

Call for more information!



FOR SALE

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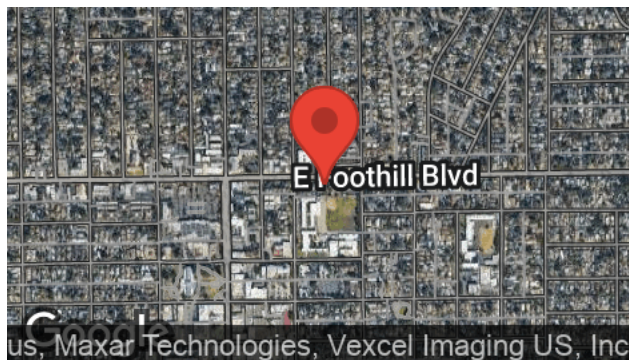
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PROPERTY DESCRIPTION

224 E Foothill Blvd offers a prime opportunity for an investor or owner-user seeking a small-site redevelopment or a full remodel project in a strong Monrovia location. The $\pm 1,464$ SF freestanding office building sits on a $\pm 6,171$ SF lot and is well suited for renovation, repositioning, or potential new construction depending on buyer needs and city approval. Situated along Foothill Blvd with strong visibility and convenient access to the 210 Freeway, Huntington Drive, and Old Town Monrovia, the property benefits from steady traffic and a central Monrovia address.



SUMMARY

Building SF: 1,464

Lot Size: 6,171 SF

Cross Streets: May Ave. and Foothill Blvd.

Occupancy: Vacant

Parking: 6

Signage: Pole Signage

Traffic Count: 20,745 in 2025

Year Built: 1919

