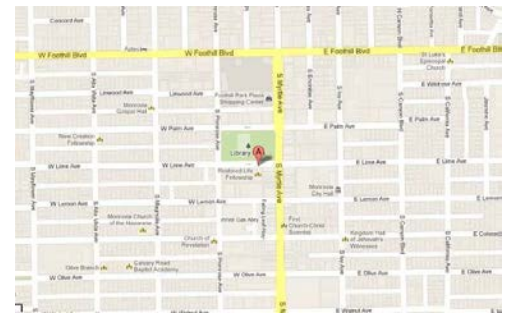
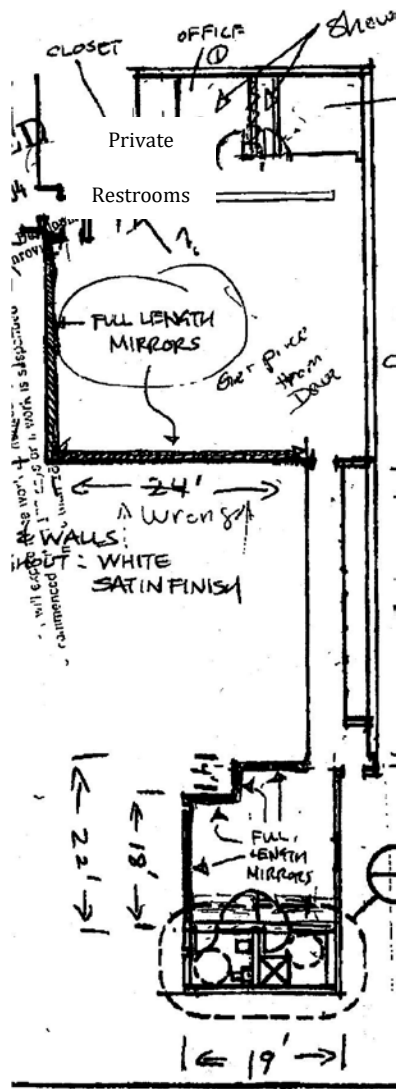




2,000 SF Creative Space in Old Town Monrovia

116 & ½ West Lime Avenue, Monrovia, CA 91016
For Lease: \$1.25 PSF Modified Gross

- Elevator-served basement space with Exposed Ceilings
- Currently built-out as a gym
- Located Across from the Library Park in the heart of Old Town
- Adjacent to a Large Public Parking Lot with 3 & 8-Hour Parking-FREE
- Walking Distance to Old Town Restaurants, Shopping, Banks and Post Office
- Restrooms with Shower and locker room
- Open layout with good lighting, additional private offices and storage areas.



Population Estimates

	1 Mile	3 Miles	5 Miles
Population (2018)	26,652	104,145	278,731
Average HH Income	\$90,583	\$98,094	\$90,381
Daytime Population	29,660	121,323	266,120

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



Top Commercial Realty

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