

Properties for Lease

1 423 S Myrtle Avenue, Monrovia, CA 91016



Property Details

Total Space Available	4,000 SF
Rental Rate Mo	\$1.75 /SF/Mo
Min. Divisible	4,000 SF
Max. Contiguous	4,000 SF
Property Type	Retail
Property Sub-type	Street Retail
Additional Sub-types	Office Building Restaurant Neighborhood Center
Building Size	13,292 SF
Year Built	1911
Lot Size	13,408 SF
Cross Streets	Lemon Ave
Zoning Description	HCD
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,000 SF	\$1.75 /SF/Mo	4,000 SF	4,000 SF	NNN	10/1/2016		

Property Description

An approximate 4,000 SF space currently configured for restaurant use but also zoned for retail and office (check with city on use). The front reception area has large windows with views to Myrtle which leads to an open floor plan. Excellent for a seating area or open retail space. There is a banquet room adjacent to the two restrooms. The rear kitchen area has a walk-in freezer and refrigerator, hood system, floor drains and plumbing throughout. There is also a managers office and prep area. Large kitchen is perfect for a catering operation with a rear loading door to the alley.

Location Description

Prime location in the heart of Old Town at Lemon and Myrtle. Near the Krikorian Movie Theater. Convenient eight hour parking is available in the large public parking lot directly behind the building. Street parking also available. Easy access to the 210 and 605 freeways.