

For Lease

Former Coffee Bean & Tea Leaf

102 S Myrtle Ave., Monrovia, CA 91016



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Monrovia, California 91016

Property Highlights

- Former Coffee Bean & Tea Leaf End-Cap location
- Outdoor patio seating
- 6.82/1,000 Parking Ratio
- Vacant and Available Now
- Opposite Vons anchored Foothill Park Plaza
- Close proximity to high income areas Bradbury, Monrovia Foothills and Sierra Madre
- Walk Score of 92 out of 100 i.e. Walker's Paradise

Lease Rate:	\$2.75/SF/Mo. NNN (\$1.12/SF/Mo.)
Space Size:	2,003 SF
Lease Type:	NNN
Date Available:	Now

Property Highlights

SEC Myrtle Avenue & Foothill Boulevard in Historic Old Town Monrovia. Former Coffee Bean & Tea Leaf End-Cap cafe w/outdoor patio seating. Ideal location & Signalized Corner. Other Tenants are Yogurtland, Mahan Indian Restaurant and Urbane Beauty Care. Abundant parking.

For More Information

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Population	1 Mile	3 Miles	5 Miles
Total Population	22,908	98,254	257,893
Median Age	38.5	40.8	40.3
Average HH income	\$187,767	\$119,382	\$111,899
Daytime Population	16,078	79,571	187,715