



## **1,655 SF Industrial/Flex Condo**

**120 West Pomona Avenue Monrovia, CA 91016**

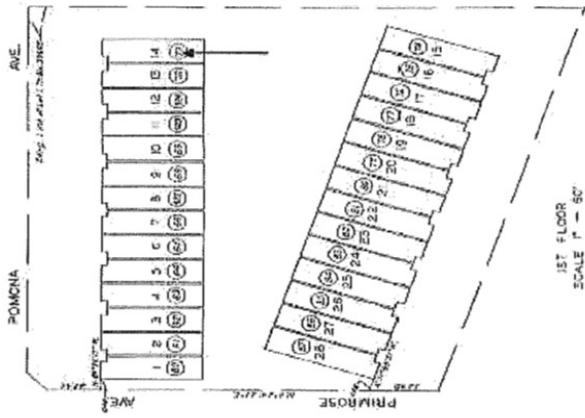
- **Approximately 400 SF front office build-out with front waiting and reception area, one private office and one restroom.**
- **Warehouse/flex area has foil-insulated ceilings, one ground level door 12'x12', 200 AMP 3-Phase power and 16-foot clear height.**
- **Two designated parking spaces in front and one parking in the rear of unit.**
- **Business Enterprise zoning. Check use with City of Monrovia.**
- **Directly across from the Goldline Station. Over 1,000 units approved in close vicinity for transit-oriented mixed-use developments.**
- **Bonus mezzanine area approximately 600 SF for additional storage or office use. Racking available for purchase.**

Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

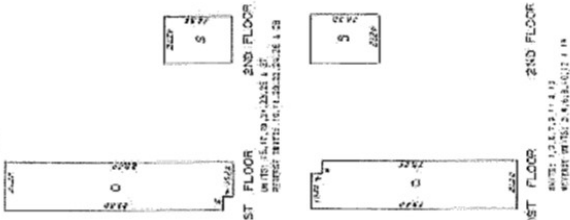
o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com



ALL OF THE SQUARE FEET ON THIS PLAN ARE ASSIGNED TO BOUNDARY RESERVATION (NEED CHECK ENTIREMENTAL)

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO. 39689  
FOR THE CITY OF MONROVIA, CALIFORNIA

TYPICAL BUILDING DETAILS  
SCALE 1" = 30'



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	74,853	364,667	1,300,858
Average HH Income	\$112,313	\$107,241	\$106,352
Median Home Value	\$776,317	\$762,724	\$723,419

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