

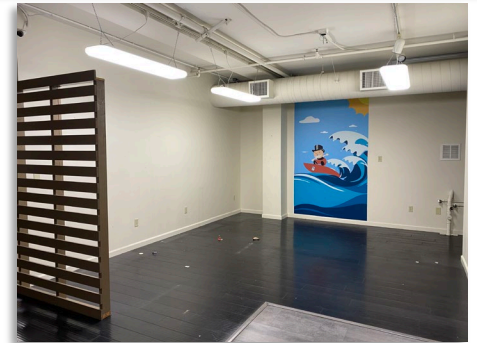
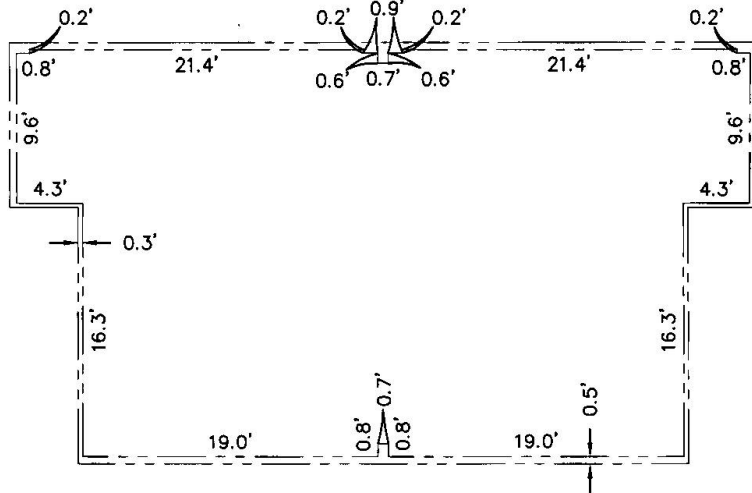


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1,107 SF Commercial Condominium at Colorado Commons in Old Town Monrovia

519 Falling Leaf Alley Monrovia, CA 91016
For Lease: 1,107 SF Available at \$2.35 PSF
Modified Gross

- Approximately 1,107 SF commercial condo located on the ground floor.
- Suitable for retail, medical, office or food uses (without open flame)- PD-5 zoning. Check use with City of Monrovia.
- Direct walkway from Space to Myrtle Avenue and Old Town.
- Colorado Commons is a large mixed-use development with 68 residential units and four commercial units. It has a large parking structure with over 180 parking spaces.
- Located at the heart of Old Town between Lemon and Colorado off Myrtle.
- Immaculately maintained grounds and on-site property management.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2021)	69,029	281,652	1,255,097
Average HH Income	\$111,365	\$110,706	\$103,113
Daytime Population	33,746	112,900	488,155

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



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