

MIXED USE RETAIL AND OFFICE FOR SALE

501 S. MYRTLE AVE., MONROVIA, CA 91016

FOR MORE INFORMATION CALL ALFREDO (626) 841-0599



OFFERING SUMMARY

PRICE:	\$3,900,000
PRICE / SF:	\$211
BUILDING SF:	18,509
SALE TYPE:	Investment
OCCUPANCY:	Multi-Tenant
LOT SIZE:	6,700 SF
TRAFFIC COUNT:	10,900 Daily in 2025 on Myrtle Ave. & Lime Ave.
SIGNAL INT:	Myrtle Ave./Lemon Ave.
ZONING:	HCD (Historic Downtown Commercial)

Property Overview

- Premier corner location at the signalized intersection of Myrtle Avenue and Lemon Avenue
- Strong street visibility and pedestrian exposure in the heart of Old Town Monrovia
- Multi-story diverse mixed-use asset featuring retail and office tenancy
- Total of 41 units providing multiple income streams
- Low vacancy
- Excellent accessibility near the I-210 Freeway and Metro Gold Line Station
- Positioned within one of the San Gabriel Valley's most desirable and successful downtown districts



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