



7,500 SF Office/Retail Space in Old Town Monrovia

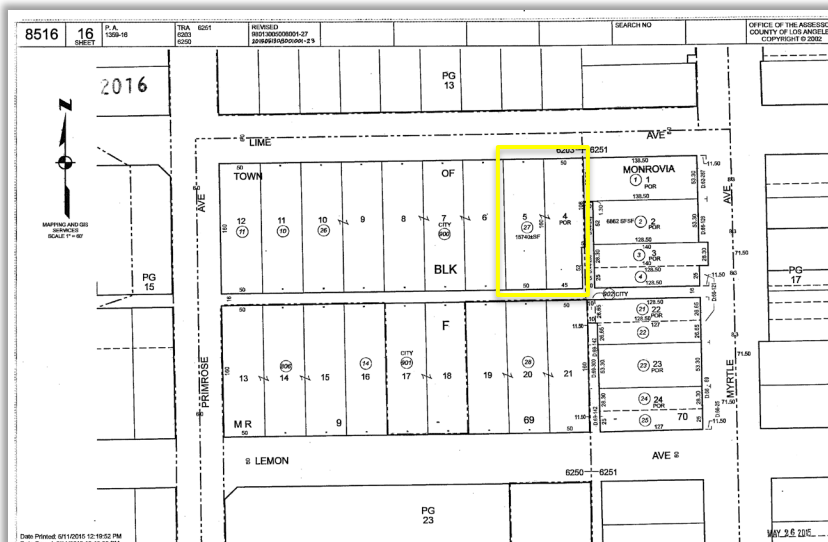
116 W. Lime Ave Monrovia, CA 91016

- Located in the heart of Monrovia across from Library Park with excellent visibility. Zoning allows potential for medical, retail or office uses.
- Currently used for a medical spa with treatment rooms throughout including sinks, bathrooms with showers, laser treatment room, private offices, four restrooms and a large reception and waiting area.
- Front window displays provide excellent retail exposure to supplement a service business. Large entryway fountain creates a welcoming environment.
- Restrooms with showers and changing areas would work well for medical uses, spa, fitness, salons, etc. Laundry area is in the back of space.
- Each exam room is equipped with sinks, cabinets and electrical on floor and/or walls.
- Large public parking lot directly adjacent to space with free 3- and 8-hour parking. Parking available immediately in front of space with 90-minute parking. Nearby parking garage also available for additional parking.



Property Description

Total Space Square Footage:	7,500 Square Feet
APN:	8516-016-027
Year Built:	1940/1980
Zoning:	Historical Downtown Commercial Zone
Current Tenant:	Better Health Medical
Available:	30 days
Common Area Maintenance (CAM):	Estimated \$0.22 PSF which includes electrical utility for space.
Total Project Square Footage:	32,000 Square Feet



Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com

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



Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com

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

116 W. Lime Avenue Monrovia Floor Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2022)	67,593	270,989	1,231,746
Average HH Income	\$110,634	\$110,023	\$103,482
Median Home Value	\$768,447 2021 Data		



Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com

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