

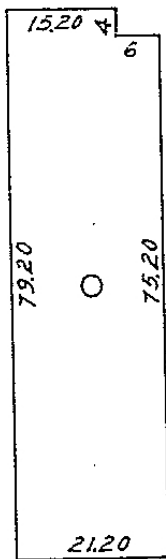


## 1,867 SF Industrial/Flex Condo

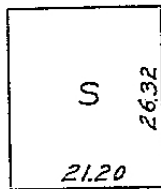
172 West Pomona Avenue Monrovia, CA 91016

For Lease: \$1.95 PSF Modified Gross

- Approximately 400 SF front office build-out with front waiting and reception area, one private office and one restroom.
- 100% HVAC, warehouse/flex area has foil-insulated ceilings, one ground level door 12'x12', 200 AMP 3-Phase power and 16-foot clear height.
- Two designated parking spaces in front and one parking in the rear of unit.
- Business Enterprise zoning. Check use with City of Monrovia.
- Directly across from the Goldline Station. Over 900 units approved in close vicinity for transit-oriented mixed-use developments.
- Bonus mezzanine area for additional storage or office use. Racking in mezzanine included.

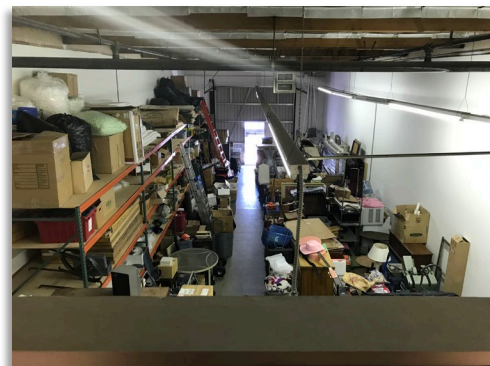


1ST FLOOR



2ND FLOOR

UNITS: 1,3,5,7,9,11 & 13  
 REVERSE UNITS: 2,4,6,8,10,12 & 14



Population Estimates				
	2 Miles	5 Miles	10 Miles	
Population (2012)	75,033	365,899	1,330,270	
Average HH Income	\$108,815	\$102,895	\$103,599	
Median Home Value	\$767,792	\$746,196	\$712,762	

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



**Top Commercial Realty**

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