



1,867 SF Industrial/Flex Condo

158 West Pomona Avenue Monrovia, CA 91016

For Lease: \$1.40 PSF Modified Gross Plus CAM

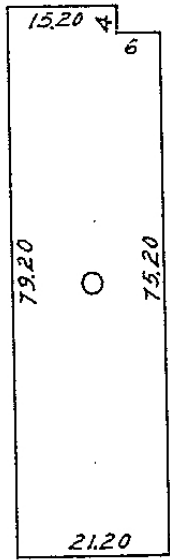
- **Approximately 400 SF front office build-out with front waiting and reception area, one private office and one restroom. Mezzanine area for additional storage.**
- **Warehouse/flex area has insulated ceilings, one ground level door 12'x12', 200 AMP 3-Phase power and 16-foot clear height.**
- **Two designated parking spaces in front and one parking in the rear of unit.**
- **Business Enterprise zoning. Check use with City of Monrovia.**
- **Directly across from the Goldline Station. Over 1,000 units approved and underway in close vicinity for transit-oriented mixed-use developments.**

Top Commercial Realty, Inc.

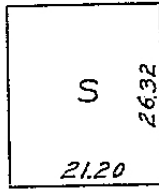
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1ST FLOOR



2ND FLOOR

UNITS: 1,3,5,7,9,11 & 13
 REVERSE UNITS: 2,4,6,8,10,12 & 14



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2025)	73,916	354,200	1,297,186
Average HH Income	\$126,472	\$122,485	\$123,121
Daytime Population	37,560	137,844	506,358

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



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