

FOR LEASE

FREE STANDING RETAIL PROPERTY Located in the heart of Monrovia



525 S. Shamrock Ave.

Monrovia, CA 91016

Former Local Grocery/Deli Store

PROPERTY CHARACTERISTICS:

LEASE RATE:	\$1.65 NNN
BUILDING SIZE:	± 3,240 SF
LOT SIZE:	± 11,339 SF (0.26 AC)
ZONING:	MORM*
PARKING:	19 Free Surface Spaces Ratio of 5.86/1,000 SF
YEAR BUILT:	1924

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

PROPERTY ATTRIBUTES:

- Located on the North-West Corner of East Colorado Blvd and South Shamrock Ave
- Community Market
- Surrounded by great local Schools
- Located across from Recreation Park

© 2017 Coldwell Banker Real Estate Corporation. Coldwell Banker Commercial is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office Is Independently Owned And Operated Except Office Owned And Operated By NRT Incorporated. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ADVISORS

Lic# 01929798

For More Information:

John S. Archibald

Broker
T: 626.696.1208

John.Archibald@cbcadvisors.com

BRE CA Broker Lic# 00996775

Guillermo Olaiz

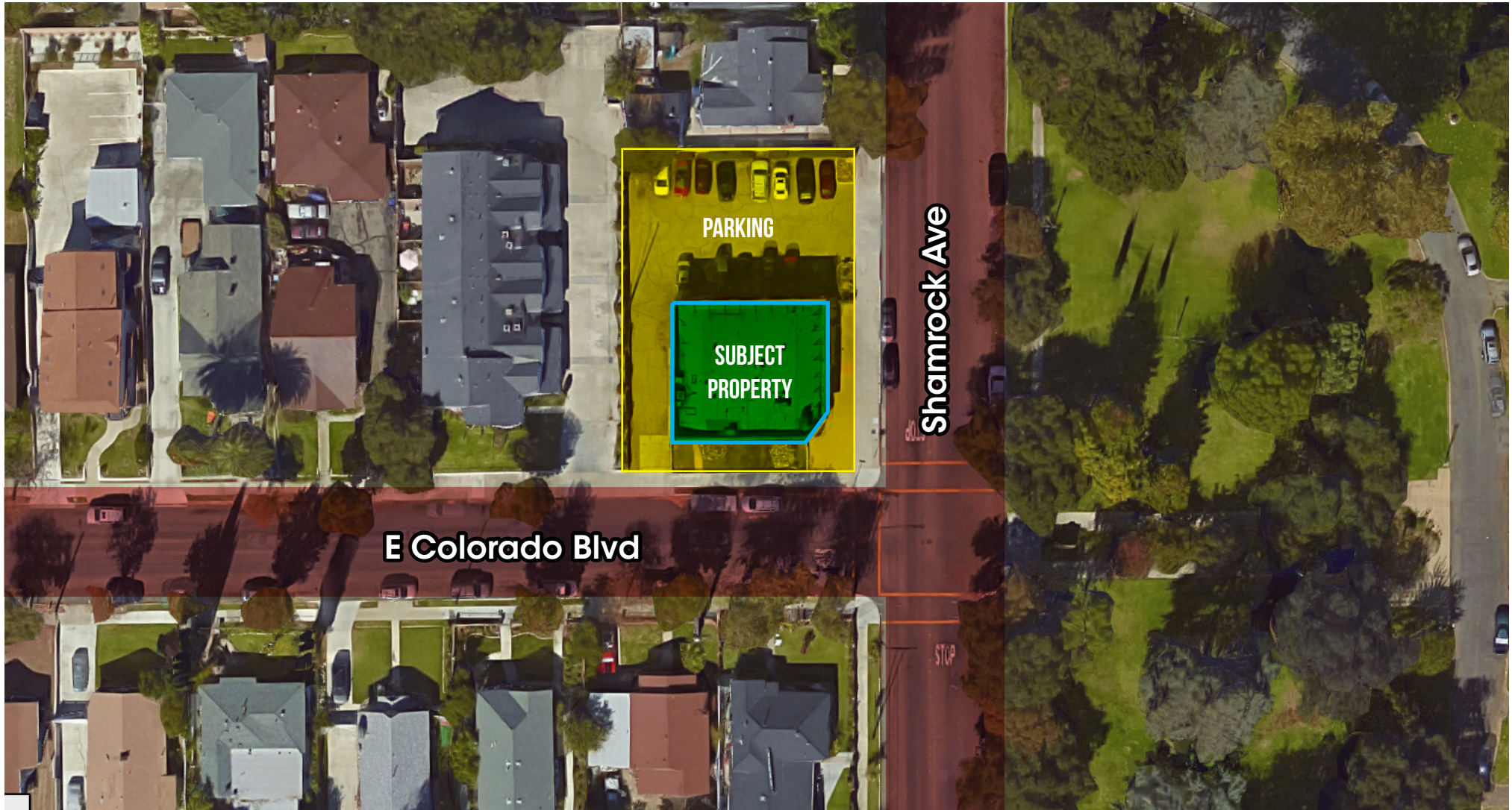
Broker
T: 626.696.1018
Guillermo.Olaiz@cbcadvisors.com

BRE CA Broker Lic# 01778986

701 N. Brand Blvd.
Suite 800
Glendale, CA 91203
www.cbcadvisors.com

FOR LEASE

FREE STANDING RETAIL PROPERTY Located in the heart of Monrovia



© 2017 Coldwell Banker Real Estate Corporation. Coldwell Banker Commercial is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office Is Independently Owned And Operated Except Office Owned And Operated By NRT Incorporated. The information above are from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ADVISORS

Lic# 01929798

For More Information:

John S. Archibald

Broker

T: 626.696.1208

John.Archibald@cbcadvisors.com

BRE CA Broker Lic# 00996775

Guillermo Olaiz

Broker

T: 626.696.1018

Guillermo.Olaiz@cbcadvisors.com

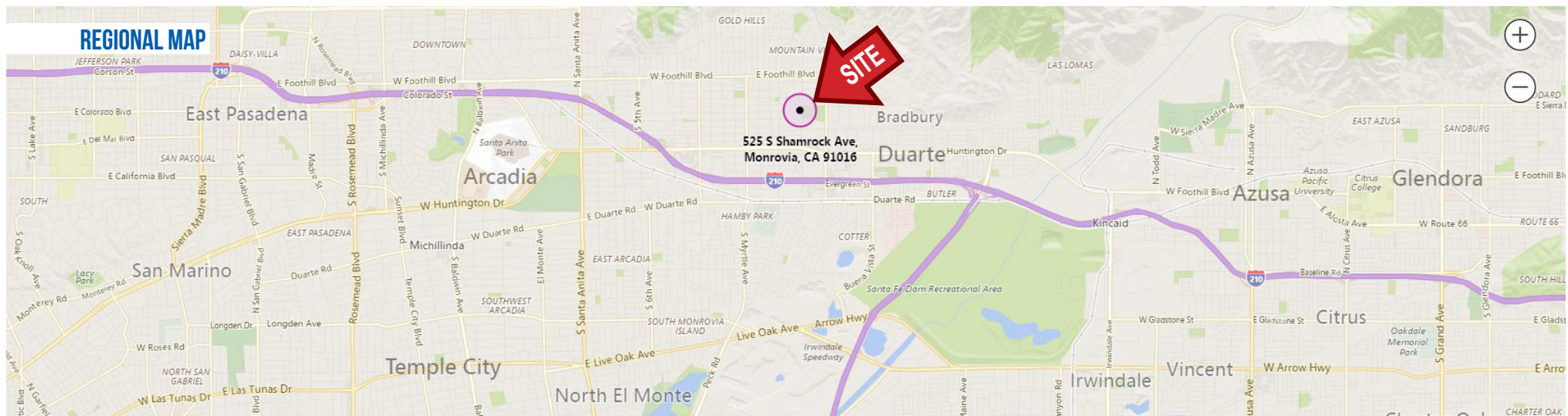
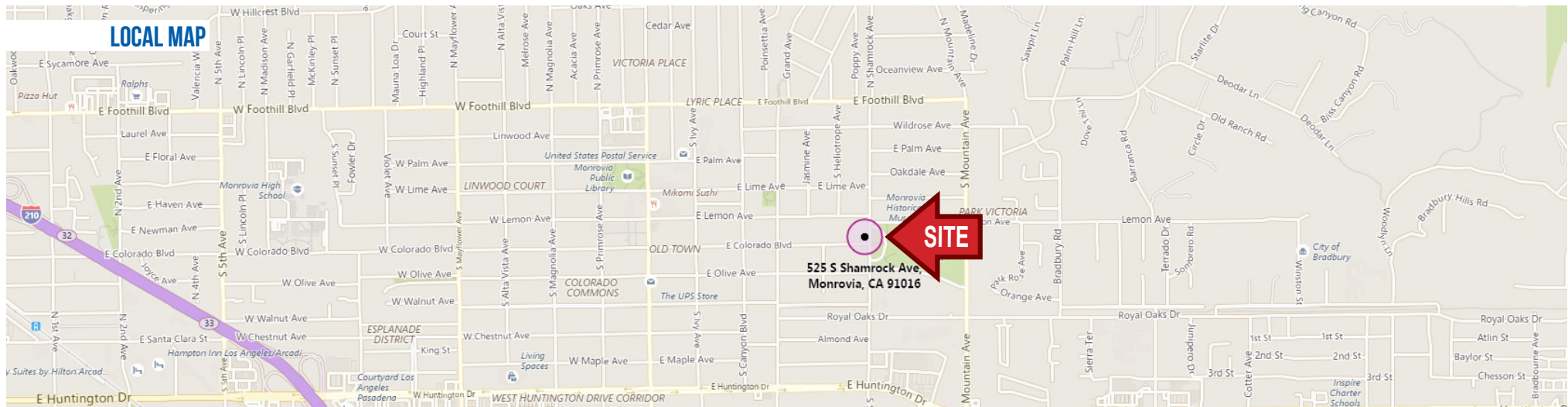
BRE CA Broker Lic# 01778986

701 N. Brand Blvd.
Suite 800
Glendale, CA 91203

www.cbcadvisors.com

FOR LEASE

FREE STANDING RETAIL PROPERTY Located in the heart of Monrovia



© 2017 Coldwell Banker Real Estate Corporation. Coldwell Banker Commercial is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office Is Independently Owned And Operated Except Office Owned And Operated By NRT Incorporated. The information above are from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ADVISORS
Lic# 01929798

For More Information:

John S. Archibald

Broker

T: 626.696.1208

John.Archibald@cbcadvisors.com

BRE CA Broker Lic# 00996775

Guillermo Olaiz

Broker

T: 626.696.1018

Guillermo.Olaiz@cbcadvisors.com

BRE CA Broker Lic# 01778986

701 N. Brand Blvd.

Suite 800

Glendale, CA 91203

www.cbcdadvisors.com

FOR LEASE

FREE STANDING RETAIL PROPERTY Located in the heart of Monrovia



© 2017 Coldwell Banker Real Estate Corporation. Coldwell Banker Commercial is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office Is Independently Owned And Operated Except Office Owned And Operated By NRT Incorporated. The information above are from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For More Information:

John S. Archibald

Broker
T: 626.696.1208

John.Archibald@cbcadvisors.com
BRE CA Broker Lic# 00996775

Guillermo Olai

Broker
T: 626.696.1018

Guillermo.Olai@cbcadvisors.com
BRE CA Broker Lic# 01778986



ADVISORS

Lic# 01929798

701 N. Brand Blvd.
Suite 800
Glendale, CA 91203
www.cbcdadvisors.com

FREE STANDING RETAIL PROPERTY

Located in the heart of Monrovia



701 N. Brand Blvd.
Suite 800
Glendale, CA 91203
www.cbcdadvisors.com

