



International, Inc.  
BUSINESS  
PROPERTIES

# INDUSTRIAL BUILDING

## Industrial/Flex Space For Lease

**133-139 W. Maple Avenue, Monrovia, CA 91016**



### DEMOGRAPHICS

Source : CoStar (2020)

	1-Mile	3-Mile	5-Mile
Population (2020)	24,704	107,930	318,365
Average HH Income (2020)	\$88,202	\$105,970	\$95,522

### FEATURES:

- GLA: 9,360 +/- Sq. Ft. / 16 Parking Spaces;
- Located just north of Huntington Drive,
- Convenient access to 210 FWY from Myrtle Ave;
- 2,340 +/- Sq. Ft. industrial space available;
- 12'x10' roll-up door with 14' ceilings;
- Zoned for Manufacturing.

For more information, please contact

**BP International, Inc.**

**Patsy Ma, MBA, CCIM, CRX, CLS**

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**650 W. Duarte Rd., #1088, Arcadia, CA 91007**

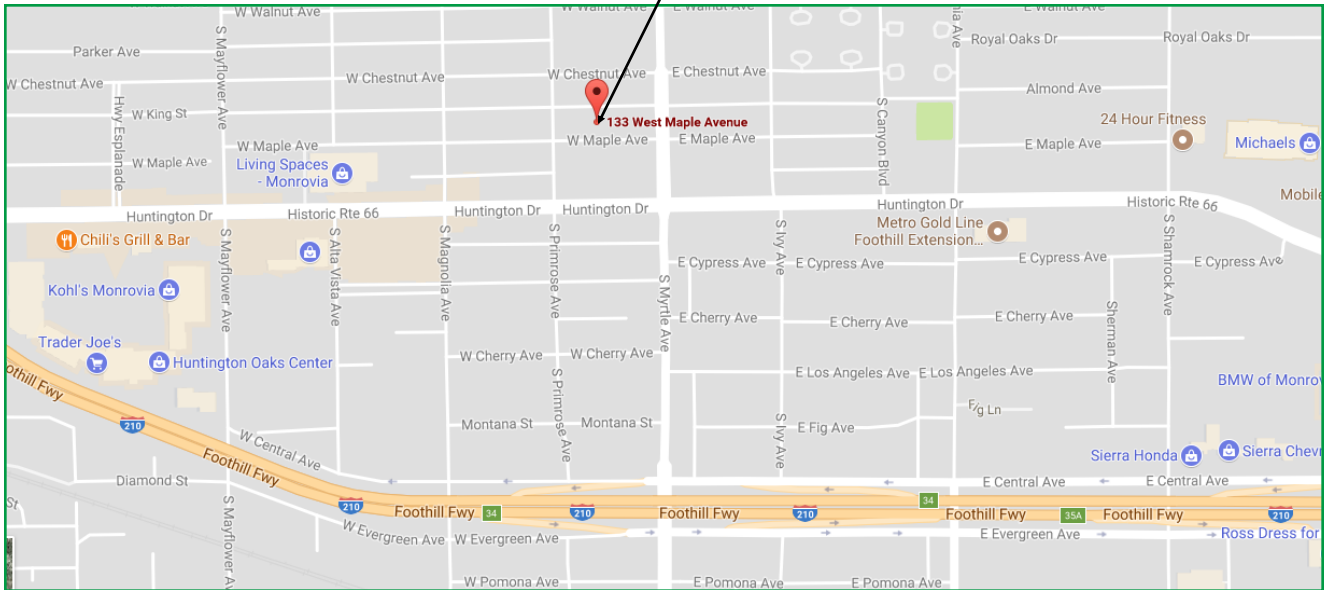
**Tel: 626-821-3448 x 100 Fax: 626-821-9099**

**www.BPInternational.net**

The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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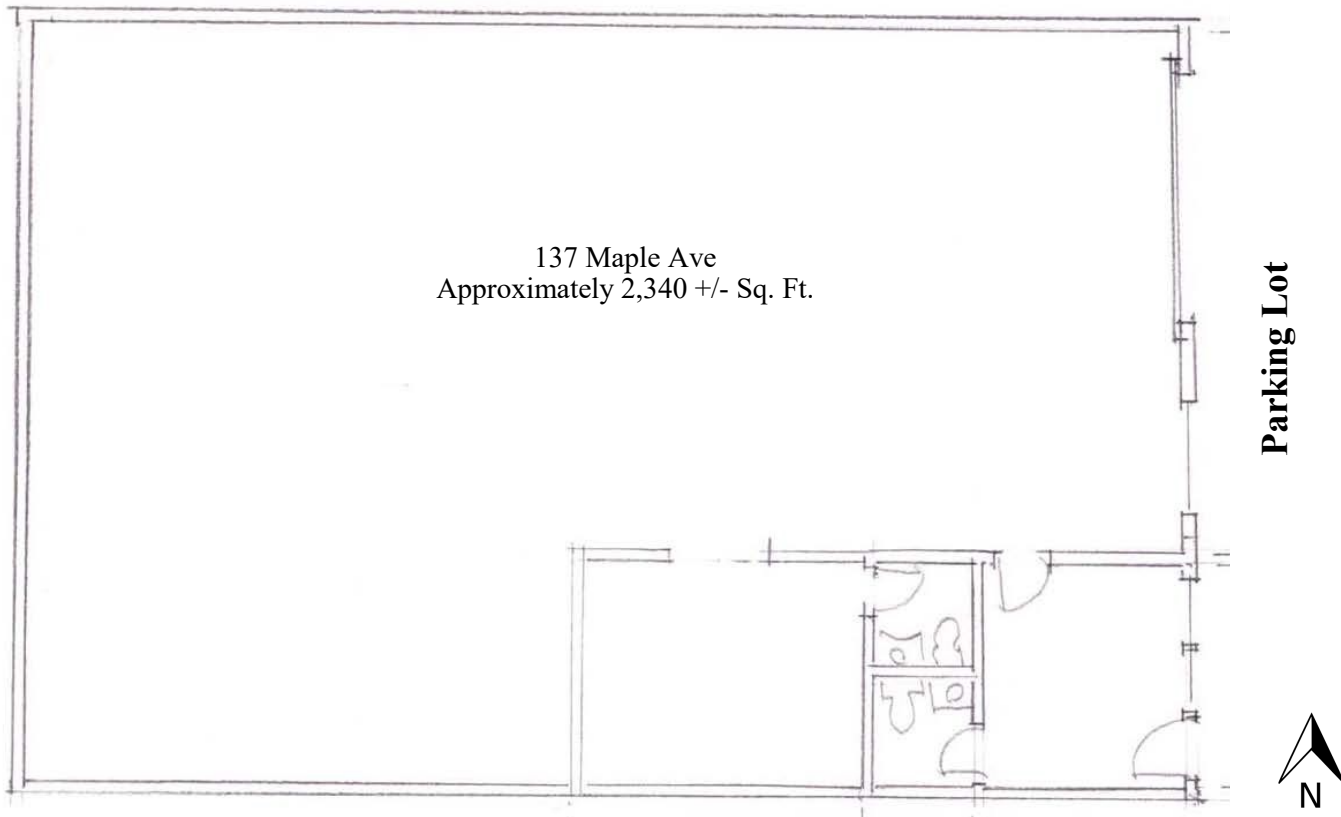


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Floor plan is not drawn to scale and subject to site verification.

# Demographic Summary Report

133-139 W Maple Ave, Monrovia, CA 91016

Building Type: **Industrial**  
 RBA: **9,360 SF**  
 Land Area: **.37 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	25,103	109,024	321,656
2019 Estimate	24,704	107,930	318,365
2010 Census	23,346	105,541	310,926
Growth 2019 - 2024	1.62%	1.01%	1.03%
Growth 2010 - 2019	5.82%	2.26%	2.39%
<b>2019 Population by Hispanic Origin</b>	11,760	37,083	139,252
<b>2019 Population</b>	24,704	107,930	318,365
White	18,152 73.48%	64,475 59.74%	193,147 60.67%
Black	2,174 8.80%	5,138 4.76%	8,784 2.76%
Am. Indian & Alaskan	411 1.66%	1,134 1.05%	3,866 1.21%
Asian	3,003 12.16%	33,830 31.34%	104,316 32.77%
Hawaiian & Pacific Island	83 0.34%	192 0.18%	569 0.18%
Other	881 3.57%	3,162 2.93%	7,684 2.41%
U.S. Armed Forces	0	5	72
<b>Households</b>			
2024 Projection	9,249	37,402	100,691
2019 Estimate	9,087	37,026	99,638
2010 Census	8,522	36,221	97,240
Growth 2019 - 2024	1.78%	1.02%	1.06%
Growth 2010 - 2019	6.63%	2.22%	2.47%
Owner Occupied	3,570 39.29%	22,074 59.62%	58,887 59.10%
Renter Occupied	5,517 60.71%	14,951 40.38%	40,750 40.90%
<b>2019 Households by HH Income</b>	9,089	37,027	99,638
Income: <\$25,000	1,446 15.91%	5,563 15.02%	16,628 16.69%
Income: \$25,000 - \$50,000	1,841 20.26%	6,049 16.34%	18,386 18.45%
Income: \$50,000 - \$75,000	1,597 17.57%	5,505 14.87%	16,405 16.46%
Income: \$75,000 - \$100,000	1,211 13.32%	4,808 12.99%	13,273 13.32%
Income: \$100,000 - \$125,000	1,322 14.55%	4,740 12.80%	11,371 11.41%
Income: \$125,000 - \$150,000	540 5.94%	2,621 7.08%	6,716 6.74%
Income: \$150,000 - \$200,000	512 5.63%	3,246 8.77%	7,580 7.61%
Income: \$200,000+	620 6.82%	4,495 12.14%	9,279 9.31%
<b>2019 Avg Household Income</b>	\$88,202	\$105,970	\$95,522
<b>2019 Med Household Income</b>	\$70,093	\$82,261	\$72,534



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4/2/2020