



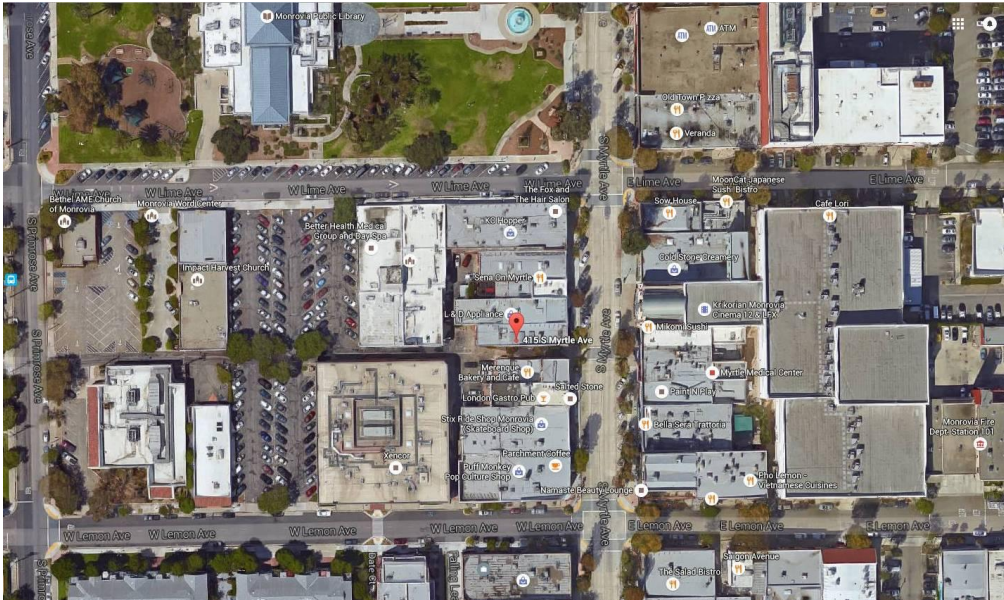
Retail/Office Space in Old Town Monrovia

415 S. Myrtle Avenue Monrovia, CA 91016

Suite B- Approximately 1,000 SF for \$2,300 MG

Suite C- Approximately 600 SF for \$950 MG

- Suite B approximately 1,000 SF on the first floor with high ceilings, brick exposed walls, concrete floors, open floor plan, plumbing throughout.
- Suite C approximately 600 SF on the second floor with an open floor plan, wood floors, windows, storage closet and restroom.
- Newly remodeled spaces great for salons, architects, marketing, tech companies, etc. with open layout for collaborative environment.
- Walk to nearby restaurants, shopping, post office and other amenities.
- Prime location in the heart of Old Town across from the Krikorian Movie Theater. Eight hour parking in the large public parking lot directly behind the building. Street parking also available.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2015)	27,284	104,145	288,621
Average HH Income	\$90,387	\$98,094	\$90,119
Daytime Population	30,177	121,323	277,988

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



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