

EXCLUSIVE LISTING

601 W Huntington Dr, Monrovia, CA 91016

Hard Corner Signalized Retail Property with Superb Frontage



Property Overview

Subject Property:	601 W Huntington Dr Monrovia, CA 91016
Price:	\$1,150,000
Number of Units:	2
Building Size:	2,802 Sq.Ft
Lot Size:	6,155 Sq. Ft
APN#:	8506-022-023
Price Per Sq Ft:	\$410
Year Built:	1927
Zoning:	MOPD*
CAP Rate:	1.95%
GRM:	302.63

INVESTMENT & PROPERTY HIGHLIGHTS

- Pride of ownership multi-tenant retail investment opportunity!
- Long-time stable tenants with month-to-month lease that provides flexibility for new owner user or as an investment.
- Wide frontage on Huntington drive with an excellent traffic volume of $\pm 41,400$ average
- Excellent demographics with $\pm \$95,343$ Average Household Income within a-mile radius
- Excellent Signalized Corner Lot Location in Monrovia bordered by other excellent cities (Arcadia, Pasadena, San Marino, and San Gabriel)
- Easy access to FWY 210, FWY 10; Other major attractions within short distance are Westfield Santa Anita Mall, Santa Anita Racetrack, Los Angeles Arboretum, Huntington drive retail corridor, Temple City and San Gabriel Downtown district, Old Town Pasadena, Huntington Library and much more.

- Superb frontage on Huntington Drive, surrounded by local & national retailers and other amenities the City of Monrovia has to offer
- Easy to operate and minimum operating expenses with proper NNN and MG leases

Property Highlights:

- Single Story layout with excellent visibility
- Prominent frontage on Huntington Drive which provides excellent exposure for leasing. Low vacancy history
- Ample parking in back and street parking.
- Nice exterior brick and recently painted.
- Excellent location in Monrovia bordered by Arcadia, Pasadena, San Gabriel and San Marino
- Corner Lot on a busy signalized corner
- Property Can be Delivered Vacant

Listed By: LEO SHAW
MARC SCHWARTZ

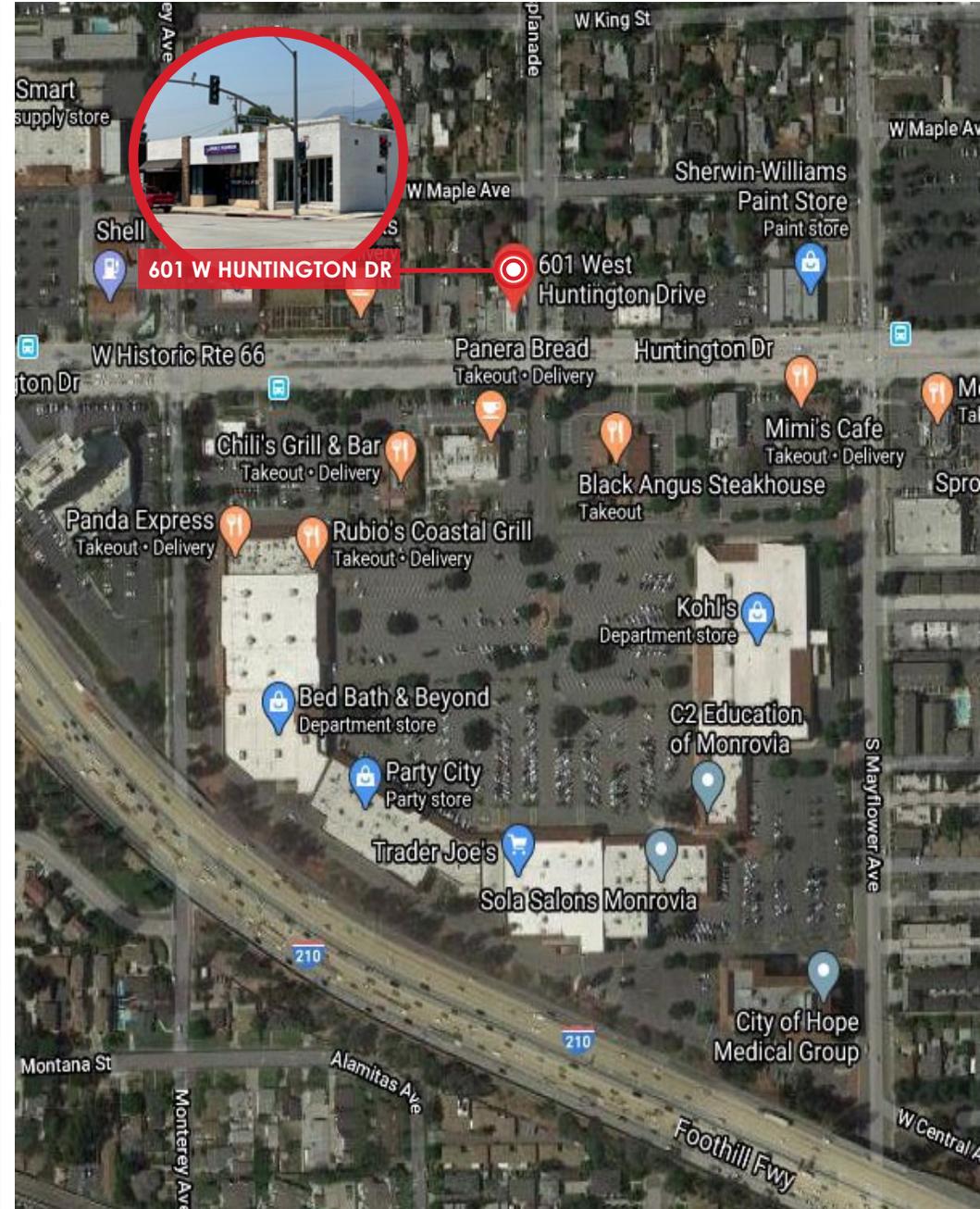
626.716.6968
213.362.8500

leo.shaw@growthinvestmentgroup.com
Marc.Schwartz@growthinvestmentgroup.com

EXCLUSIVE LISTING

601 W Huntington Dr, Monrovia, CA 91016

Hard Corner Signalized Retail Property with Superb Frontage



Listed By: LEO SHAW
MARC SCHWARTZ

626.716.6968
213.362.8500

leo.shaw@growthinvestmentgroup.com
Marc.Schwartz@growthinvestmentgroup.com