

220 | TAYLOR ST

MONROVIA, CA 91016

FOR SALE
INDUSTRIAL BUILDING | ±6,039 SF

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS



220 | TAYLOR ST
MONROVIA, CA 91016

For more information:

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220 TAYLOR STREET was built in 1960 and is located in the highly desirable, industrial submarket of the Upper San Gabriel Valley. This **±6,039 square-foot industrial building** presents a rare owner-user or investment opportunity within close proximity to major transportation corridors including the **210 and 605 Freeways**. The property is well-suited for manufacturing, warehousing, or light industrial uses, offering functional space and flexible layout potential in a market with limited available inventory. Monrovia's industrial sector continues to benefit from strong demand driven by regional logistics, last-mile distribution, and light manufacturing users, making this size of industrial asset particularly attractive to both local businesses and investors seeking exposure to Southern California's core industrial real estate market.



**Rare, ±6,039
Industrial Building**



**Warehouse with
Roll-Up Door**



100% HVAC Building
3 Units in Warehouse are
Installed but Need Duct Work.



**Great Curb Appeal
with Street Parking**



Fully Remodeled Office



Good Transportation Access



New Roof 2026



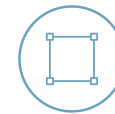
**±12,499 SF Land Parcel
(please verify)**



400 AMPS (please verify)



**Private Yard with 19 Parking
Stalls (please verify)**



**Manufacturing Zoning
(please verify)**

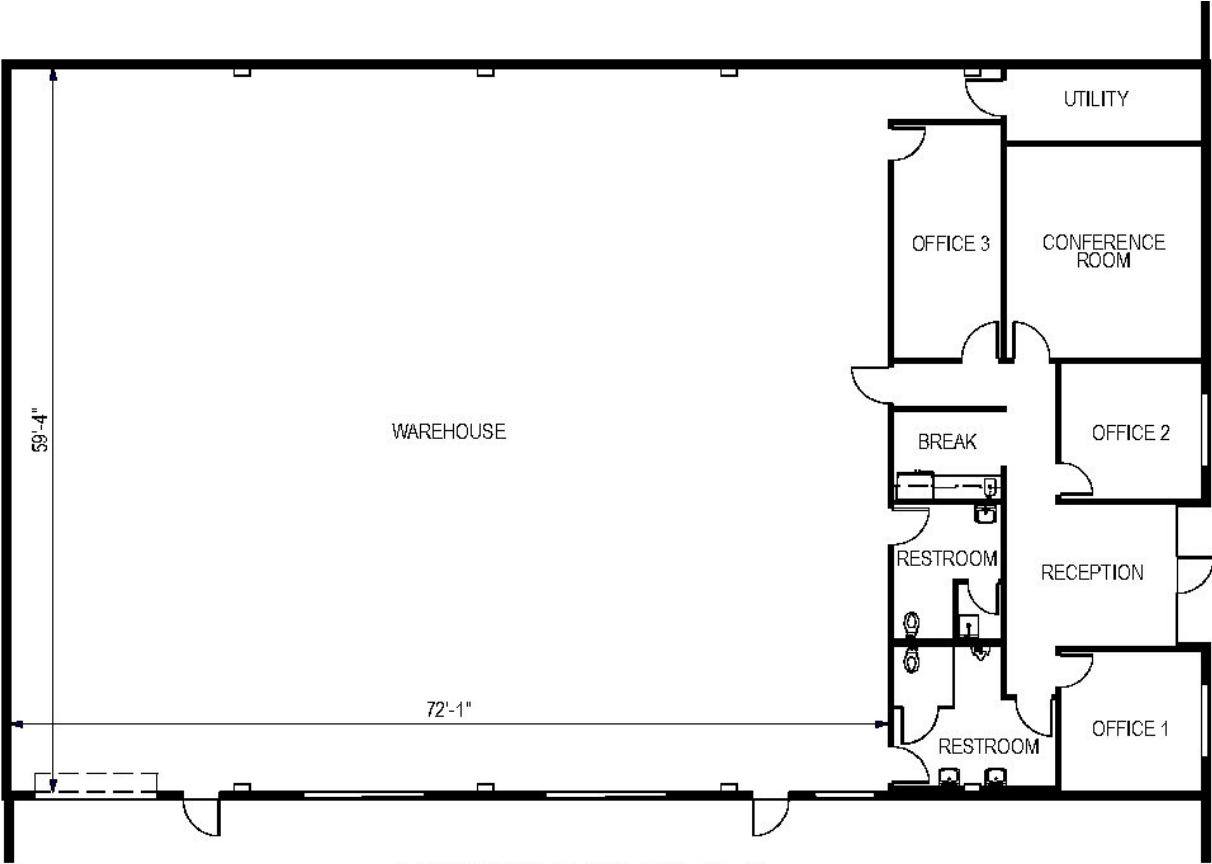


APN #8513-001-056

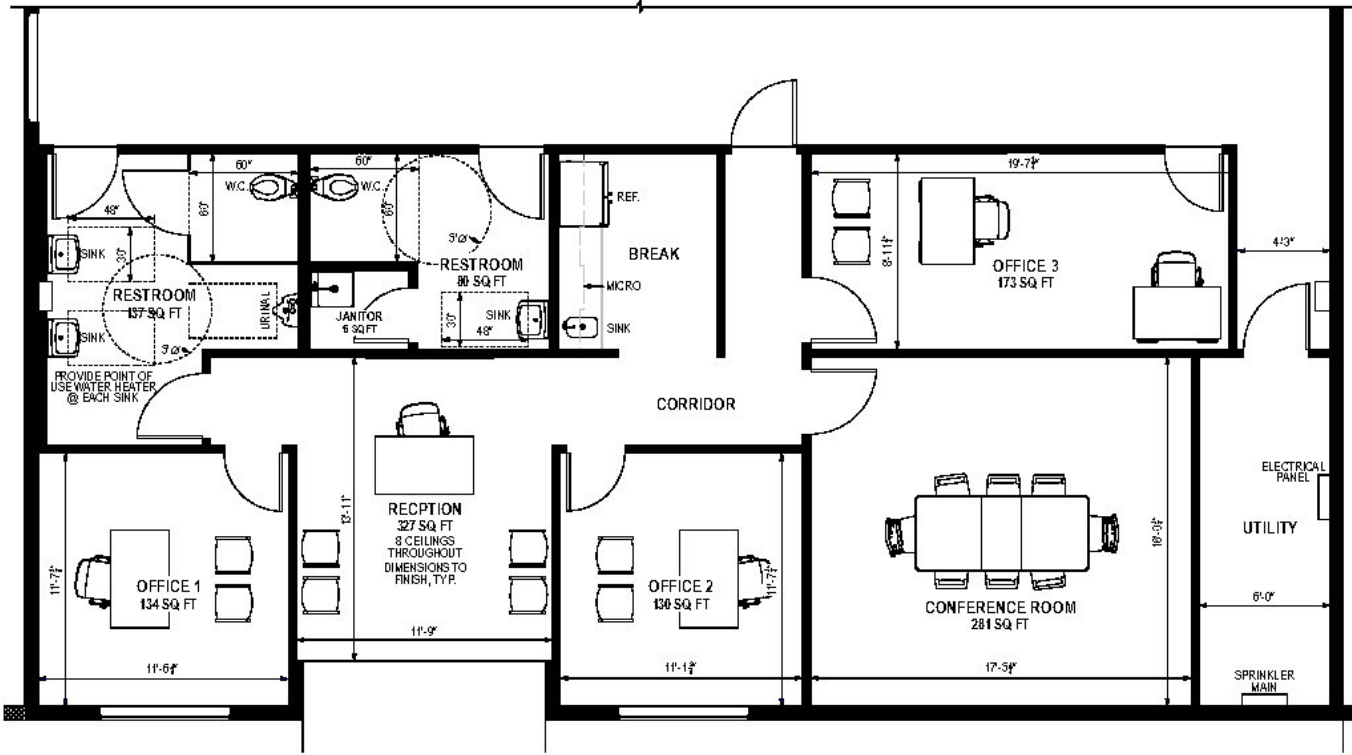
RENDERING OF PROPERTY



FLOOR PLANS — WAREHOUSE



FLOOR PLANS — OFFICE



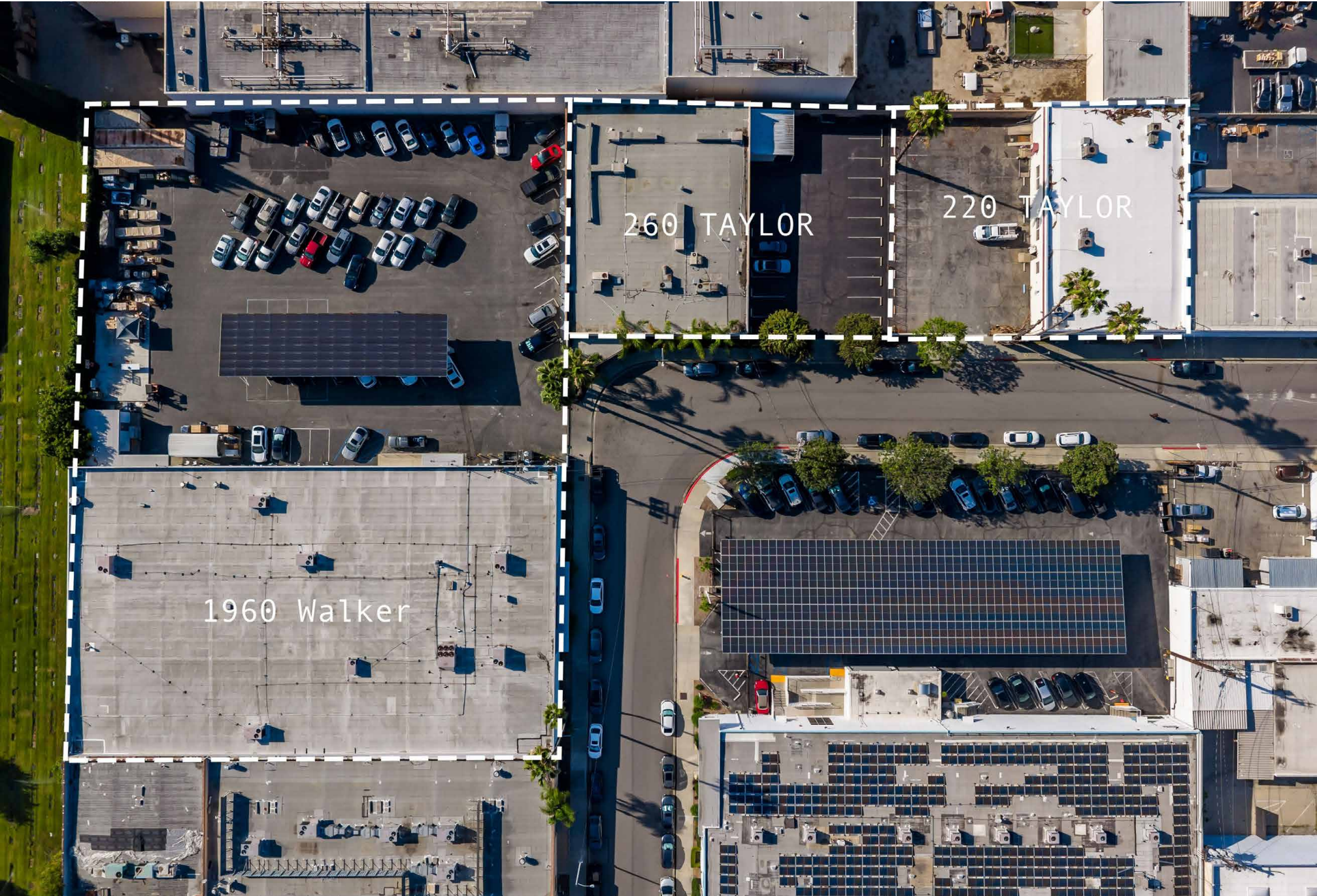
PROPERTY PHOTOS



PROPERTY PHOTOS



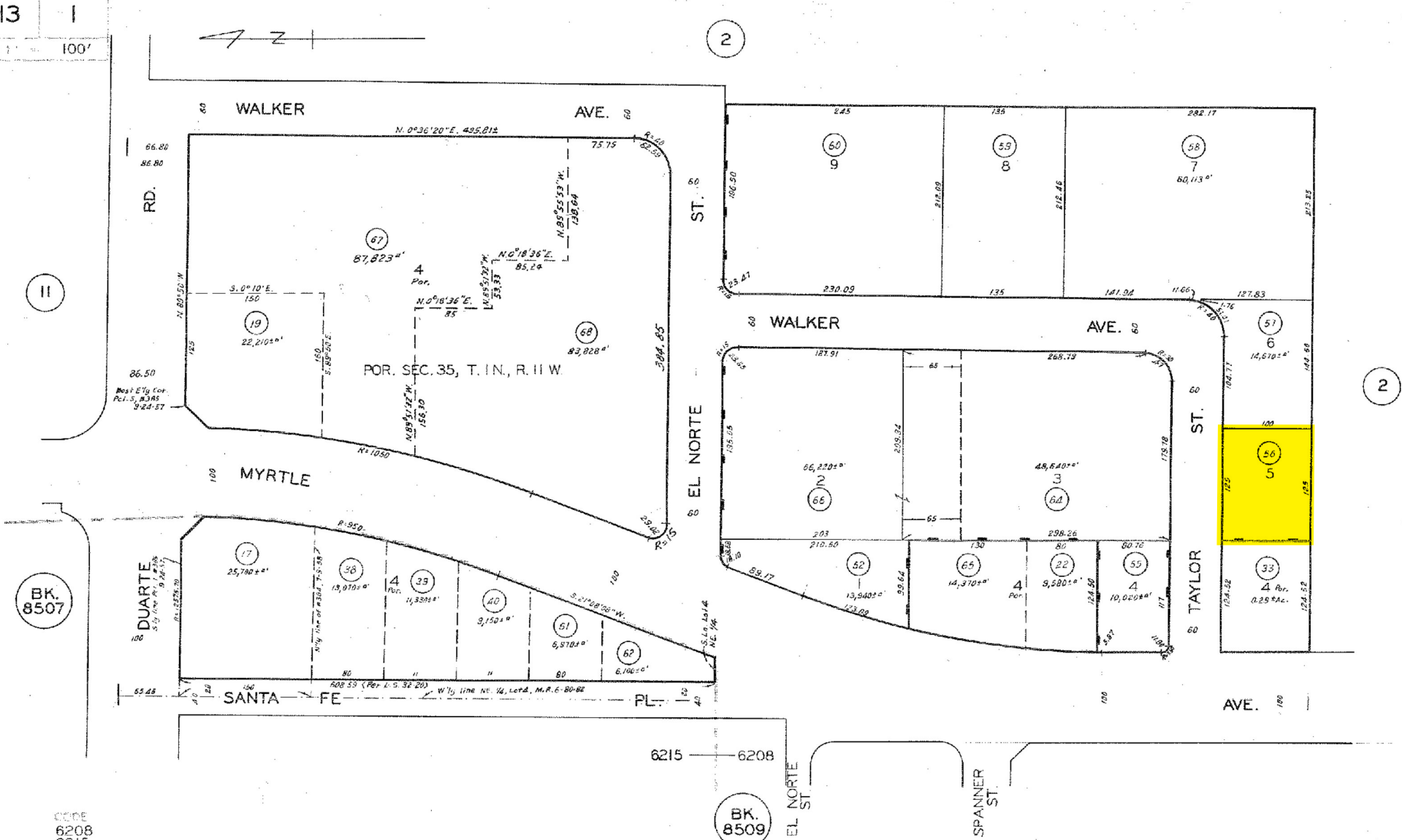
LOCATION MAP



SITE PLAN

8513 I

SCALE 1" = 100'



SUBDIVISION OF THE RANCHO AZUSA DE
DUARTE M.R. 6-80-82
TRACT NO 28379 M.B. 717-7-8

CODE
6208
6215

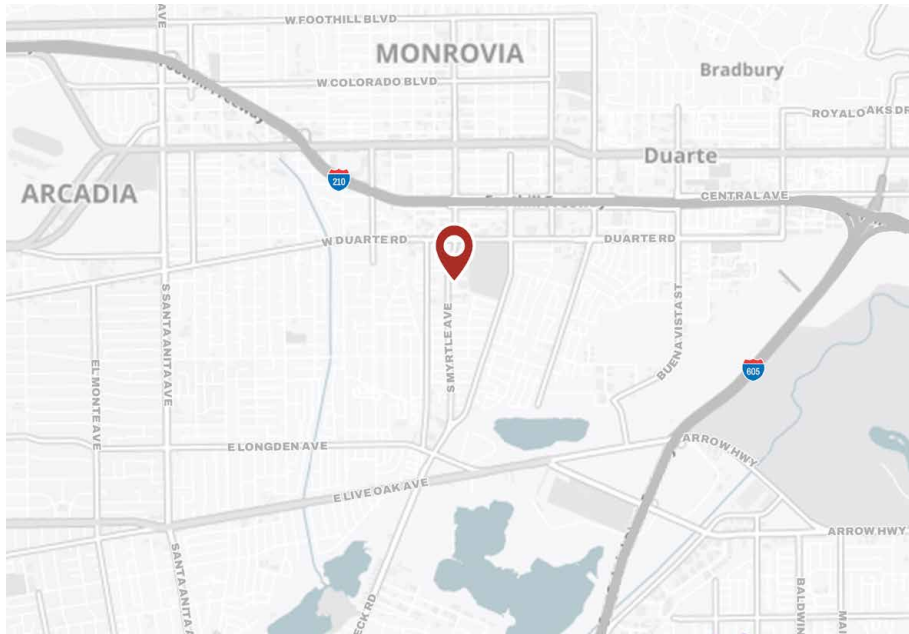
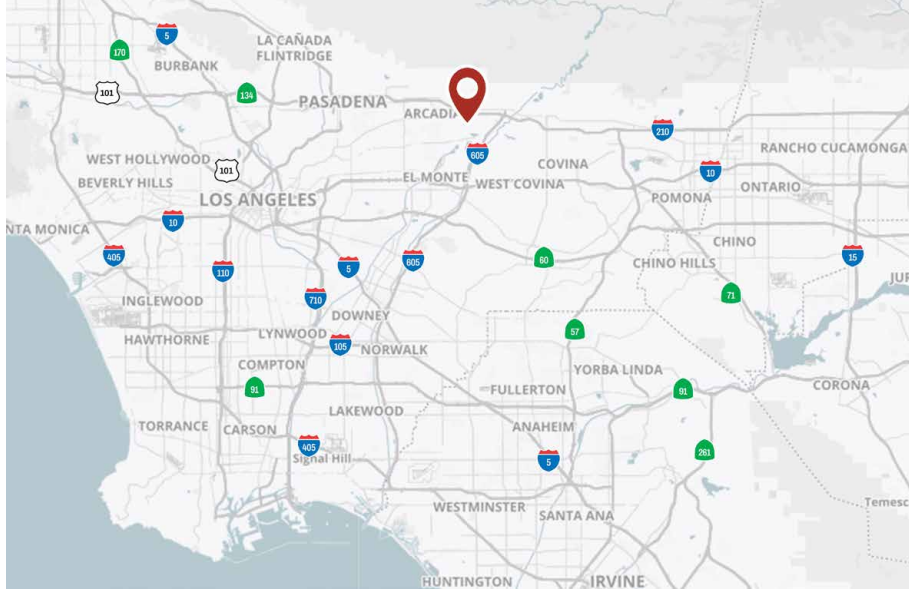
FOR PREV. ASSN'T SEC.
8513 - I

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

SALES COMPARABLES

	ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	BUILT	RBA SF
	859 Meridian St. Irwindale, CA	December 2025	\$2,250,000	\$314.60	1989	7,152
	1111 S. Myrtle Ave. Monrovia, CA	August 2025	\$4,000,000	\$437.59	1987	9,141
	528 E. Fig Lane. Monrovia, CA	April 2025	\$1,575,000	\$321.43	1963	4,900
	12101 Clark St. Arcadia, CA	August 2024	\$1,425,000	\$384.10	2002	3,710
	716 N. McKeever Ave. Azusa, CA	July 2024	\$2,800,000	\$324.64	1985	8,625
	141 E. Santa Clara St. Arcadia, CA	May 2024	\$3,350,000	\$501.50	1970	6,680

REGIONAL MAPS & DEMOGRAPHICS



220 TAYLOR ST., MONROVIA, CA

1 MILE

3 MILES

5 MILES

Population

Est. Population (2025)	24,623	136,814	386,638
Proj. Population (2030)	25,281	134,899	376,662
Census Population (2020)	23,926	136,441	396,478
Census Population (2010)	22,881	136,200	399,625
Proj. Ann. Growth (2025-2030)	658 (0.5%)	-1,915 (-0.3%)	-9,976 (-0.5%)
Historical Ann. Growth (2020-2025)	697	372	-9,840 (-0.5%)
Historical Ann. Growth (2010-2020)	1,046 (0.5%)	242	-3,148
Est. Population Density (2025)	7,842 psm	4,841 psm	4,925 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Est. Households (2025)	8,217	46,768	123,976
Proj. Households (2030)	8,646	47,231	123,007
Census Households (2020)	7,325	45,346	122,736
Census Households (2010)	6,720	44,166	119,355
Proj. Ann. Growth (2025-2030)	429 (1.0%)	463 (0.2%)	-969 (-0.2%)
Historical Ann. Change (2010-2025)	1,497 (1.5%)	2,602 (0.4%)	4,621 (0.3%)

Average Household Income

Est. Avg. Household Income (2025)	\$139,616	\$145,594	\$135,480
Proj. Avg. Household Income (2030)	\$139,486	\$145,127	\$135,536

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