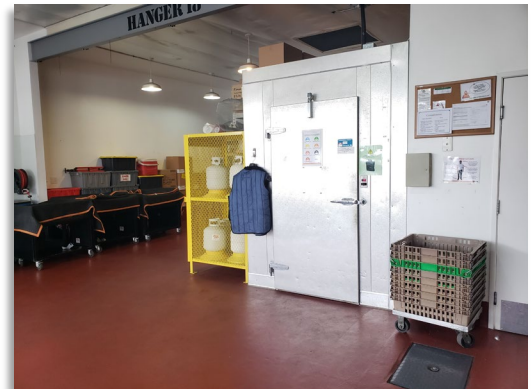
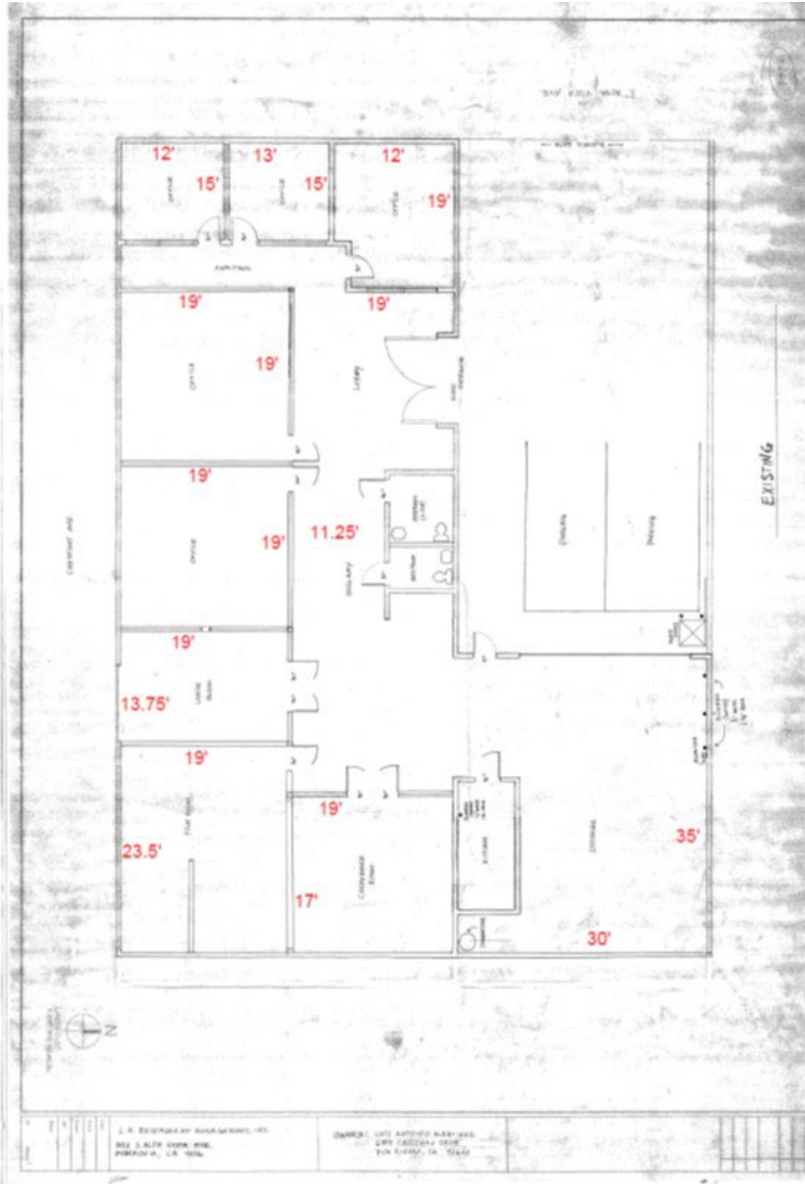




Flex/Food Processing Space in Monrovia

852 S. Alta Vista Avenue Monrovia, CA 91016
5,113 SF building situated on 7,650 SF lot

- 100% HVAC building with glass lined offices, flex space possible for food processing uses, floor drains, double-wide loading door and fenced yard.
- Five private offices, conference room, lunch room, storage room, processing kitchen, two restrooms and open flex/work area.
- Additional loading door in entryway, high gloss sealed concrete floors throughout and 400 Amp 240/480 Volt 3 Phase Power.
- M1 Zoning allows light industrial, food processing, Flex uses, Storage, R&D, Showcasing Collectables, etc. Check with city on zoning and uses.
- Prime location a few blocks from Old Town Monrovia. Located Two blocks north of Huntington Drive close to restaurant row. Street parking also available.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	71,440	297,661	1,233,795
Average HH Income	\$118,664	\$114,941	\$110,852
Daytime Population	37,000	123,219	514,615

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



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