

FOR LEASE

434-436 W. Foothill Blvd., Monrovia

High Visibility Office

readyartwork
websites, design & marketing

FOR LEASE

ALFREDO MEJIA, CCIM, CCIM

Principal
(626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA

Associate
(626) 303-1818
katie@cibare.com
02069096, CA

FILIPPO FANARA

Broker-Principal
(626) 303-1818
filippo@cibare.com
01198019, CA



PROPERTY DESCRIPTION

This beautifully maintained office building features eight private offices, four open bull-pen style workspaces, a spacious conference room, two kitchenettes, ample storage, and both indoor and outdoor lunch areas. The property is equipped with hardwired and Wi-Fi internet options, currently serviced by Giggle Fiber, with the option to subscribe to Spectrum. Secure, gated parking is available at the rear of the building and can be accessed conveniently via mobile phone app or remote control.

See the Floorplan on Back & Take the Virtual Tour at:
<https://my.matterport.com/show/?m=4M1SqjhEzt>

LOCATION DESCRIPTION

Situated along the highly visible Foothill Boulevard corridor, this property provides strong street frontage and steady traffic exposure. The building features a flexible floor plan that can accommodate a variety of users, ample onsite parking, and easy accessibility from both the 210 Freeway and major surface streets. Surrounded by established businesses, dining, and residential neighborhoods, the property benefits from a strong local customer base and convenient proximity to Old Town Monrovia.

CIBA REAL ESTATE DRE 01198019

SUMMARY

Lease Rate: \$2.75/MG

Lease Term: 3-5 Years

Available SF: 4,350 SF

HVAC: 3 Units

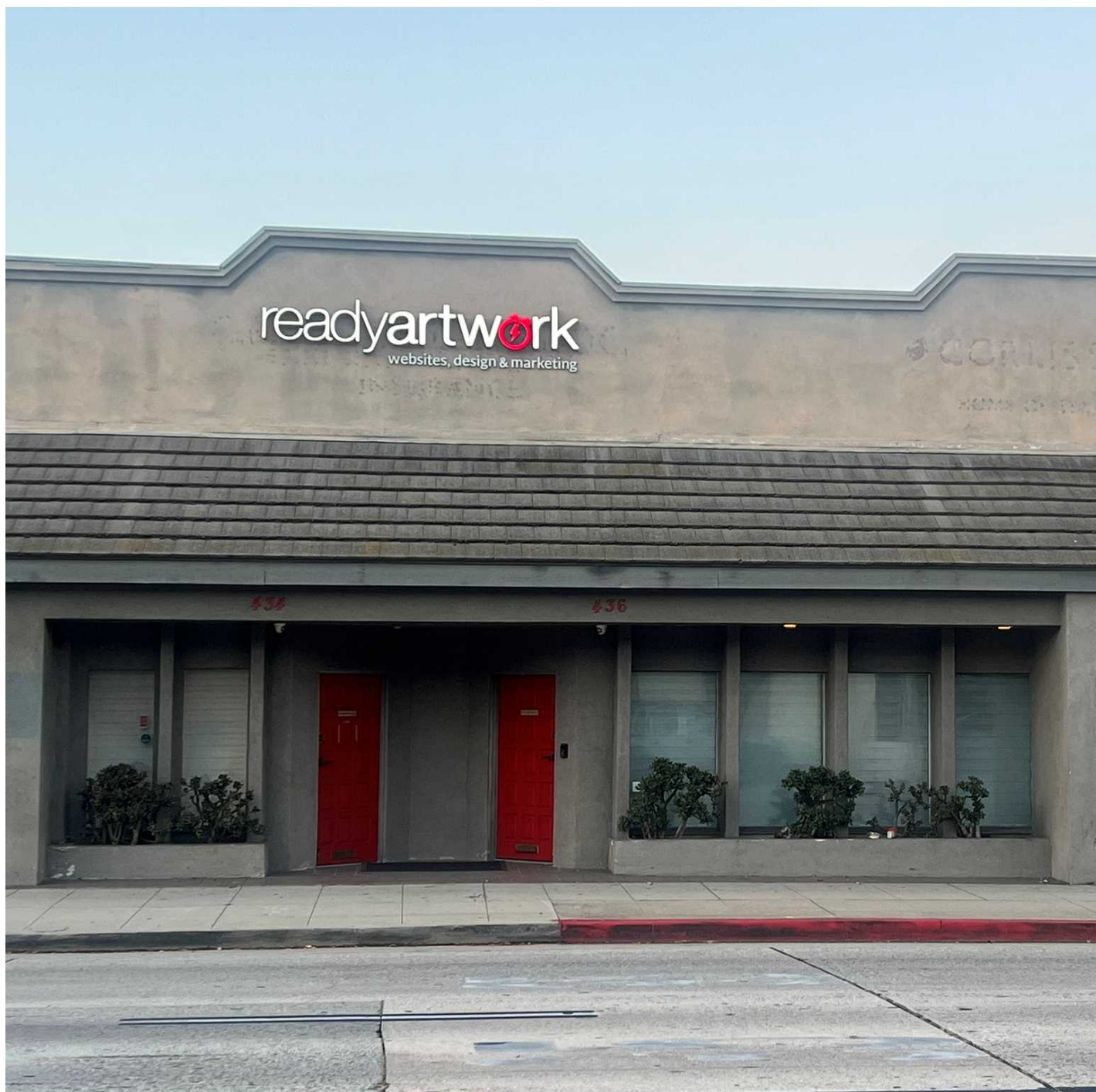
Parking: 12 Spaces

Parking Ratio: 3 : 1,000 SF

Year Built: 1961

PROPERTY PHOTOS

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

PROPERTY PHOTOS

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

PROPERTY PHOTOS

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

PROPERTY PHOTOS

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

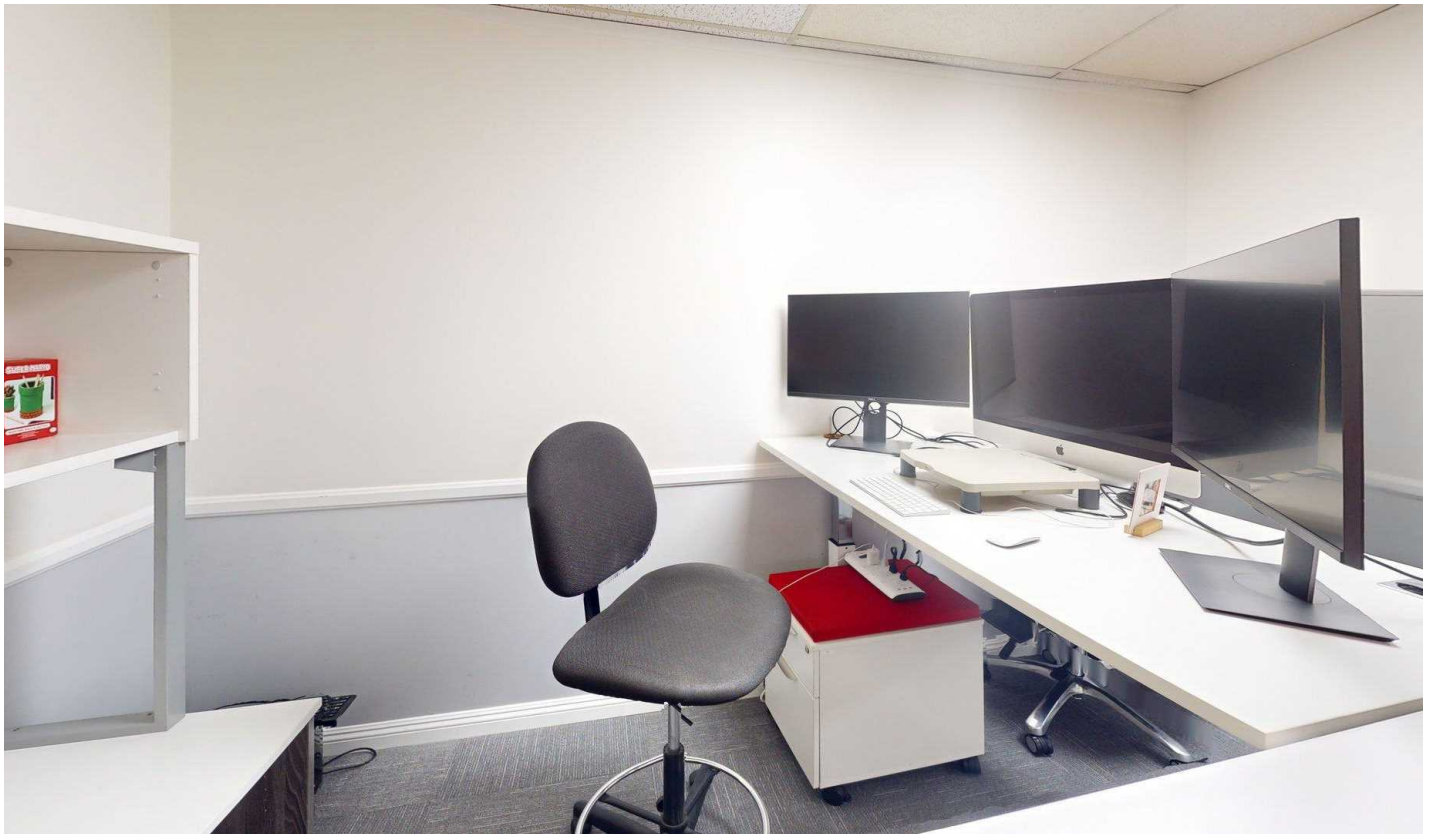
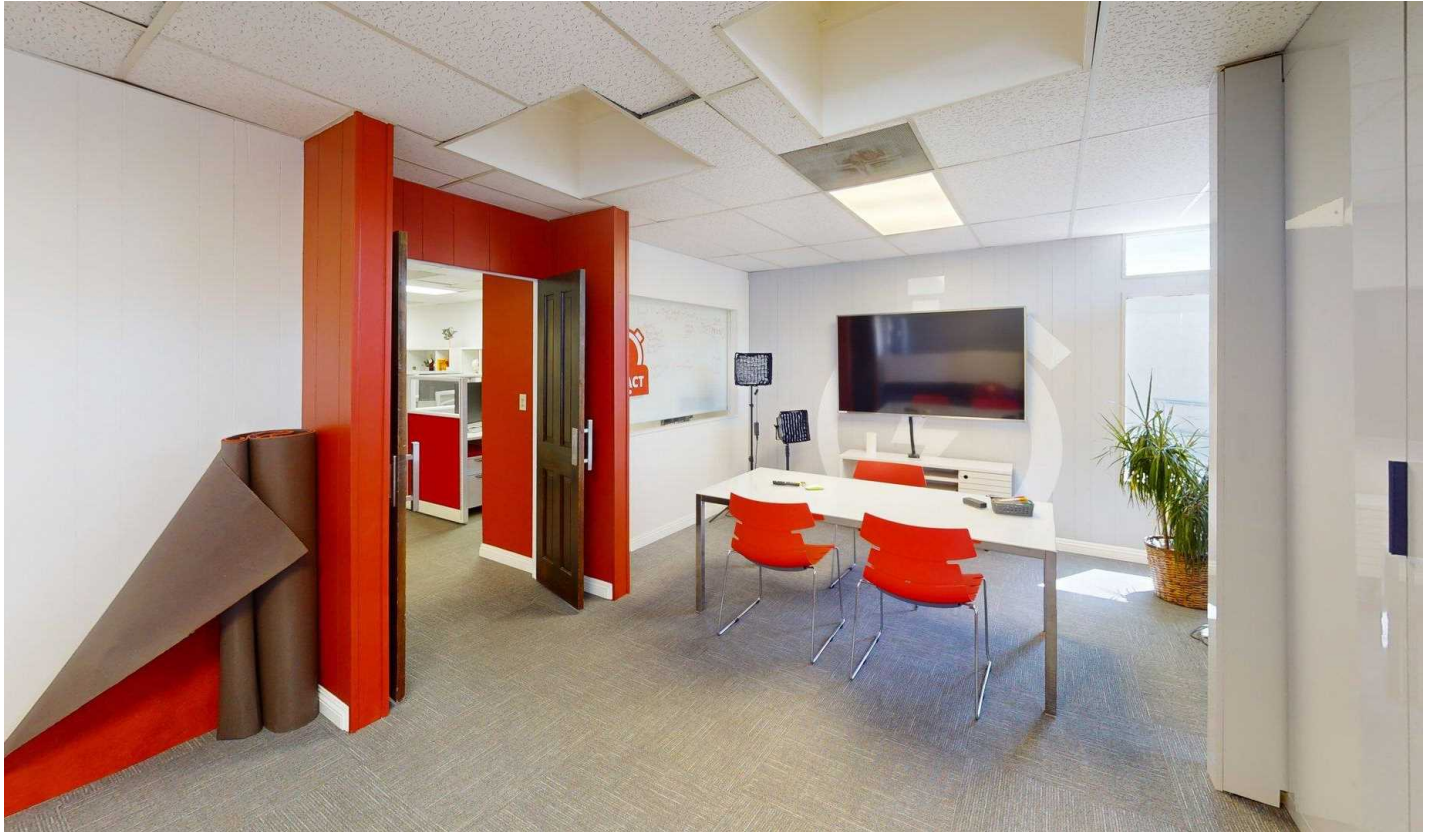
ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

PROPERTY PHOTOS

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

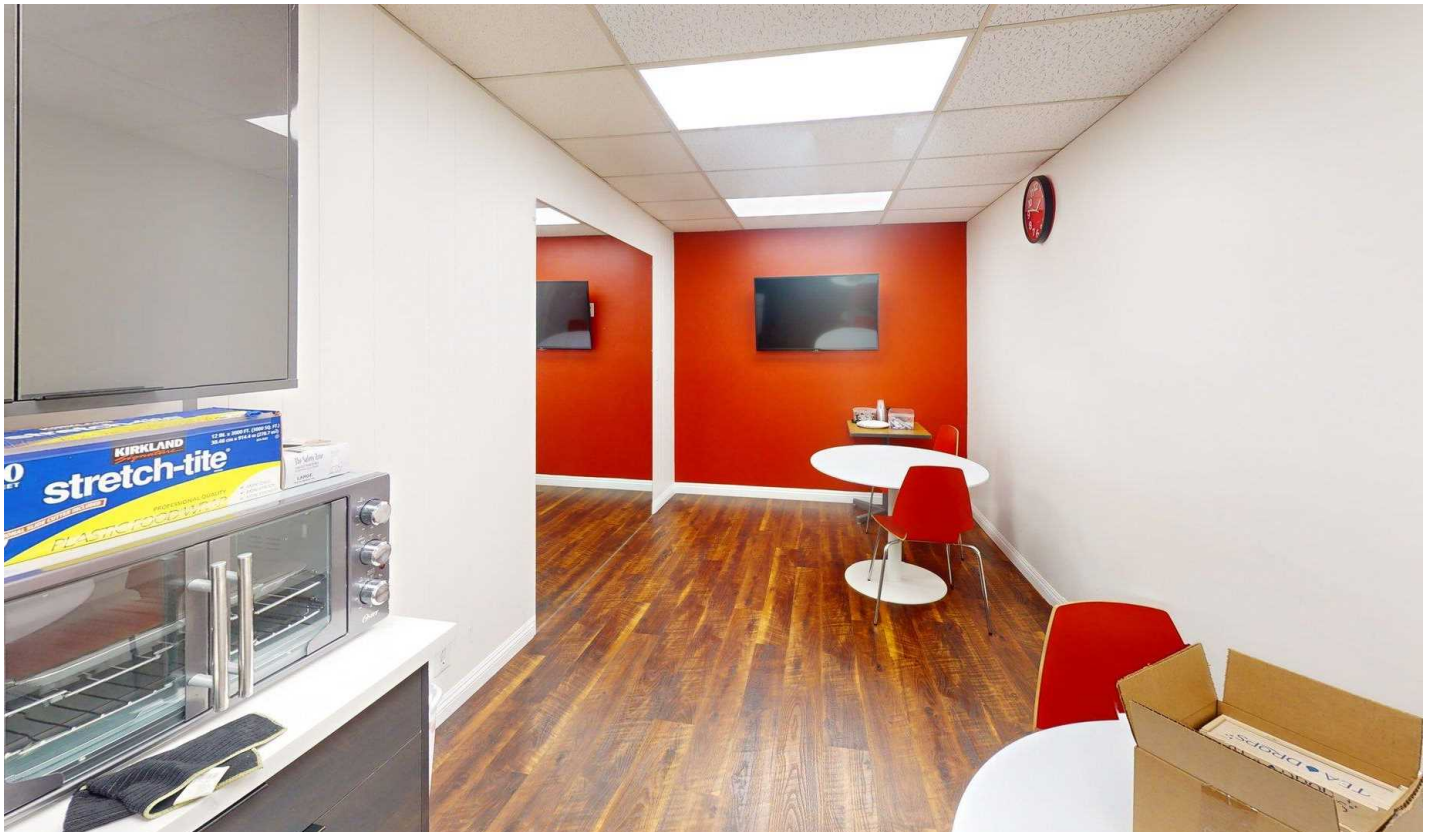
ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

PROPERTY PHOTOS

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

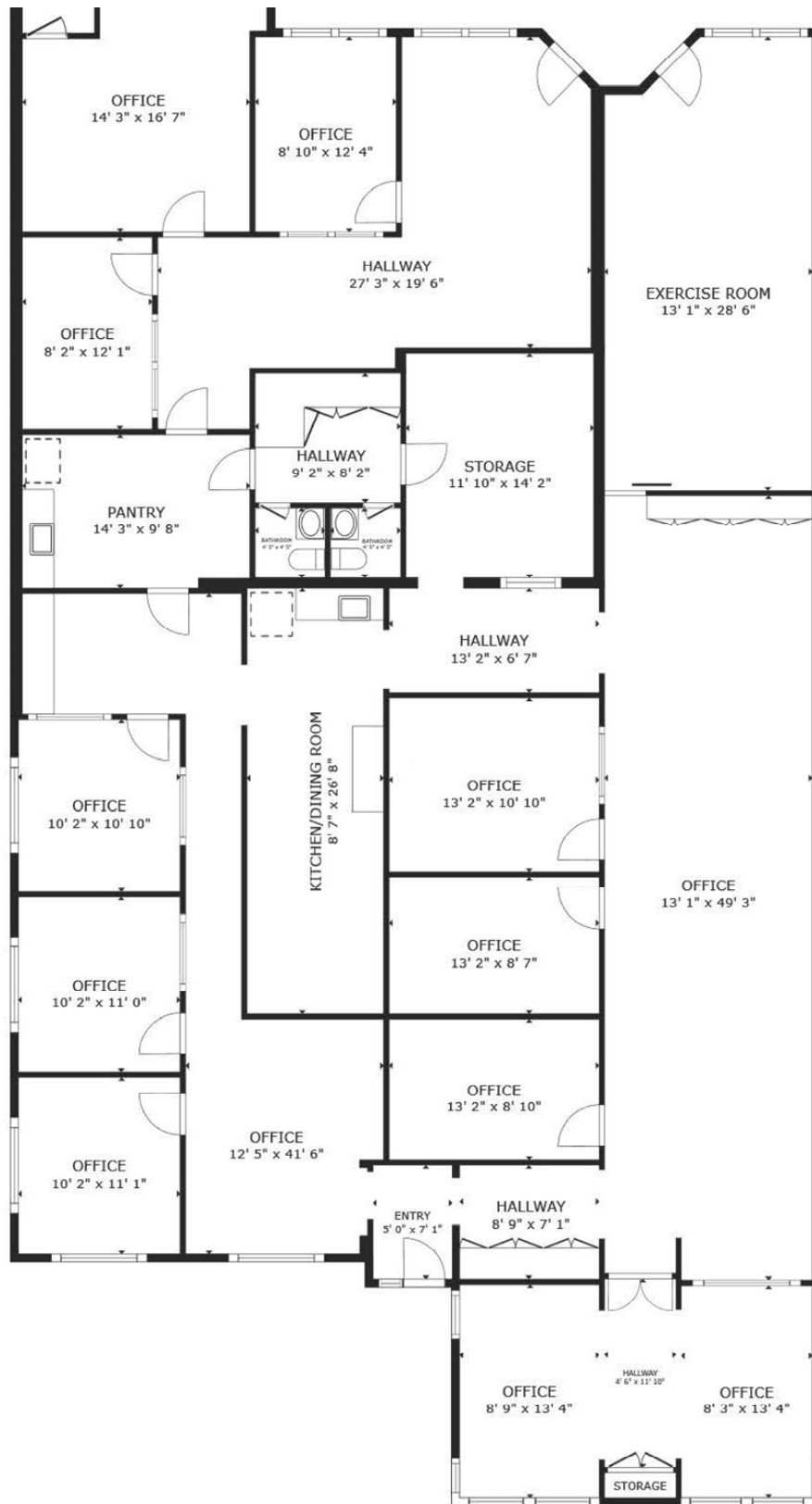
ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

FLOORPLAN

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

ALFREDO MEJIA, CCIM, CCIM

Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA

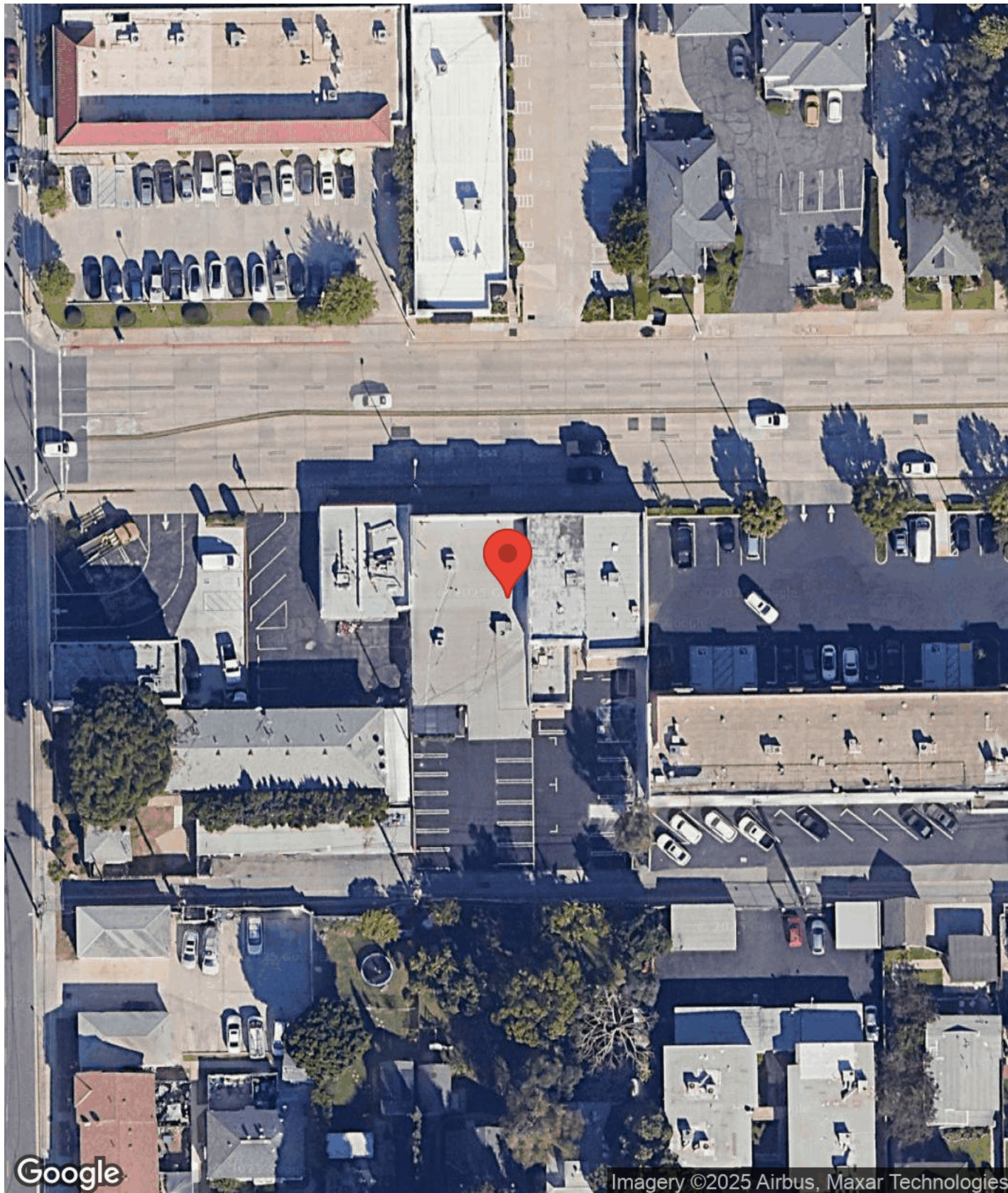
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA

Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

AERIAL MAP

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



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

ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

BUSINESS MAP

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



Dr. Omid R. Kashani, DDS - Dental Care 2000 Plus, Monrovia

West Coast Dental of Monrovia

W Foothill Blvd



Chicken King Express

21 Adams & Barnes Property Management



Law Offices of Andrew Ritholz

Huntington Dr



Cafe X20



ZENSHI Handcrafted Sushi

Michael J. Donnelly

Nalbach Robert D DDS Pizza



7-Eleven



Fiore Legal

Richard Meaglia Law Offices



Noodle St

Monrovia Island



Holman Law Group: Probate, Trusts, and Estates Attorney

DISCLAIMER

434 WEST FOOTHILL BOULEVARD



All materials and information received or derived from CIBA Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CIBA Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CIBA Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CIBA Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CIBA Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CIBA Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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

PRESENTED BY:

ALFREDO MEJIA, CCIM, CCIM
Principal
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
O: (626) 303-1818
C: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Broker-Principal
O: (626) 303-1818
C: (626) 255-1124
filippo@cibare.com
01198019, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROFESSIONAL BIO

434 WEST FOOTHILL BOULEVARD | MONROVIA, CA 91016



ALFREDO MEJIA, CCIM, CCIM Principal



CIBA Real Estate
316 W. Foothill Boulevard
Monrovia, CA 91016
O: (626) 841-0599
C: (626) 841-0599
alfredo@cibare.com
01340251, California

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.

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.