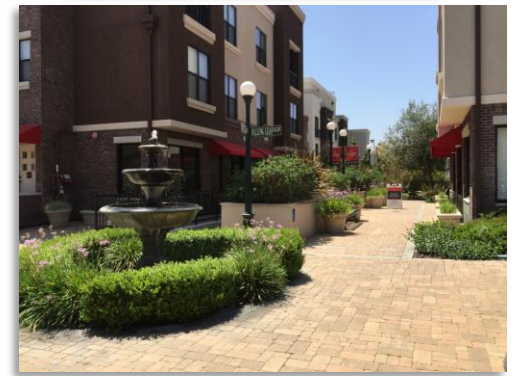
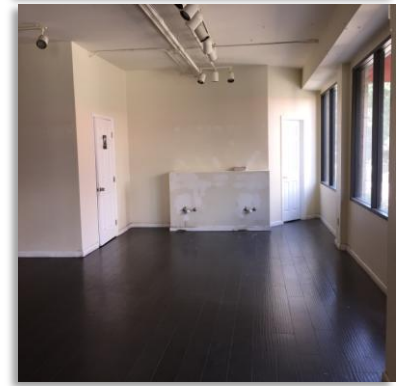
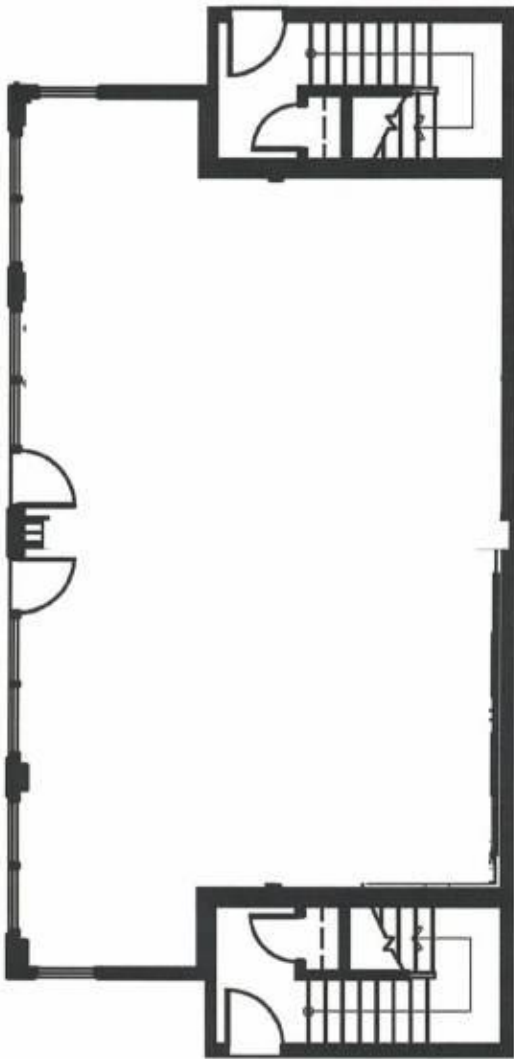




1,107 SF Commercial Condominium at Colorado Commons in Old Town Monrovia

519 Falling Leaf Alley Monrovia, CA 91016
For Sale: \$525,000

- Approximately 1,107 SF unit with an open floor plan. Permitted uses include retail, office and medical uses. Please confirm specific use with the City.
- Hardwood floors throughout, two entrance doors (possible to divide for two businesses) and exposed ceiling provides creative and open atmosphere.
- Last used as a salon- plumbing for sinks in place.
- Colorado Commons is a large mixed use development with 68 residential units and five commercial units. It has a large parking structure with about 180 parking spaces.
- Located at the heart of Old Town between Lemon and Colorado off Myrtle.
- Immaculately maintained grounds and on site property management.



Population Estimates				
	1 Mile	3 Miles	5 Miles	
Population (2013)	24,984	100,885	298,811	
Average HH Income	\$80,351	\$88,948	\$83,556	
Daytime Population	28,357	117,102	285,934	

All information deemed reliable but not guaranteed. Buyer to verify square footage, zoning, use and other listing information.



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