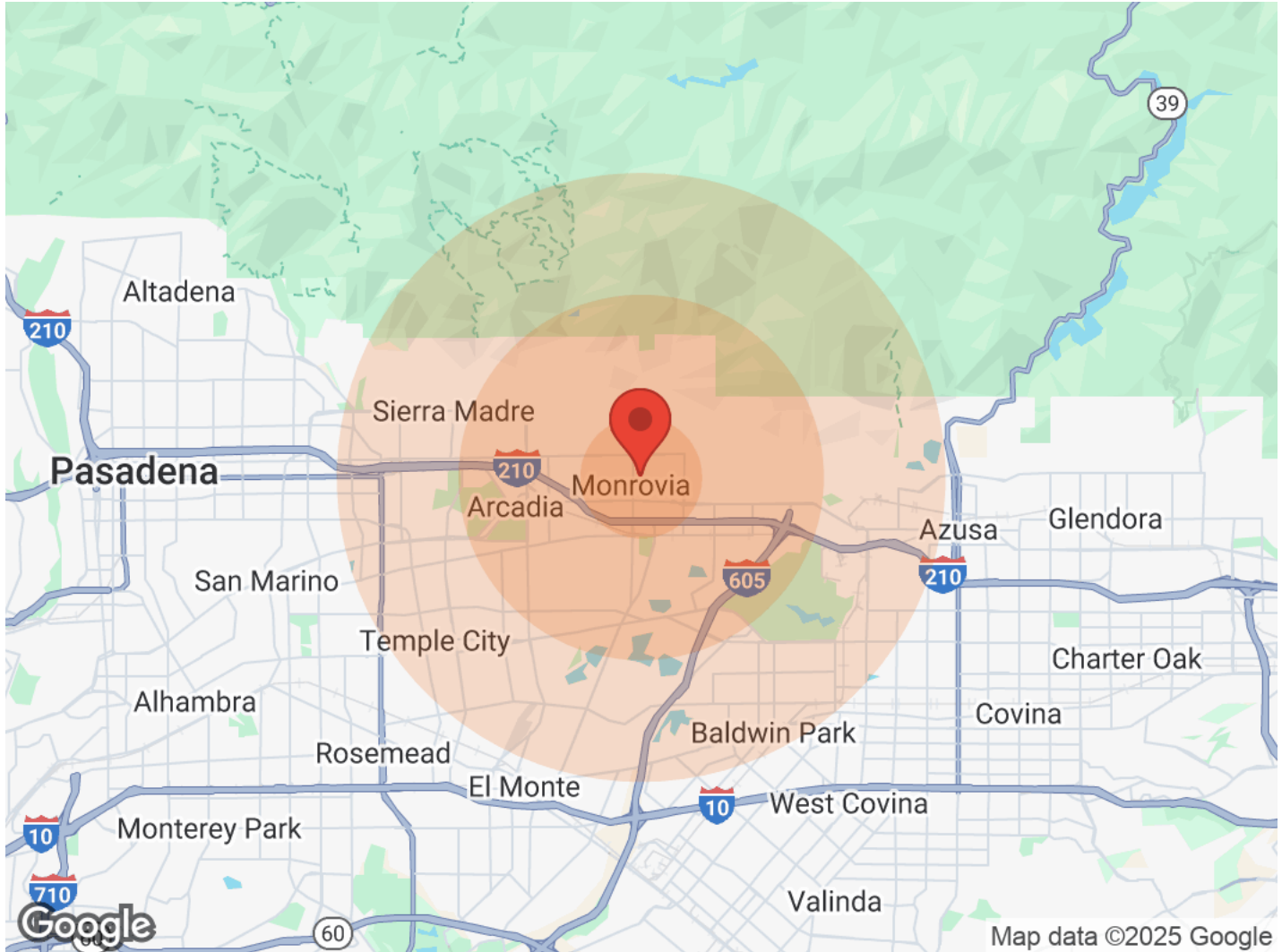
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	11,941	50,935	141,909
Female	12,292	53,690	149,103
Total Population	24,233	104,625	291,012

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,574	18,412	53,265
Ages 15-24	3,143	13,549	37,961
Ages 25-54	10,595	42,143	118,218
Ages 55-64	2,929	13,731	36,968
Ages 65+	2,992	16,790	44,600

Race	1 Mile	3 Miles	5 Miles
White	14,591	51,623	130,564
Black	1,381	3,509	4,737
Am In/AK Nat	59	121	409
Hawaiian	21	24	41
Hispanic	11,247	37,880	127,043
Multi-Racial	12,346	39,962	130,612

Income	1 Mile	3 Miles	5 Miles
Median	\$70,846	\$77,628	\$69,295
< \$15,000	880	2,903	8,578
\$15,000-\$24,999	1,022	3,163	7,974
\$25,000-\$34,999	667	2,215	7,078
\$35,000-\$49,999	1,090	3,840	10,901
\$50,000-\$74,999	1,754	6,831	18,061
\$75,000-\$99,999	1,251	4,616	12,498
\$100,000-\$149,999	1,479	6,420	15,136
\$150,000-\$199,999	619	2,808	6,476
> \$200,000	416	2,913	5,781

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,182	39,237	99,289
Occupied	9,650	37,460	95,034
Owner Occupied	4,405	23,624	58,748
Renter Occupied	5,245	13,836	36,286
Vacant	532	1,777	4,255

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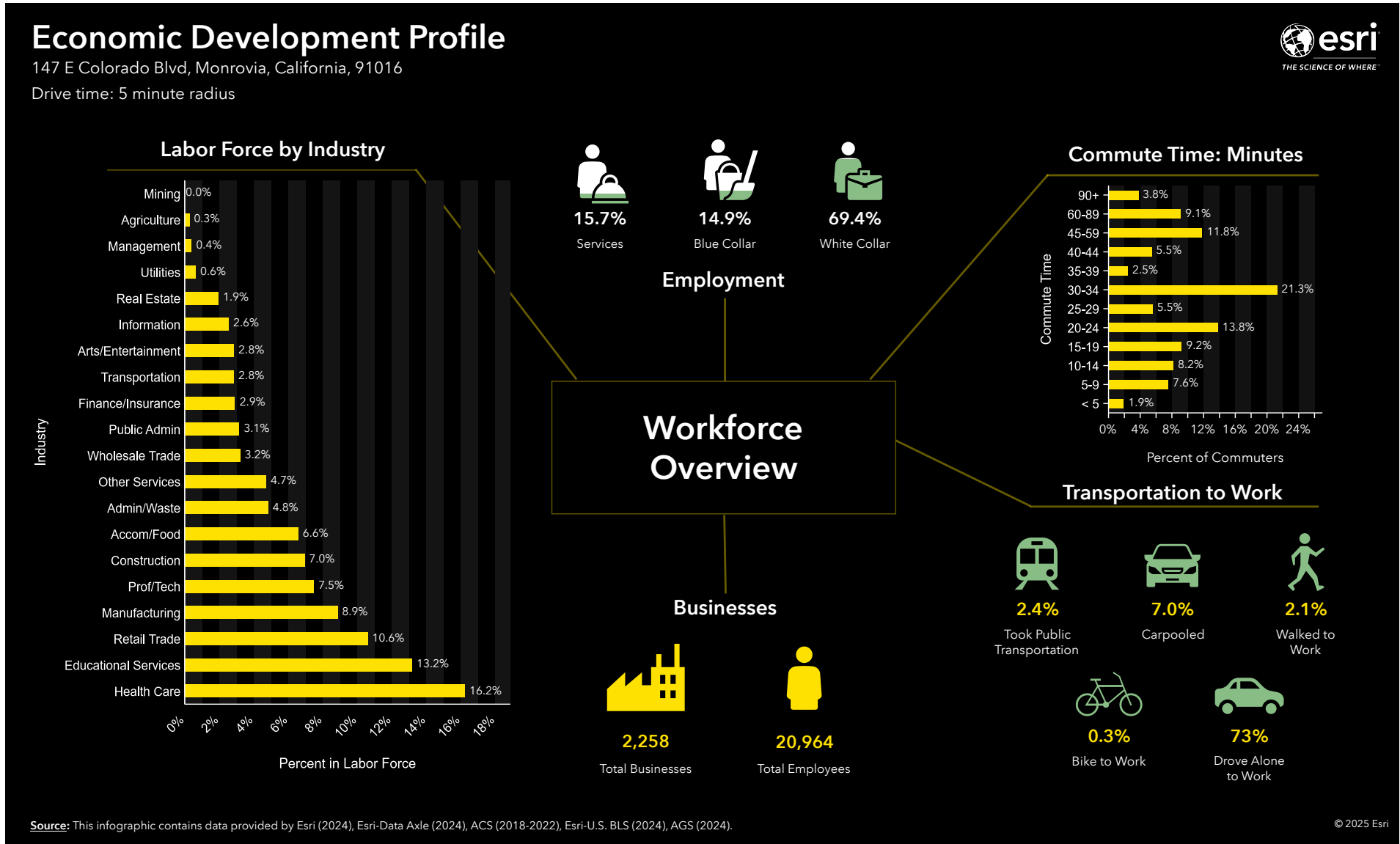
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Economic Development Profile

147 E Colorado Blvd, Monrovia, California, 91016

Drive time: 5 minute radius



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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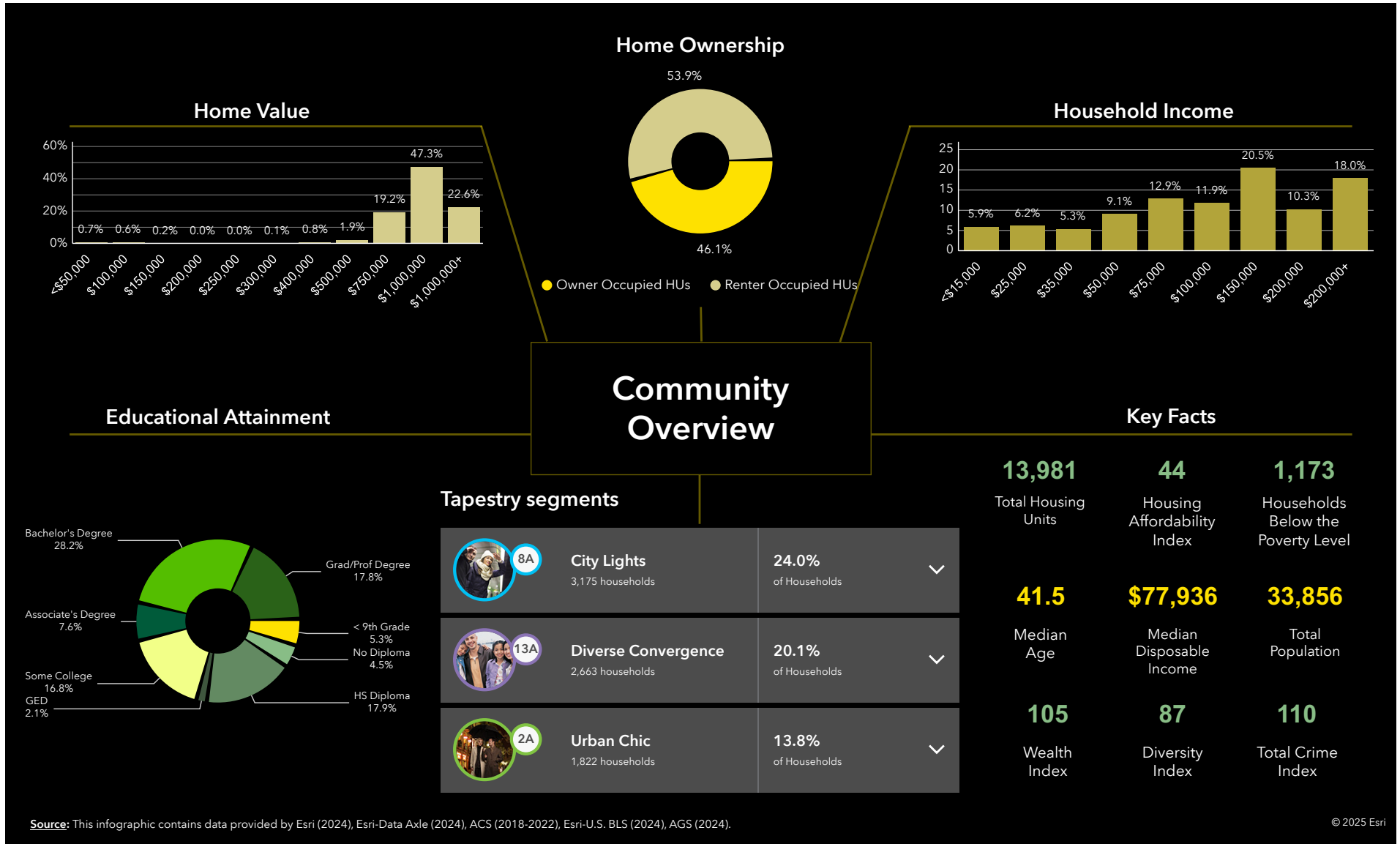
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ECONOMIC DEVELOPMENT

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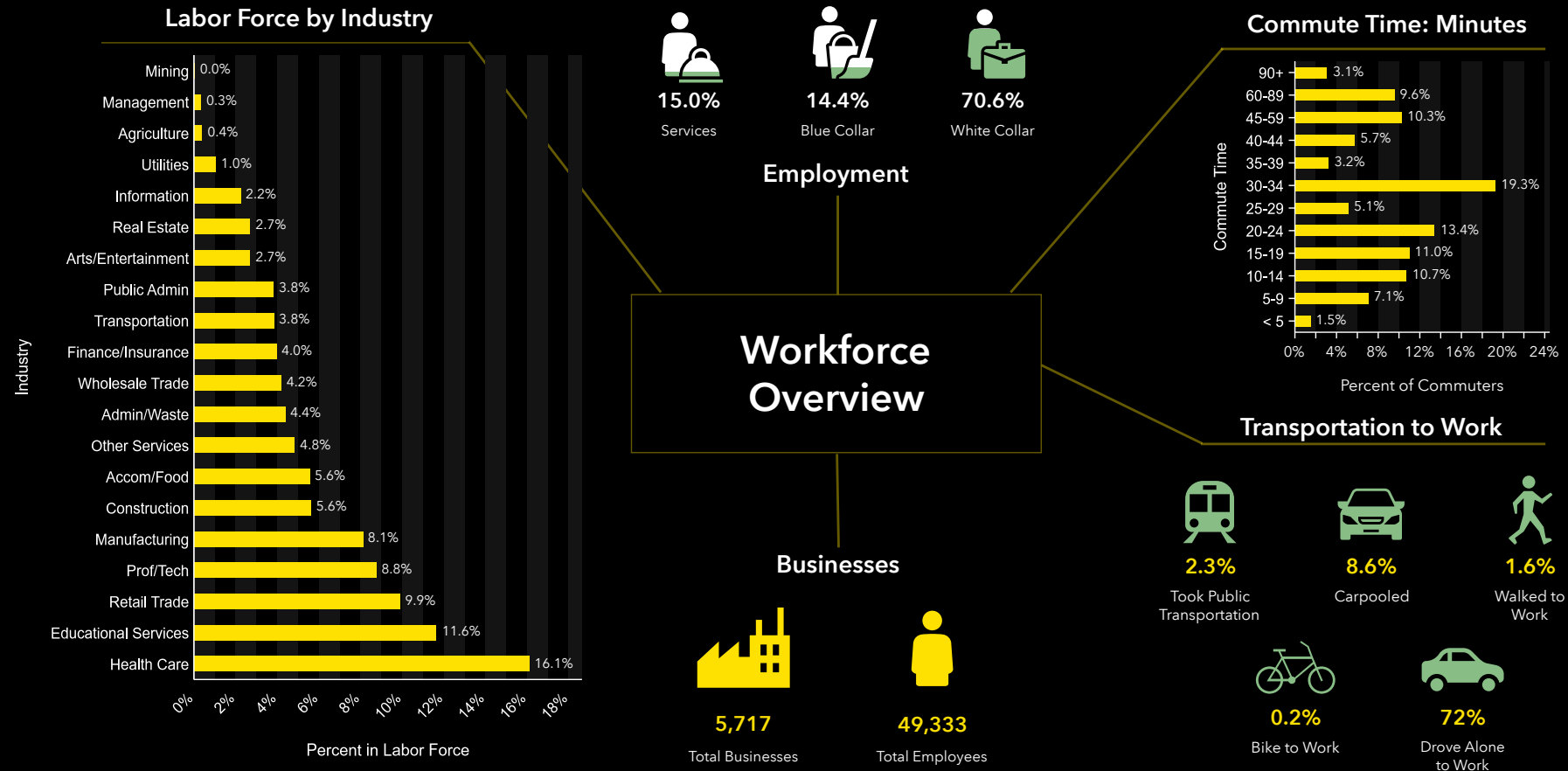
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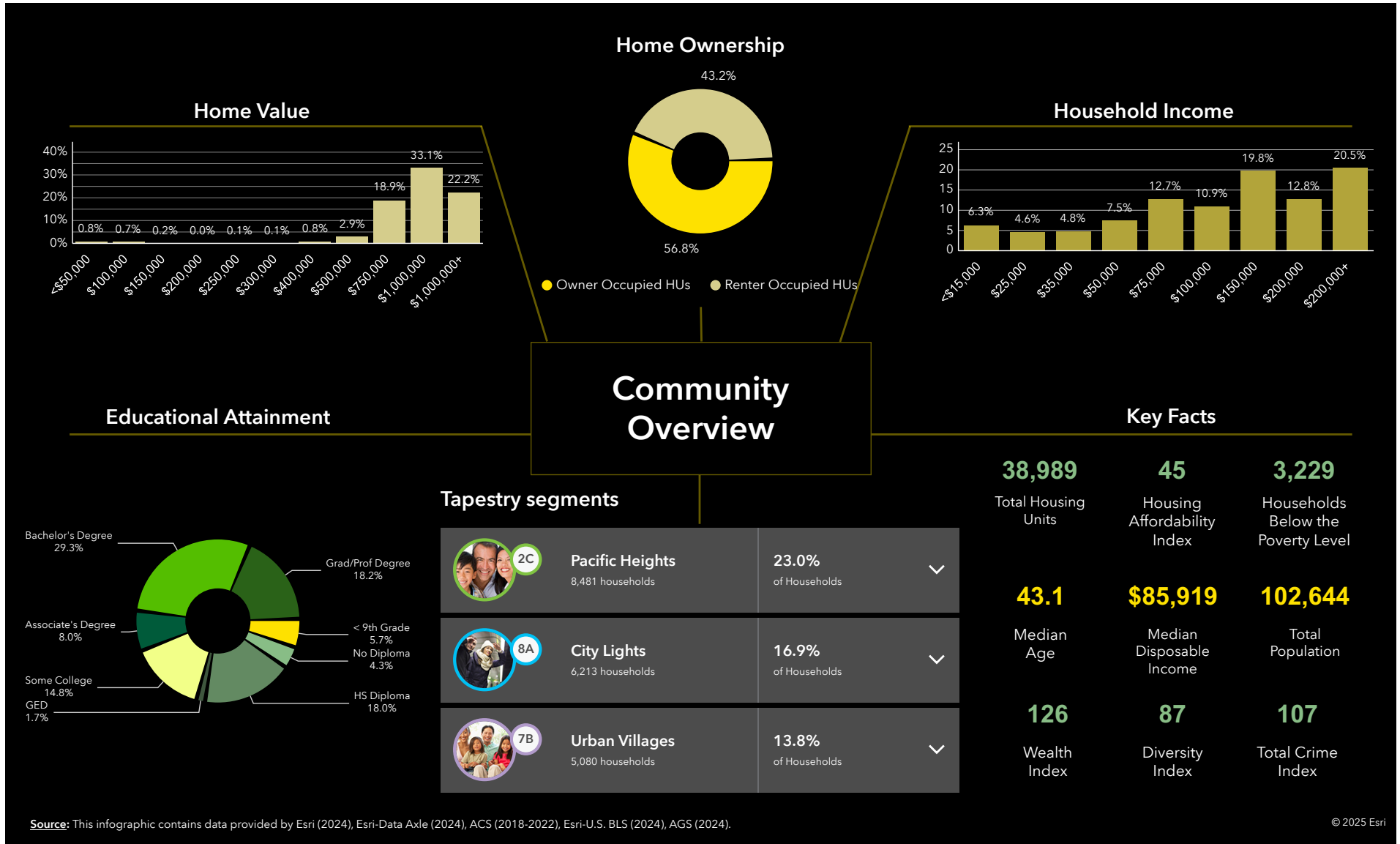
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Retail Demand by Industry

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Drive time: 5 minute radius



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	109	\$32,584.30	\$431,709,401
44-45	Retail Trade	107	\$27,505.16	\$364,415,924
722	Food Services & Drinking Places	115	\$5,079.14	\$67,293,476

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	100	\$3,088.88	\$40,924,613
4411	Automobile Dealers	103	\$2,660.92	\$35,254,530
4412	Other Motor Vehicle Dealers	62	\$154.71	\$2,049,809
4413	Auto Parts, Accessories & Tire Stores	102	\$273.25	\$3,620,273
442	Furniture and Home Furnishings Stores	107	\$1,176.81	\$15,591,490
4421	Furniture Stores	105	\$752.79	\$9,973,702
4422	Home Furnishings Stores	111	\$424.02	\$5,617,787
443, 4431	Electronics and Appliance Stores	110	\$353.80	\$4,687,500
444	Bldg Material & Garden Equipment & Supplies Dealers	97	\$1,484.96	\$19,674,183
4441	Building Material and Supplies Dealers	97	\$1,343.55	\$17,800,681
4442	Lawn and Garden Equipment and Supplies Stores	100	\$141.41	\$1,873,502
445	Food and Beverage Stores	114	\$6,461.96	\$85,614,458
4451	Grocery Stores	114	\$6,020.46	\$79,765,026
4452	Specialty Food Stores	118	\$208.93	\$2,768,050
4453	Beer, Wine, and Liquor Stores	122	\$232.57	\$3,081,383
446, 4461	Health and Personal Care Stores	102	\$810.36	\$10,736,422
447, 4471	Gasoline Stations	105	\$3,803.83	\$50,396,992
448	Clothing and Clothing Accessories Stores	110	\$1,323.15	\$17,530,392
4481	Clothing Stores	110	\$1,052.14	\$13,939,814
4482	Shoe Stores	111	\$250.64	\$3,320,722
4483	Jewelry, Luggage, and Leather Goods Stores	111	\$20.37	\$269,856
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	108	\$507.92	\$6,729,430
4511	Sporting Goods, Hobby, and Musical Inst Stores	106	\$402.40	\$5,331,416
4512	Book Stores and News Dealers	115	\$105.52	\$1,398,015
452	General Merchandise Stores	109	\$4,818.19	\$63,836,175
4522	Department Stores	112	\$432.15	\$5,725,517
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	109	\$4,386.04	\$58,110,658

 [Source:](#) Esri 2024 Consumer Spending.

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Retail Demand by Industry

147 E Colorado Blvd, Monrovia, California, 91016

Drive time: 5 minute radius



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	104	\$625.16	\$8,282,681
4531	Florists	99	\$30.29	\$401,251
4532	Office Supplies, Stationery, and Gift Stores	113	\$108.88	\$1,442,595
4533	Used Merchandise Stores	98	\$79.20	\$1,049,266
4539	Other Miscellaneous Store Retailers	103	\$406.79	\$5,389,570
454	Nonstore Retailers	109	\$3,050.16	\$40,411,587
4541	Electronic Shopping and Mail-Order Houses	109	\$2,637.14	\$34,939,530
4542	Vending Machine Operators	106	\$42.08	\$557,570
4543	Direct Selling Establishments	105	\$370.93	\$4,914,487
722	Food Services & Drinking Places	115	\$5,079.14	\$67,293,476
7223	Special Food Services	116	\$18.19	\$241,056
7224	Drinking Places (Alcoholic Beverages)	118	\$124.28	\$1,646,566
7225	Restaurants and Other Eating Places	115	\$4,936.66	\$65,405,855

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2024 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

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Retail Demand by Industry

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Drive time: 10 minute radius



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	117	\$35,245.41	\$1,299,392,650
44-45	Retail Trade	116	\$29,766.74	\$1,097,410,458
722	Food Services & Drinking Places	125	\$5,478.67	\$201,982,192

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	108	\$3,367.77	\$124,159,419
4411	Automobile Dealers	112	\$2,894.62	\$106,716,010
4412	Other Motor Vehicle Dealers	72	\$177.13	\$6,530,355
4413	Auto Parts, Accessories & Tire Stores	111	\$296.01	\$10,913,054
442	Furniture and Home Furnishings Stores	118	\$1,293.73	\$47,696,082
4421	Furniture Stores	115	\$822.19	\$30,311,778
4422	Home Furnishings Stores	124	\$471.54	\$17,384,304
443, 4431	Electronics and Appliance Stores	117	\$377.63	\$13,922,164
444	Bldg Material & Garden Equipment & Supplies Dealers	109	\$1,665.26	\$61,393,084
4441	Building Material and Supplies Dealers	108	\$1,508.23	\$55,603,793
4442	Lawn and Garden Equipment and Supplies Stores	111	\$157.03	\$5,789,292
445	Food and Beverage Stores	123	\$6,957.46	\$256,500,709
4451	Grocery Stores	122	\$6,479.45	\$238,877,958
4452	Specialty Food Stores	127	\$224.83	\$8,288,631
4453	Beer, Wine, and Liquor Stores	133	\$253.18	\$9,334,119
446, 4461	Health and Personal Care Stores	111	\$876.01	\$32,295,841
447, 4471	Gasoline Stations	112	\$4,072.14	\$150,127,543
448	Clothing and Clothing Accessories Stores	118	\$1,426.96	\$52,607,610
4481	Clothing Stores	118	\$1,135.67	\$41,868,825
4482	Shoe Stores	119	\$269.20	\$9,924,635
4483	Jewelry, Luggage, and Leather Goods Stores	120	\$22.08	\$814,149
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	117	\$548.42	\$20,218,663
4511	Sporting Goods, Hobby, and Musical Inst Stores	115	\$435.01	\$16,037,673
4512	Book Stores and News Dealers	124	\$113.41	\$4,180,990
452	General Merchandise Stores	118	\$5,197.65	\$191,621,816
4522	Department Stores	121	\$465.79	\$17,172,267
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	118	\$4,731.86	\$174,449,549

[Source:](#) Esri 2024 Consumer Spending.

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Drive time: 10 minute radius



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	113	\$677.00	\$24,959,142
4531	Florists	110	\$33.79	\$1,245,602
4532	Office Supplies, Stationery, and Gift Stores	122	\$117.49	\$4,331,436
4533	Used Merchandise Stores	106	\$85.65	\$3,157,760
4539	Other Miscellaneous Store Retailers	112	\$440.08	\$16,224,344
454	Nonstore Retailers	118	\$3,306.71	\$121,908,386
4541	Electronic Shopping and Mail-Order Houses	118	\$2,850.85	\$105,102,119
4542	Vending Machine Operators	114	\$45.22	\$1,667,128
4543	Direct Selling Establishments	117	\$410.64	\$15,139,139
722	Food Services & Drinking Places	125	\$5,478.67	\$201,982,192
7223	Special Food Services	125	\$19.60	\$722,724
7224	Drinking Places (Alcoholic Beverages)	126	\$133.04	\$4,904,949
7225	Restaurants and Other Eating Places	125	\$5,326.02	\$196,354,519

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



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PROFESSIONAL BIO

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ALFREDO MEJIA, CCIM 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.

Additional information on current and past client available upon request.

DISCLAIMER

147 EAST COLORADO BOULEVARD



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