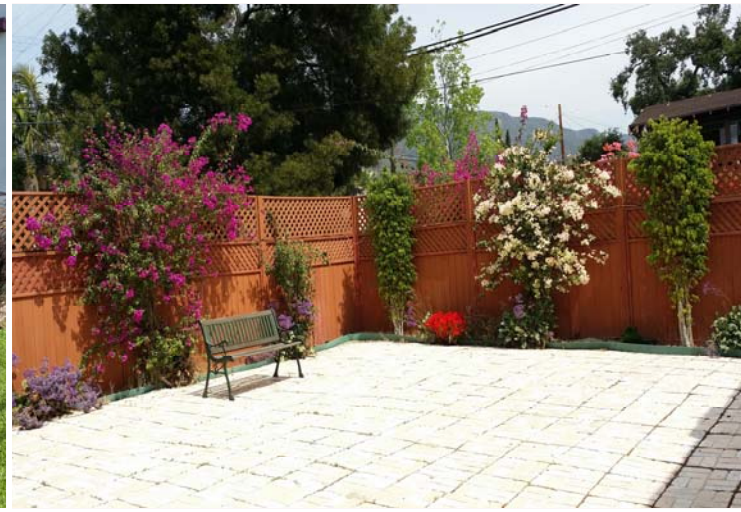


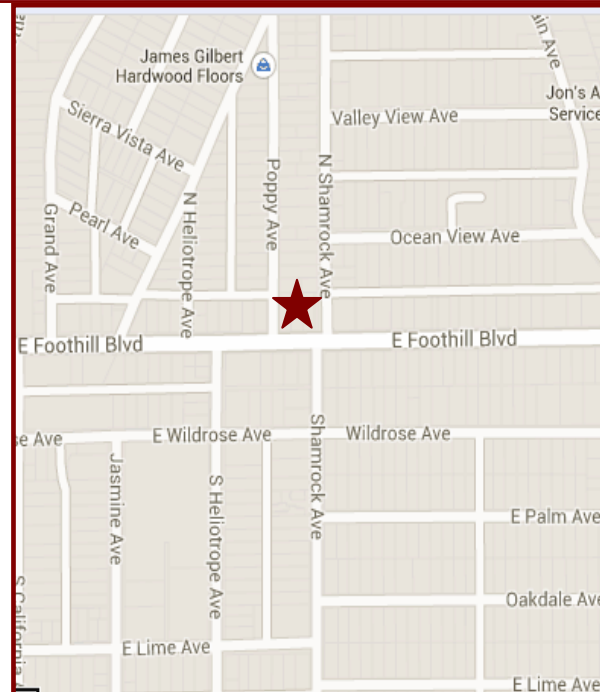
# FOR LEASE



## 631 E. FOOTHILL BLVD., MONROVIA

FOR LEASE

- AVAILABLE SPACE:** Approximately 1,020 sq. ft.
- LEASE RATE:** \$1.85 per sq. ft., Modified gross.  
Tenant pays own utilities, janitorial, and liability insurance.
- AVAILABLE:** Immediately.
- YEAR BUILT:** 1922.
- LOT SIZE:** 7,584 sq. ft.
- PARKING:** Ample parking in rear and one (1) car garage.
- AMENITIES:**
- \* Open Admin area, two (2) large offices, storage room, private bathroom with shower, and kitchen with stove, oven, refrigerator and cabinets.
  - \* Beautiful Patio area.
  - \* Great visibility on corner with signage.
  - \* Alarm serviced by Post Alarms.



For Further Information, Contact:

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