

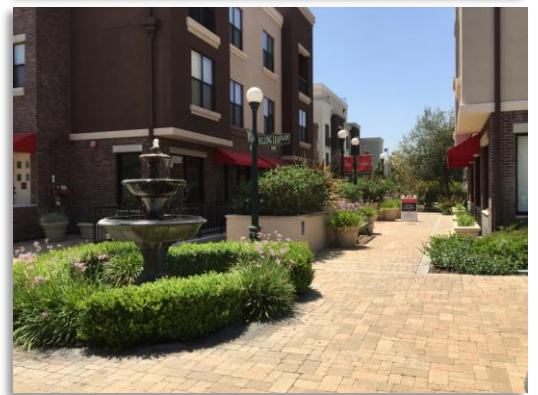
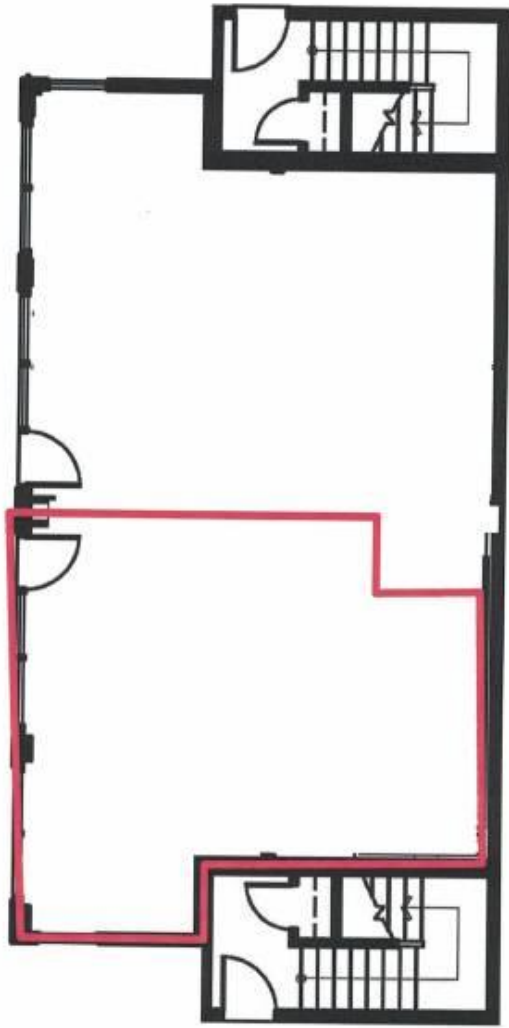


1,107 SF Commercial Condominium at Colorado Commons in Old Town Monrovia

517 Falling Leaf Alley Suites A & B Monrovia, CA 91016

For Lease: 553-1,107 SF Available

- Approximately 1,107 SF split into two units approx 553-554 SF. Possible to lease together or separately.
- Suitable for retail, medical, office or food uses- PD-5 zoning.
- Direct walkway from to Myrtle Avenue and Old Town.
- Colorado Commons is a large mixed use development with 68 residential units and four commercial units. It has a large parking structure with over 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.



Top Commercial Realty

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