



OFFERING MEMORANDUM

252 W Chestnut Ave
Monrovia, CA 91016

*Extremely Rare 2023-Built Industrial Condominium
Owner-User or Sale-Leaseback - Excellent Location near Old
Town Monrovia, Excellent Curb appeal*



Exclusively Listed By:
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GIG
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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 252 W Chestnut Ave, Monrovia, CA 91016 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE SUMMARY

Summary

Subject Property:	252 W Chestnut Ave Monrovia, CA 91016
Price:	\$920,000
Price Per SF:	\$582
Year Built:	2023
Building Size:	1,580 SF
Lot Area:	33,134 SF (entire condo complex)
APN / Zoning:	8508-005-060 / MO-M
Parking:	2 Dedicated Parking 12 Guest Parking for Complex

Financial Analysis/Rent Roll on pages 26-27

Investment Highlights

- **Unmatched Flexibility:** Offered as a rare opportunity for an Owner-User to occupy modern space or as an investment via a Sale-Leaseback structure.
- **Strategic Corner Location:** Situated on the corner of Chestnut Ave and Magnolia Ave, just two blocks north of Huntington Drive and two blocks west of Old Town Monrovia.
- **Superb Demographics:** Located in a highly affluent area boasting an average household income of $\pm$ \$140,264 within a 1-mile radius.
- **Regional Connectivity:** Provides excellent access to the 210 and 605 Freeways, seamlessly linking the property to the broader Southern California market.
- **Transit-Oriented & Walkable:** Features a "Walker's Paradise" Walk Score of 93, positioned within walking distance of the Metro Gold Line Station, parks, and top-tier city amenities.

Property Highlights

- **Nearly Brand-New Construction:** Built in 2023 within a larger complex, featuring pristine curb appeal and a clean, modern façade.
- **Optimized Floor Plan:** Offers a well-distributed layout comprising $\pm$ 1,140 SF of warehouse space and $\pm$ 440 SF of office space (Buyer to verify).
- **Premium Industrial Features:** Equipped with 18-foot warehouse clearance, a 10-foot commercial roll-up door, and a robust 250-AMP electrical panel.
- **Modern Systems:** All mechanical, electrical, plumbing, roof, and HVAC systems are approximately three years old, significantly minimizing future capital expenditures.
- **M-Zoning:** Highly versatile "M" zoning allows for a wide range of commercial and industrial uses.
- **Ample Parking:** Includes two dedicated spaces at the front, plus access to 12 shared guest spaces within the complex.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Growth Investment Group California is proud to present 252 W Chestnut Ave, Monrovia, a premium single-story industrial condominium situated just two blocks from historic Old Town Monrovia. Constructed in 2023 within a modern industrial complex, this asset offers an immaculate, contemporary aesthetic.

This offering provides exceptional flexibility: it can be delivered 100% vacant for an owner-user seeking state-of-the-art facilities, or structured as a sale-leaseback for an investor seeking stable yield. The property boasts an efficient layout with $\pm 1,140$ SF of warehouse and ± 440 SF of office space, complete with an 18-foot clearance height, a 10-foot roll-up door, and modern 250-AMP electrical service. With major building systems dating to the recent 2023 construction, the new owner will benefit from a virtually maintenance-free asset. As of September 2026, the HOA charge is \$288/month which covers property insurance and common area maintenance.

The property is strategically located only 2 blocks from Old Town Monrovia and 2 blocks from Huntington Drive with superb access to FWY 210 and FWY 605. This area is adjacent to affluent cities, Arcadia, San Marino, and Pasadena. The property is walking distance to the Monrovia Gold line and is surrounded by old towns restaurant and cafe row, upscale bars and boutique shops while including national retailers. The new owners can enjoy its proximity to FWY 210 and the Monrovia Gold Line.

LOCATION AMENITIES AND ACCESS

Nestled in the foothills of the San Gabriel Mountains, Monrovia perfectly balances its historic charm with a pro-expansion, forward-thinking civic approach. The city's transit-oriented development initiatives have spurred the construction of over 1,000 luxury apartment units within a two-block radius of the Gold Line station (which sees nearly 1.5 million riders monthly). Bolstered by over \$25 million in public improvements, Monrovia serves as an attractive base for major corporations, including Trader Joe's, Original Tommy's, and Naked Juice.



Old Town Monrovia



Distance from 252 W Chestnut Ave:
4 Minute Drive, 0.7 mile

Old Town Monrovia is considered by the community to be the heart of the City. Here the community embraces the historic past, while still enjoying an exciting and vibrant future. This unique downtown environment blends charm and classic American themes with modern day conveniences.

The Shops at Santa Anita



Distance from 252 W Chestnut Ave:
8 minute Drive, 3.3 miles

The Westfield Santa Anita is a super-regional shopping mall located in Arcadia, California adjacent to the Santa Anita Race Track. It features major stores such as Macy's, Dave and Buster's, and Din Tai Fung.

The Arboretum



Distance from 252 W Chestnut Ave:
9 minute Drive, 3.5 miles

The Los Angeles County Arboretum and Botanic Garden, 127 acres, is an arboretum, botanical garden, and historical site nestled into hills near the San Gabriel Mountains in Arcadia, California, United States.

Santa Anita Golf Course



Distance from 252 W Chestnut Ave:
7 minute Drive, 2.0 miles

With a superb view of the towering San Gabriel mountains, the Santa Anita Golf Course provides a unique and memorable atmosphere for any gathering, whether it's golf related or not. Professional staff, convenient location, and plenty of free parking, make Santa Anita Golf Course an excellent value.

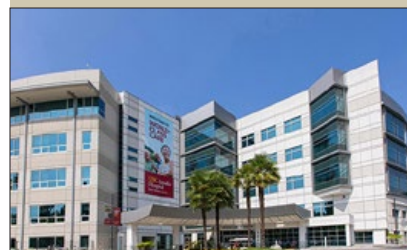
Santa Anita Park



Distance from 252 W Chestnut Ave:
12 minute Walk, 4.4 miles

Santa Anita Park is a Thoroughbred racetrack in Arcadia, California, United States. It offers some of the prominent horse racing events in the United States during early fall, winter and in spring. The Park also hosts the 626 Night Market event, a night market food festival.

USC Arcadia Hospital



Distance from 252 W Chestnut Ave:
8 minute Drive, 2.5 miles

USC Arcadia Hospital, part of Keck Medicine of USC, is a 348-licensed-bed community hospital that has been serving the health care needs of patients in the San Gabriel Valley and surrounding communities, for more than a century.

Aerial Photos



Walk Score
93

Walker's Paradise

Daily errands do not require a car.

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Aerial Photos



Aerial Photos



Aerial Photos



OLD TOWN MONROVIA



252 W CHESTNUT AVE

Walk Score
93
Walker's Paradise
Daily errands do not require a car.

Aerial Photos



Aerial Photos



HUNTINGTON DR. CORRIDOR



252 W CHESTNUT AVE



HUNTINGTON OAKS CENTER



THE SHOPS AT SANTA ANITA

Walk Score
93

Walker's Paradise

Daily errands do not require a car.

GROWTH INVESTMENT GROUP

Aerial Photos



Walk Score
93

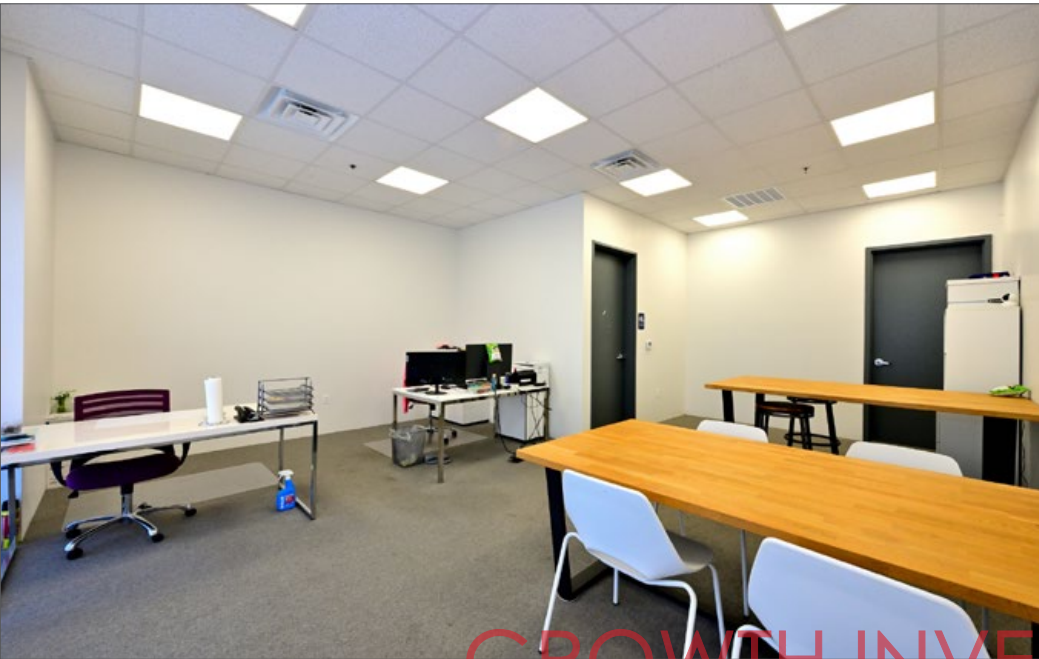
Walker's Paradise

Daily errands do not require a car.

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



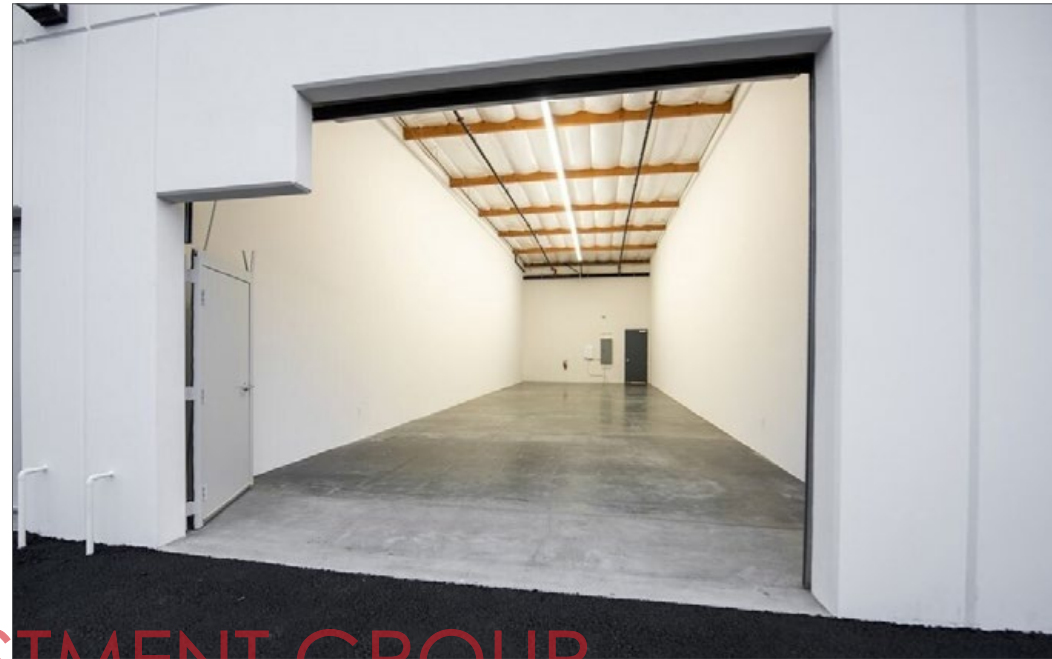
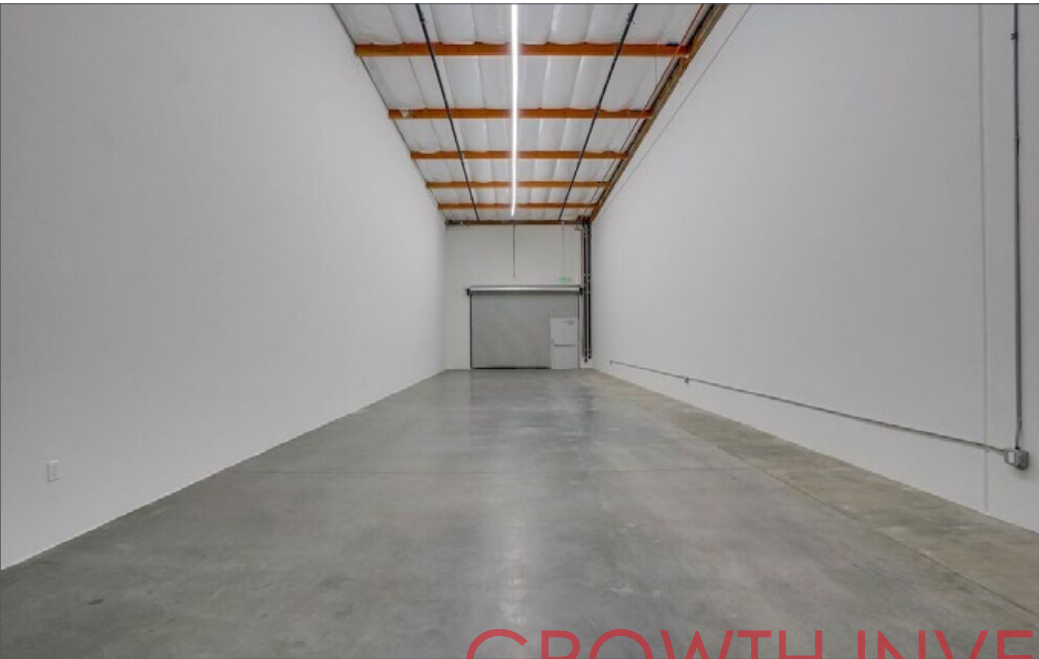
Property Photos - Commercial Condo Complex



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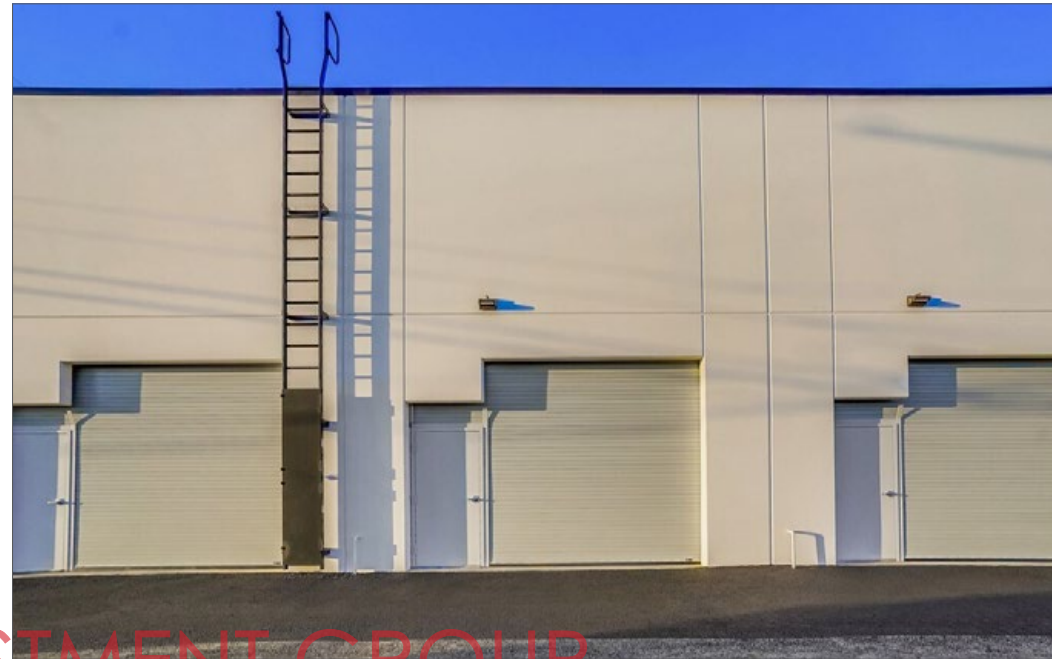
Property Photos - Photos of Units when vacant



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Property Photos - Photos of Units when vacant



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Local Map



Regional Map





02. FINANCIALS

Financial Analysis (Sale Leaseback Scenario)

Investment Overview

Price	\$	920,000
Price Per SF	\$	582
Sale Leaseback CAP Rate		5.20%
Sale Leaseback GRM		15.25

Property Information

Building Size	1,580
Lot Size SF (Industrial Complex)	total 33,134 SF
Year Built	2023
Parcel(s)	8508-005-060
Zoning	MOM
Parking	2 dedicated parking + 12 guest parking for the complex

Proposed Financing (Owner-User)

Down Payment	\$	276,300
Approximate Loan Amount	\$	644,700
Interest Rate		6.250%
Loan To Value		70.0%
Annual Debt Service		\$51,637
Debt Coverage Ratio		0.94
Year-1 Net Cash-Flow		(\$3,136)
Est. Annual Principal Reduction		\$11,054
Year-1 Total Return		\$7,918
Year-1 Net Cash-on-Cash Return		2.87%
Loan Type		New SBA or Investment Loan, 10- year fixed, 10-year term, 25-year amortization

Income

Annual Gross Rent	\$	4,740	per month	\$	56,880	Proposed
HOA CHARGE (Insurance & CAM)	\$	288	per month	\$	3,456	Proposed
Gross Scheduled Income			per month	\$	60,336	
Effective Gross Income				\$	60,336	

* HOA Charge is \$288/month and covers Insurance + Common Area Maintenance

Expenses

Operating Expenses (Current/Potential)						Current
New Property Taxes	1.285037%	\$	11,822	per tax assessors		
Direct Assessment		\$	584	per tax assessors		

Total Operating Expenses	21% of EGI	\$	12,407	Current
Expenses Per SF		\$	7.85	

NET Operating Income

Current	\$	47,929
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Proposed Rent Roll in a Sale Leaseback Scenario

Unit No.	Use Type	Use Type	% Space	Estimated SF (Buyer to Verify)	Proposed Rent	Base Rent/SF	HOA CHARGE	Lease Date	Lease Start								
252	Personal Use - Storage/Warehouse	SALE LEASEBACK (INDUSTRIAL) - NET LEASE	100.00%	1,580	\$ 4,740	\$ 3.00	\$ 288	COE	1 year or 2 YEAR SALE LEASEBACK								
		<table><tr><td>TOTAL</td><td>1,580</td><td>\$ 4,740</td><td>\$ 288</td></tr><tr><td>Vacant</td><td>-</td><td>0%</td><td></td></tr></table>								TOTAL	1,580	\$ 4,740	\$ 288	Vacant	-	0%	
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Vacant	-	0%															

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03. MARKET OVERVIEW

Market Overview - Monrovia

City of Monrovia

Monrovia is a city in the foothills of the San Gabriel Mountains in the San Gabriel Valley of Los Angeles County, California, United States. Monrovia has been used for filming TV shows, movies and commercials. Located 20 miles northeast of Los Angeles at the base of the San Gabriel Mountains, Monrovia is part of the San Gabriel Valley, just eight miles east of the City of Pasadena in Los Angeles County. Monrovia was recognized as an All-America City by the National Civic League and most recently, was an All-America City Finalist in 2023!

Old Town Monrovia is the San Gabriel Valley's Reader's Choice Award for Favorite City/Downtown! Monrovia is ideally positioned to continue its trend for controlled growth. The city's vibrant economy fosters enhanced job creation while a commitment to revitalization and development ensures that Monrovia maintains its attractive neighborhoods. Visitors are encouraged to experience all that Monrovia has to offer: a welcoming community, the brilliant California backdrop and the promise for a prosperous future.



Points of Interest

Monrovia's main points of interest are concentrated in the northern part of the city in Old Town Monrovia. Old Town Monrovia is considered by the community to be the heart of the City. Here the community embraces the historic past, while still enjoying an exciting and vibrant future. This unique downtown environment blends charm and classic American themes with modern day conveniences. Historic buildings fill Old Town's streets, where you can find an array of boutique shops selling everything from baseball cards to vintage concert t-shirts, and beautiful home furnishings, a diverse selection of restaurant and cafes, entertainment, and luxury living. Residents and visitors alike head to Old Town regularly for its inviting atmosphere and signature community events. Old Town offers a sophisticated environment with spectacular mountain views you won't find anywhere else.



Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2026	2031
Total Population	26,833	27,326	27,984
Total Households	10,241	10,776	11,279
Family Households	6,776	6,959	7,286
Average Household Size	2.61	2.52	2.47
Owner Occupied Housing Units	3,836	3,803	3,874
Renter Occupied Housing Units	6,405	6,973	7,405
Median Age	38.7	40.1	41.9

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	\$104,205	-	\$120,892	-
Average Household Income	\$140,264	-	\$162,614	-
Per Capita Income	\$54,709	-	\$64,791	-