

INDUSTRIAL FOR LEASE

1811-1825 S MYRTLE AVE

1819 SOUTH MYRTLE AVENUE, MONROVIA, CA 91016



FOR LEASE

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Lease Rate:	\$1.60 MG
Lease Term:	3-5 years
Available SF:	3,013 SF
Warehouse SF:	2,400
Clear Height:	18
Column Space:	Clearspan
Construction Type:	Masonry
Dock Doors:	N/A
Grade Doors:	2
Truck Door:	N/A
Indoor Docks:	N/A
Cranes:	N/A
Power:	400 A
Rail Access:	N/A
Yard:	
Fire System:	
Year Built:	1961

Property Overview

This small industrial space in Monrovia, CA, is a strategic choice for service companies, offering a blend of location, flexibility, and visibility. Its proximity to public transit and freeways, combined with functional floor plans, ensures it meets the needs of growing businesses. Potential tenants are encouraged to contact the listing agent, Alfredo Mejia for a tour to explore how this property can support their operations, leveraging Monrovia's dynamic business landscape.

Location Overview

1819-1821 S Myrtle Ave is very well located in a thriving and developing transit hub area in Monrovia. The Industrial Park is within walking distance of the Monrovia Goldline station and multiple new multi-family developments which will add approximately 970+ new luxury apartments. There is also very good transportation from the main streets, freeway and light rail located adjacent to the property.

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PROPERTY PHOTOS

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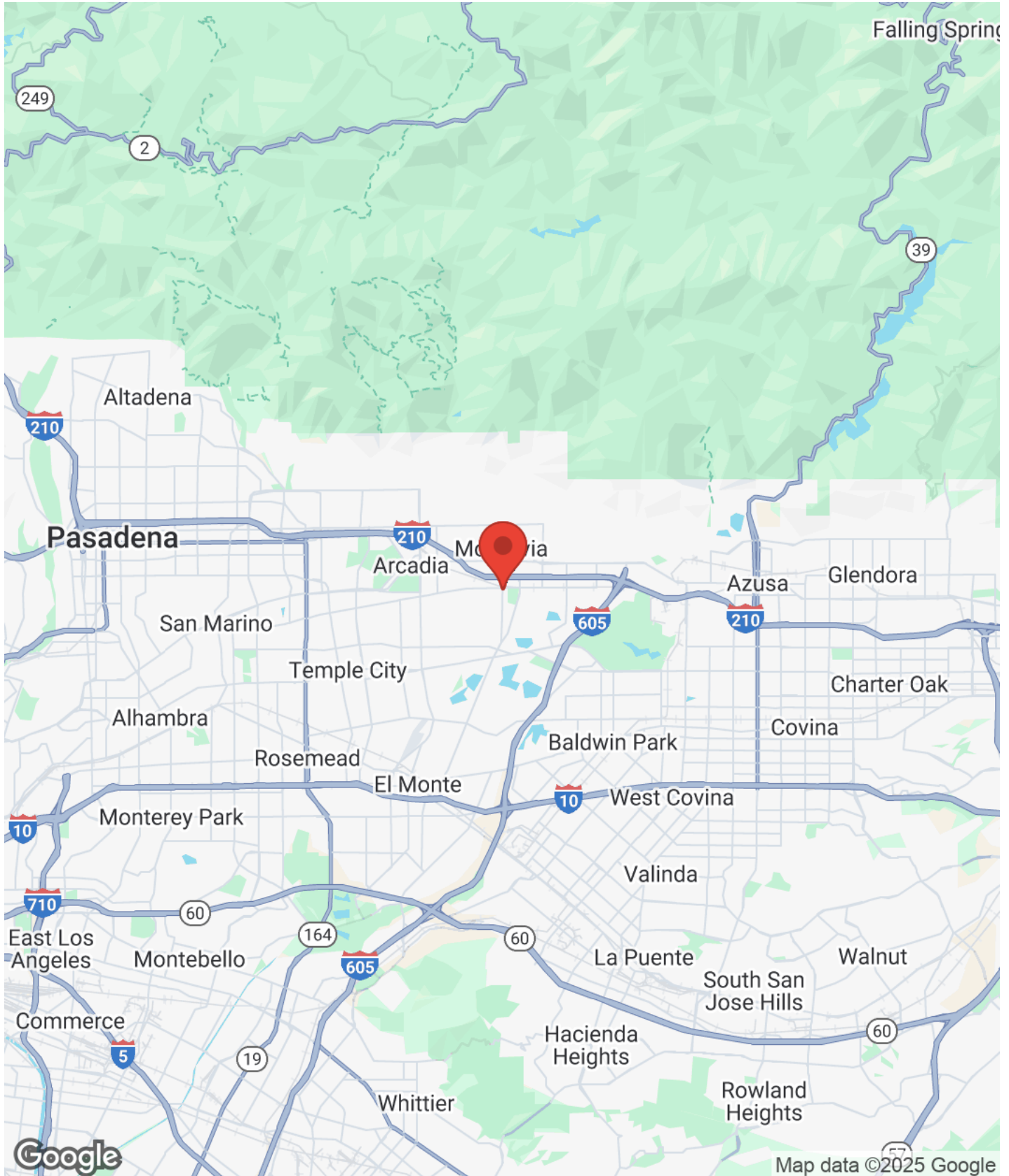
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REGIONAL MAP

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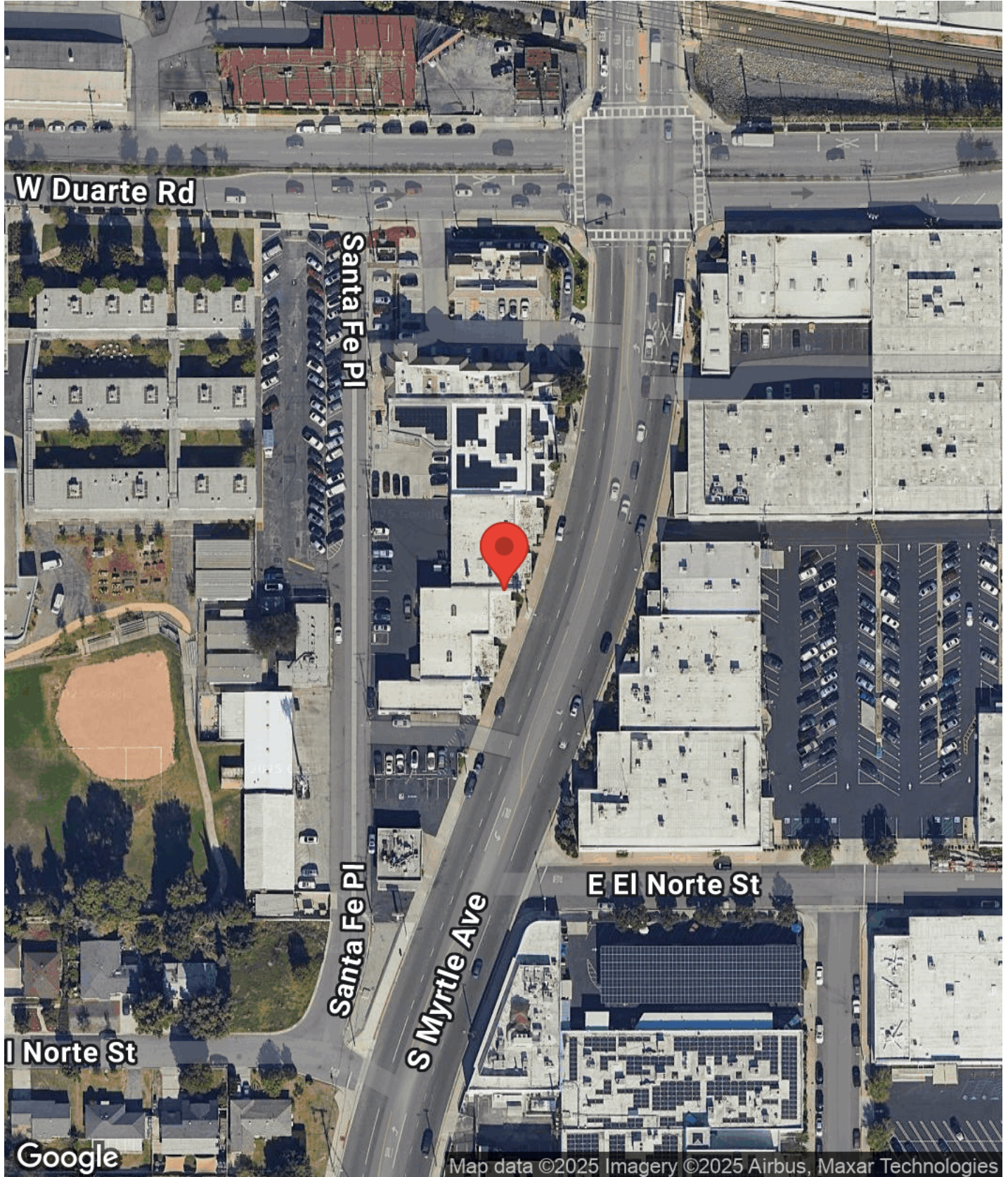
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AERIAL MAP

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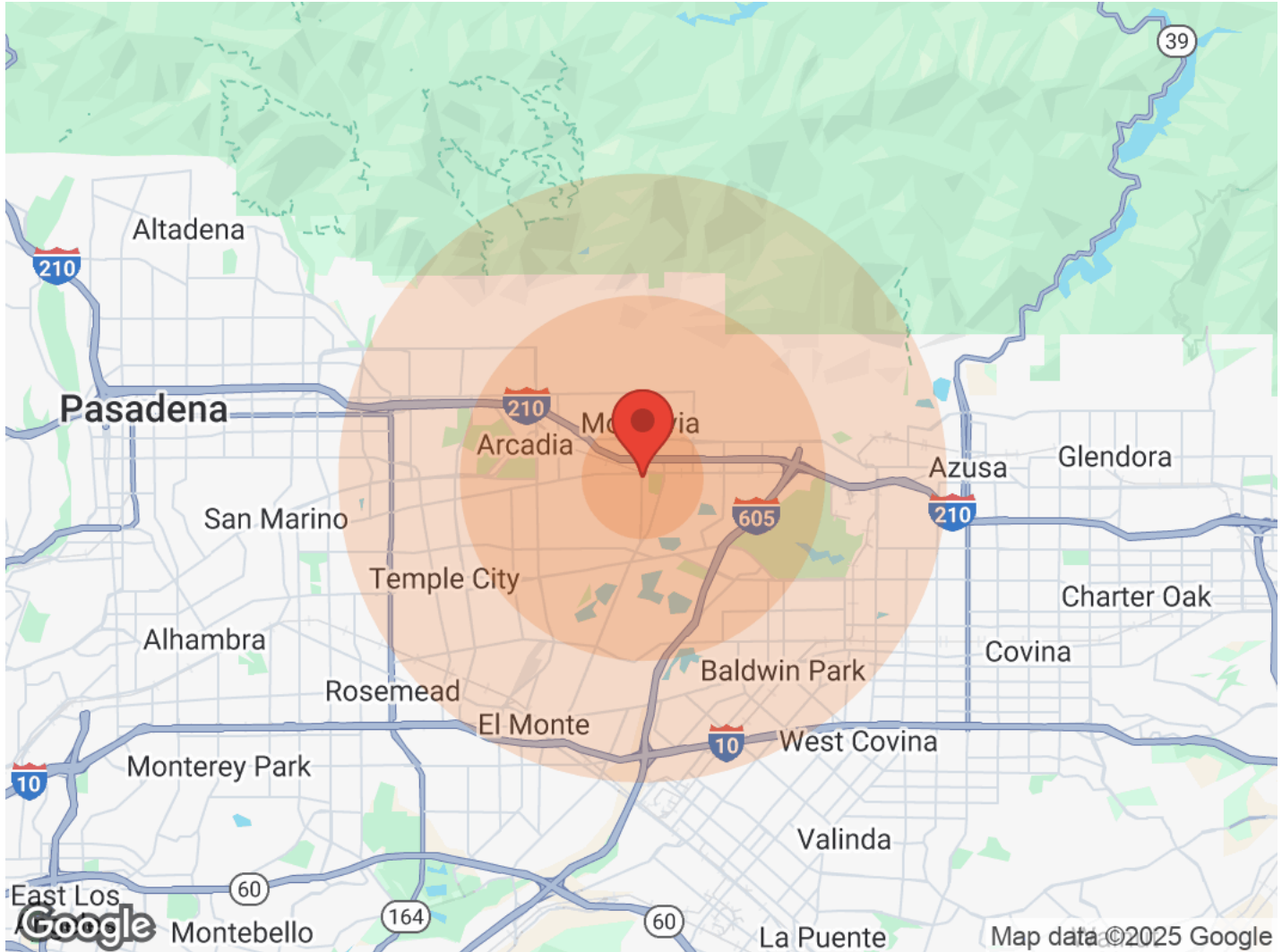
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	13,856	62,104	194,510	Median	\$70,981	\$75,060	\$63,645
Female	13,701	65,845	198,544	< \$15,000	745	3,612	11,370
Total Population	27,557	127,949	393,054	\$15,000-\$24,999	934	3,553	11,105
				\$25,000-\$34,999	603	2,696	10,201
Age				\$35,000-\$49,999	1,061	4,902	15,004
Ages 0-14	5,693	23,136	75,274	\$50,000-\$74,999	1,486	8,458	23,023
Ages 15-24	3,952	16,759	52,997	\$75,000-\$99,999	1,263	5,800	15,345
Ages 25-54	12,022	52,436	162,772	\$100,000-\$149,999	1,408	7,122	18,217
Ages 55-64	3,010	16,178	47,292	\$150,000-\$199,999	546	2,899	7,465
Ages 65+	2,880	19,440	54,719	> \$200,000	200	2,552	6,256
				Housing			
Race				Total Units	8,915	45,358	126,225
White	12,703	58,415	168,030	Occupied	8,548	43,372	120,657
Black	1,655	3,363	5,396	Owner Occupied	4,827	26,591	71,420
Am In/AK Nat	52	193	727	Renter Occupied	3,721	16,781	49,237
Hawaiian	15	24	47	Vacant	367	1,986	5,568
Hispanic	16,345	53,660	202,858				
Multi-Racial	17,840	55,948	210,690				

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PROFESSIONAL BIO

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ALFREDO MEJIA, CCIM Principal



Alfredo Mejia is a native of the San Gabriel Valley. Born in Pasadena and attended La Salle High School. Alfredo continued his education and graduated from California State Polytechnic University, Pomona with a degree in Business Administration/Accounting.

The next five years were spent in public and private accounting positions. From early 1990 to 2002 Mr. Mejia successfully managed his family's very popular Mexican restaurant in the City of Duarte. The position in the hospitality industry turned out to be a great springboard for a career in real estate.

Working at The Bates Company in Monrovia was the initial experience for Alfredo in Commercial Real Estate. It offered a great insight into the development world as well as an opportunity to learn about the industrial real estate market. In 2004 Alfredo and his business partner Filippo Fanara founded CIBA Real Estate. For the last nineteen years Alfredo has been involved in the local real estate market. During his tenure the market has changed dramatically and the opportunities are becoming more available in the resetting marketplace.

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We operate as a local commercial brokerage with regional capabilities. The changes that are occurring in the market today and the transfer of wealth that will occur in the market will make for an abundance of opportunities in the commercial real estate market.

Additional information on current and past client available upon request.

DISCLAIMER

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