



FOR LEASE



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1,176 SF



112A Railroad Ave

Monrovia, California 91016

SPACES	LEASE RATE	SPACE SIZE
112A Railroad Ave.	\$1.05 SF/month	1,176 SF

Property Highlights

- 1,176 SF secure 2nd floor office
- Good light from skylights
- Located across the street from Gold Line Station
- Tenant pays for Electricity
- New carpet and paint, very clean bathroom
- Shared parking
- 1 block south of 210 Fwy

Property Description

Upstairs, secure 1,176 SF office in a large warehouse complex.
Shared parking.

Mike Lanzarotta

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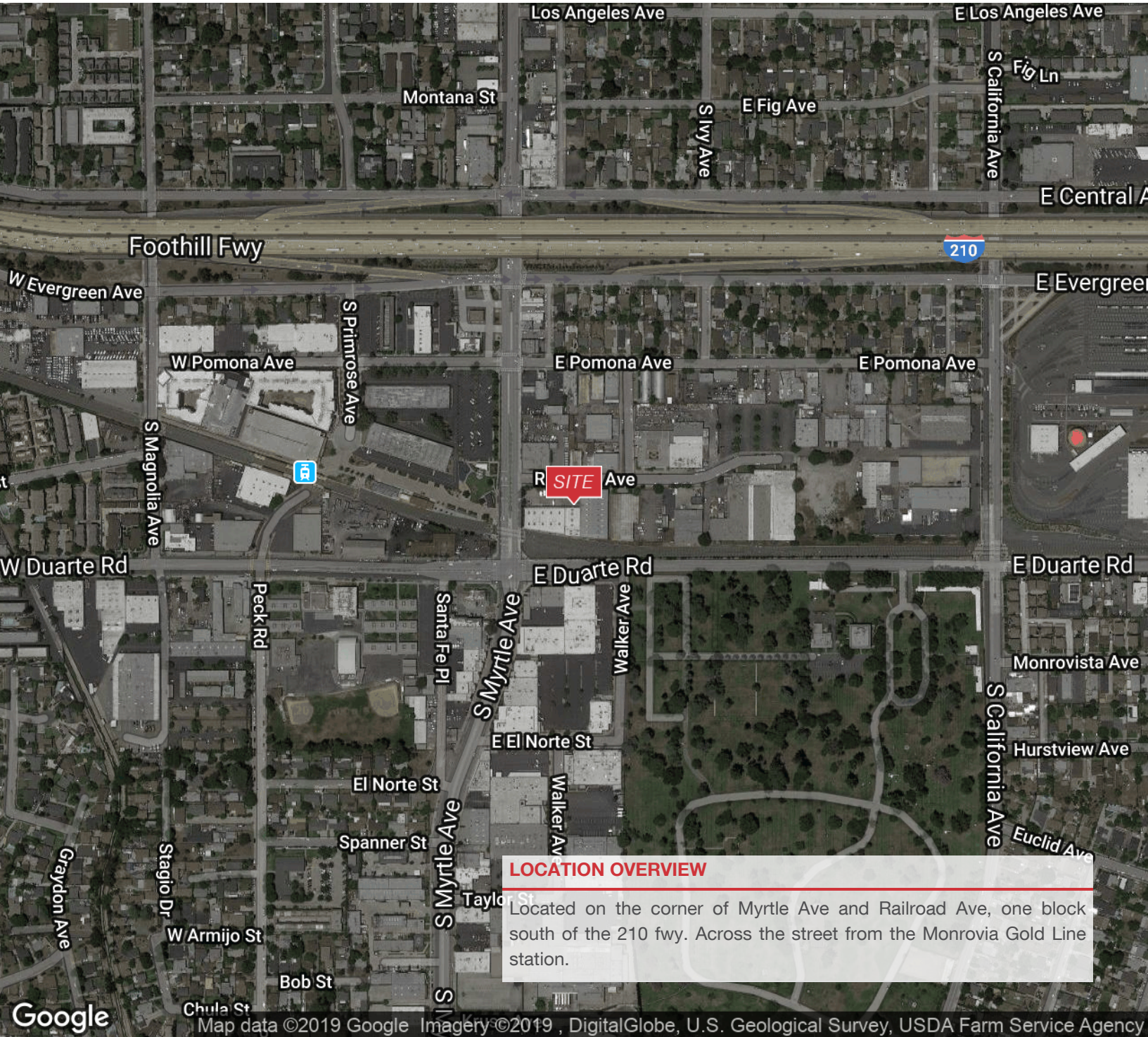
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LOCATION OVERVIEW
Located on the corner of Myrtle Ave and Railroad Ave, one block south of the 210 fwy. Across the street from the Monrovia Gold Line station.

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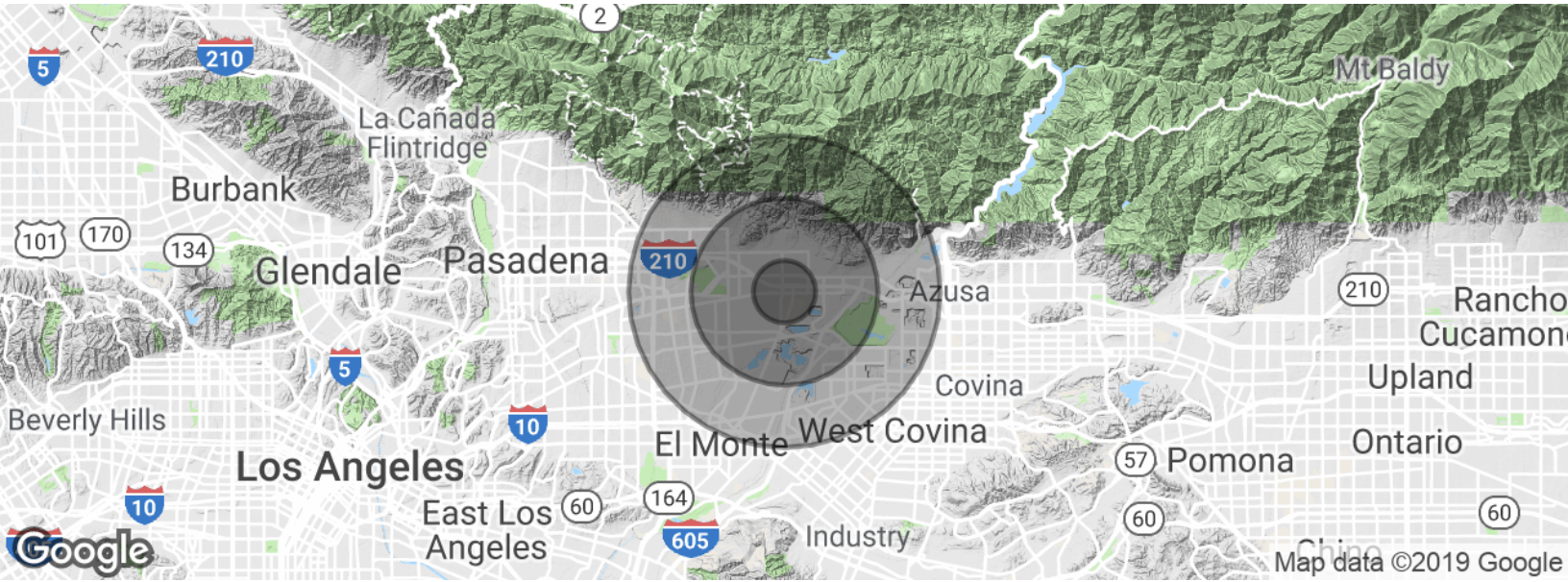
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	25,029	126,142	366,430
Median age	33.7	37.7	36.4
Median age (Male)	32.7	36.3	34.6
Median age (Female)	35.9	39.7	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,546	40,175	108,868
# of persons per HH	3.3	3.1	3.4
Average HH income	\$69,740	\$83,910	\$80,256
Average house value	\$495,713	\$563,298	\$558,066

* Demographic data derived from 2010 US Census

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