

FOR SALE OR LEASE

FREE STANDING RETAIL/OFFICE PROPERTY Located in the heart of Monrovia



525 S. Shamrock Ave.
Monrovia, CA 91016

Former Local Grocery/Deli Store

PROPERTY CHARACTERISTICS:

ASKING SALE PRICE:	\$988,000.00
LEASE RATE:	\$1.65 NNN
BUILDING SIZE:	± 3,240 SF
LOT SIZE:	± 11,339 SF (0.26 AC)
ZONING:	MORM*
PARKING:	16 Free Surface Spaces Ratio of 5/1,000 SF
YEAR BUILT:	1924

PROPERTY ATTRIBUTES:

- Located at the N/W Corner of E Colorado Blvd & S Shamrock Ave
- Community Market
- Surrounded by great local Schools
- Located across from Recreation Park

DEMOGRAPHICS

RADIUS	1.0 MILE	3.0 MILES	5.0 MILES
2021 Projection	19,973	101,465	309,394
2016 Estimate	19,443	98,471	300,034
2010 Census	19,088	95,149	288,791

Source: CoStar

TRAFFIC COUNTS

STREET (DIRECTIONAL)	CARS PER DAY
E Colorado Blvd	1,761
Shamrock Ave	3,868
S Shamrock Ave	4,117

* Source: CoStar

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For More Information:

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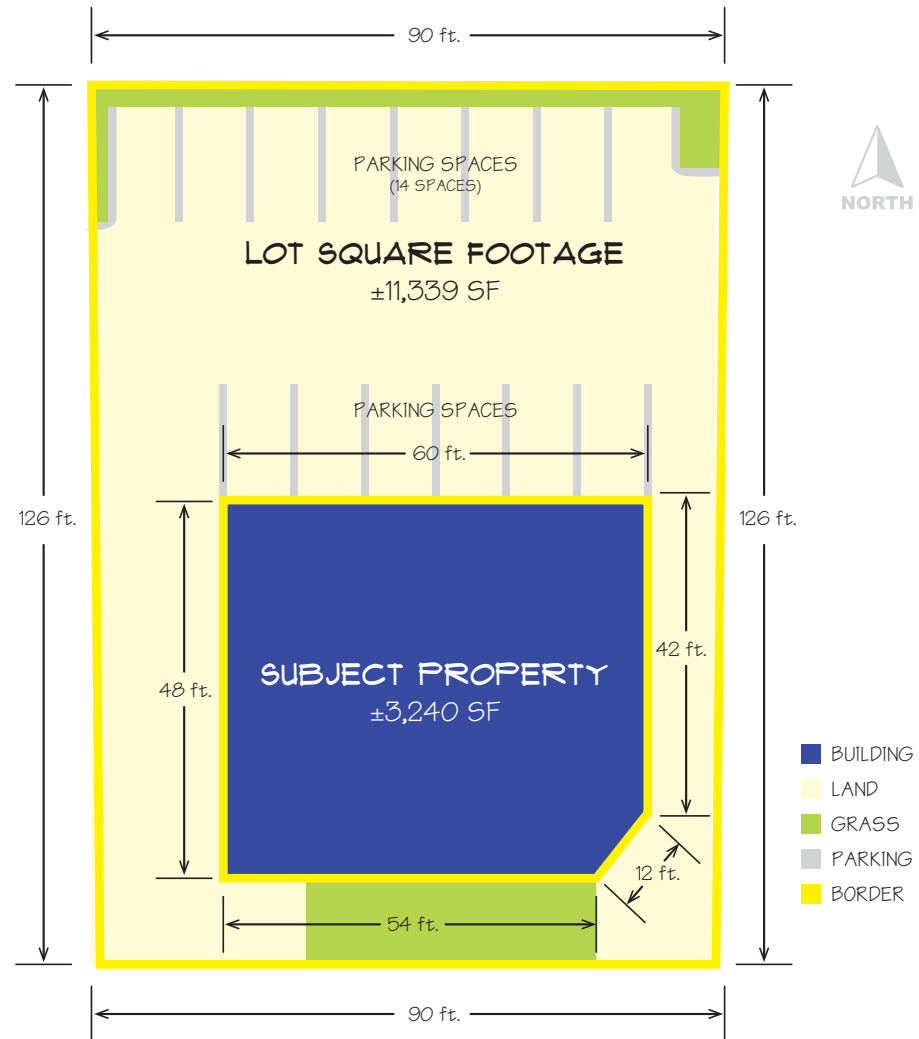
COLDWELL BANKER COMMERCIAL ADVISORS | LIC# 01929798 | 701 North Brand Blvd., Suite 800, Glendale, CA 91203-3279 | ☎ 818.334.1900 | 📠 818.334.1876 | www.cbcadvisors.com

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SUBJECT LOT

525 SHAMROCK AVENUE, MONROVIA, CA 91016



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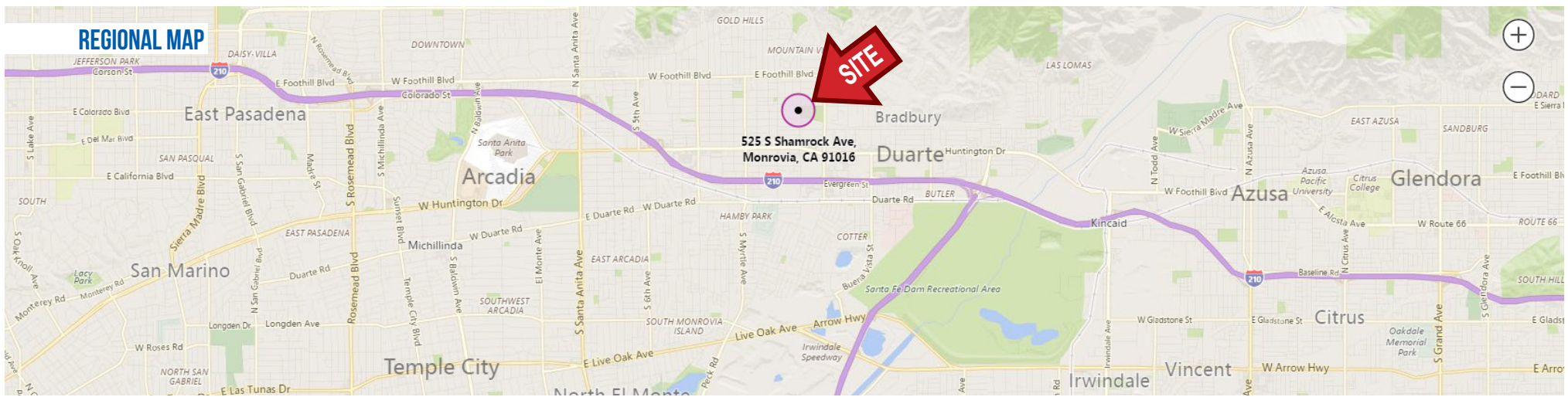
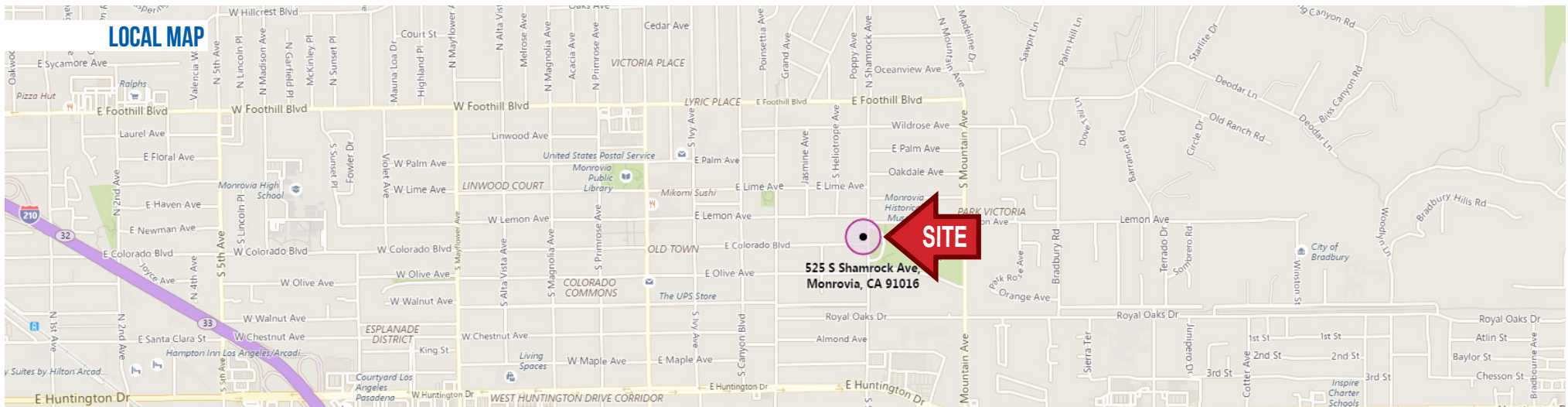
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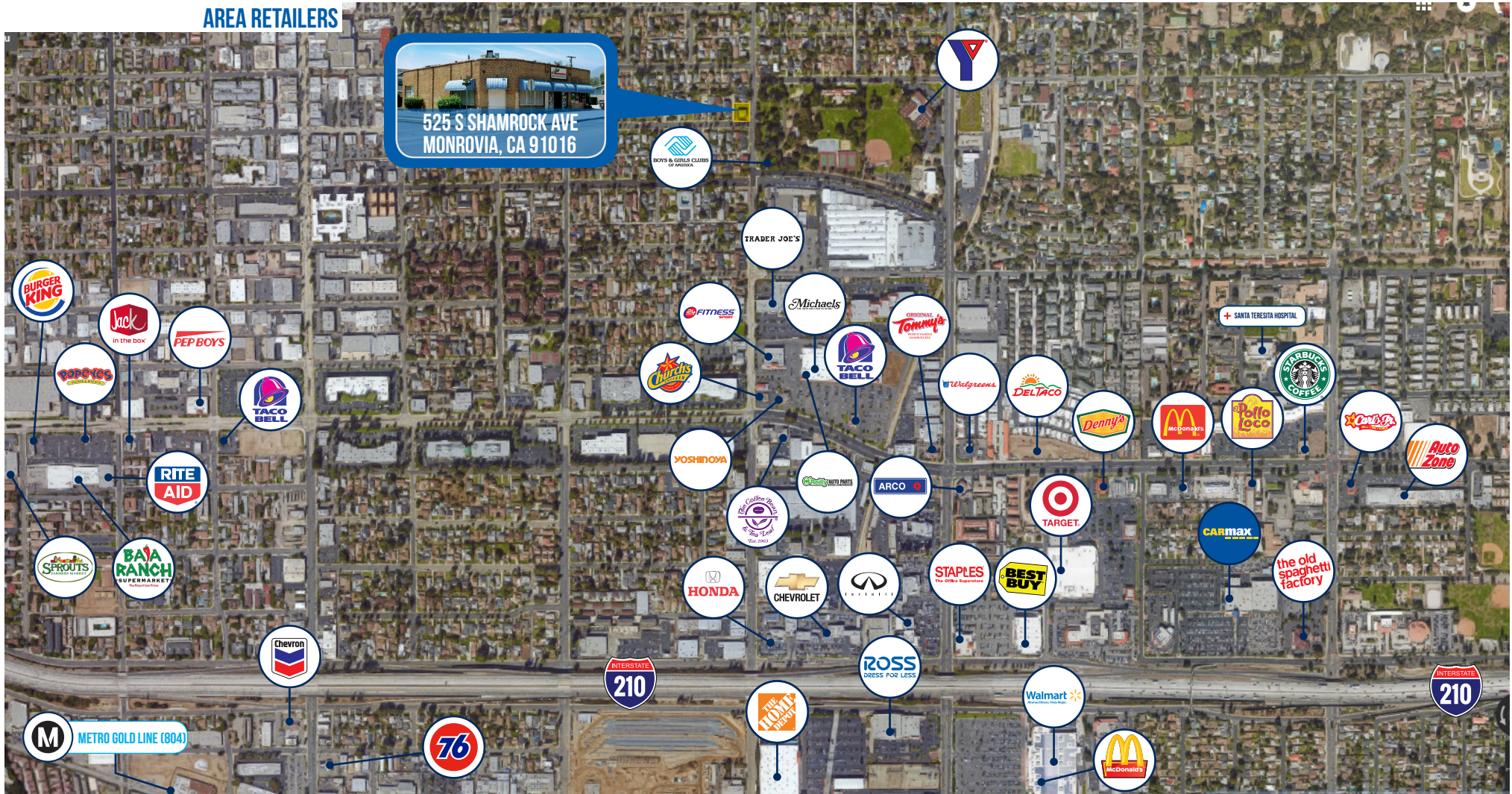


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AREA RETAILERS



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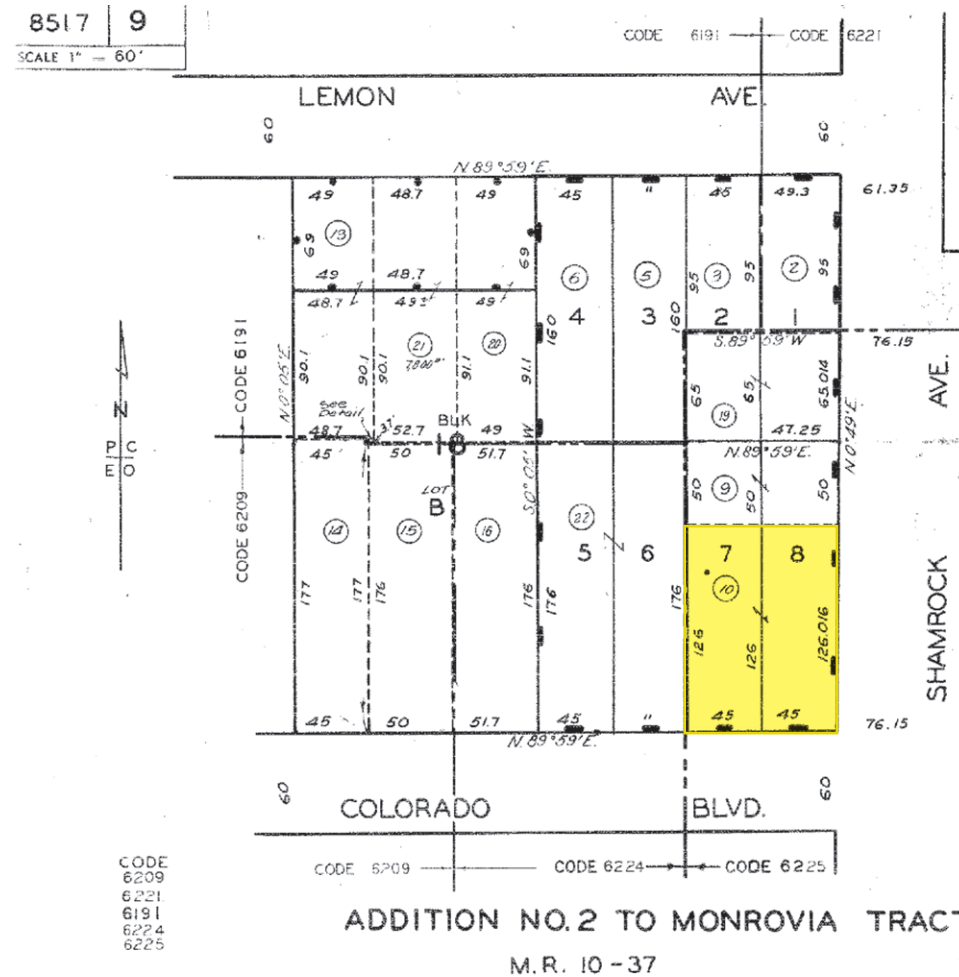
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FOR PREV. ASSMT. SEE: 1360-9

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