



2,400 SF Retail Space in Huntington Oaks Shopping Center in Monrovia

518 West Huntington Drive, Monrovia, CA 91016

For Sublease: \$1.85 PSF NNN

- Open floor plan with reception and waiting area, front office and restroom in the back of the space. Open retail floor provides many possibilities.
- Located within the Huntington Oaks Shopping Center. Over 328,000 SF of stores and restaurants including Trader Joe's, Kohls, Marshalls, Toys R Us, Bed Bath & Beyond, Party City, Mimi's Café, Chase Bank, Panera and Applebee's.
- Adjacent to H & R Block, Kohls, GNC and Chuck E Cheese.
- Highly trafficked corridor- part of Restaurant Row along Huntington Drive.
- Direct access to the 210 freeway via Huntington Drive off ramp- freeway visibility. Excellent signage opportunities.
- One of the largest power centers in the area- close to major hotels.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2015)	27,844	125,513	345,275
Average HH Income	\$83,431	\$97,054	\$88,256
Daytime Population	30,554	141,207	324,159

All information deemed reliable but not guaranteed. Buyer to verify use, square footage and other information. Site Plan courtesy of Huntington Oaks Shopping Center web site.



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