

FOR LEASE

147 E. Colorado Blvd., Monrovia 91016

AUTO REPAIR USE



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PROPERTY DESCRIPTION

Located at the high-traffic corner of Colorado Blvd. and Ivy Ave., this 4,704 SF single-story, single-tenant auto shop offers prime visibility in a thriving commercial district. Built in 1923 on a 4,669 SF lot, the property features three drive-in bays, ideal for seamless automotive operations. Just steps from Old Town Monrovia and Myrtle Avenue, the area's main commercial hub, this location benefits from strong foot and vehicle traffic, easy access to the 210 Freeway, and proximity to the Monrovia Gold Line Station, ensuring convenience for both customers and employees.

LOCATION DESCRIPTION

Situated at the corner of Colorado Blvd. and Ivy Ave., this high-visibility property is just steps from Old Town Monrovia and bustling Myrtle Avenue. Surrounded by thriving shops, restaurants, and businesses, it benefits from strong foot and vehicle traffic. With easy access to the 210 Freeway, this location offers exceptional visibility and convenience, making it ideal for an auto shop or service business.

SUMMARY

Lease Rate: \$2.25/MG

Lease Term: 3-5 Years

Building Size: 4,704 SF

Drive-Ins: 3

Lot Size: 4,669 SF

Year Built: 1923

Use: Auto Repair,
Garage