

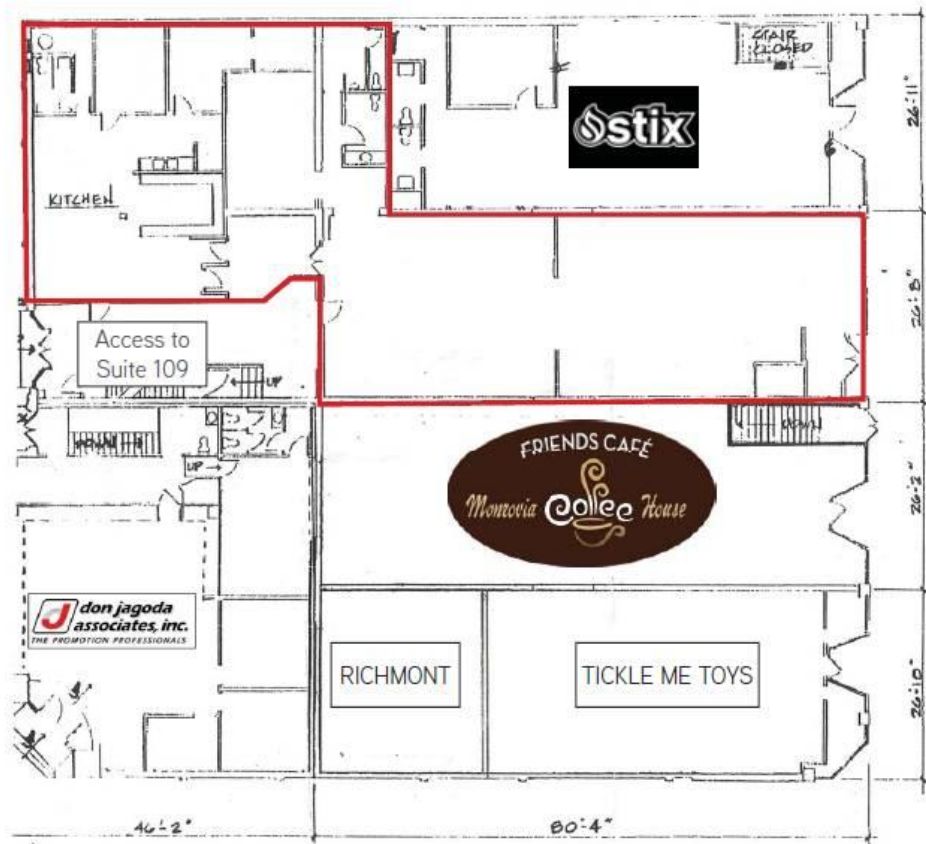


Retail/Restaurant Space in Old Town Monrovia

423 S. Myrtle Avenue Monrovia, CA 91016
\$1.75 PSF NNN

- Approximately 4,000 SF currently built-out for restaurant use.
- Front reception area with large window display area which leads to an open floor plan, separate large banquet room/conference room, two restrooms and rear kitchen area.
- Kitchen area has walk in refrigerator and freezer, hood system, floor drains, manager office and is configured with plumbing throughout.
- Zoned HCD- Historic Commercial Downtown which allows restaurant, retail, office, etc. Please confirm use and zoning with city of Monrovia.
- Prime location in the heart of Old Town with eight hour parking in the large public parking lot directly behind the building. Street parking also available.

Site Plan



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 listing info.



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