



HISTORIC OLD TOWN

510 S. MYRTLE

510 S. MYRTLE AVENUE · MONROVIA, CA

& Bar

T pumps - Good Tea to Share

ANTIQUES VILLAGE

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PROGRESSIVE
REAL ESTATE PARTNERS

DOWNTOWN MONROVIA RETAIL FOR SALE

THE OPPORTUNITY

Rare Owner-Operator Opportunity in Downtown Monrovia –

An unique opportunity to own both the business and the underlying real estate, providing control of the location, immediate operating potential, and long-term real estate value.

OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	±1,417 SF
Lot Size:	±2,452 SF (±0.06 AC)
APN:	8516-022-015



±76,900 DAYTIME POPULATION | ±3,281 APARTMENT UNITS (2-MILE)





HIGHLY WALKABLE DOWNTOWN MONROVIA RETAIL

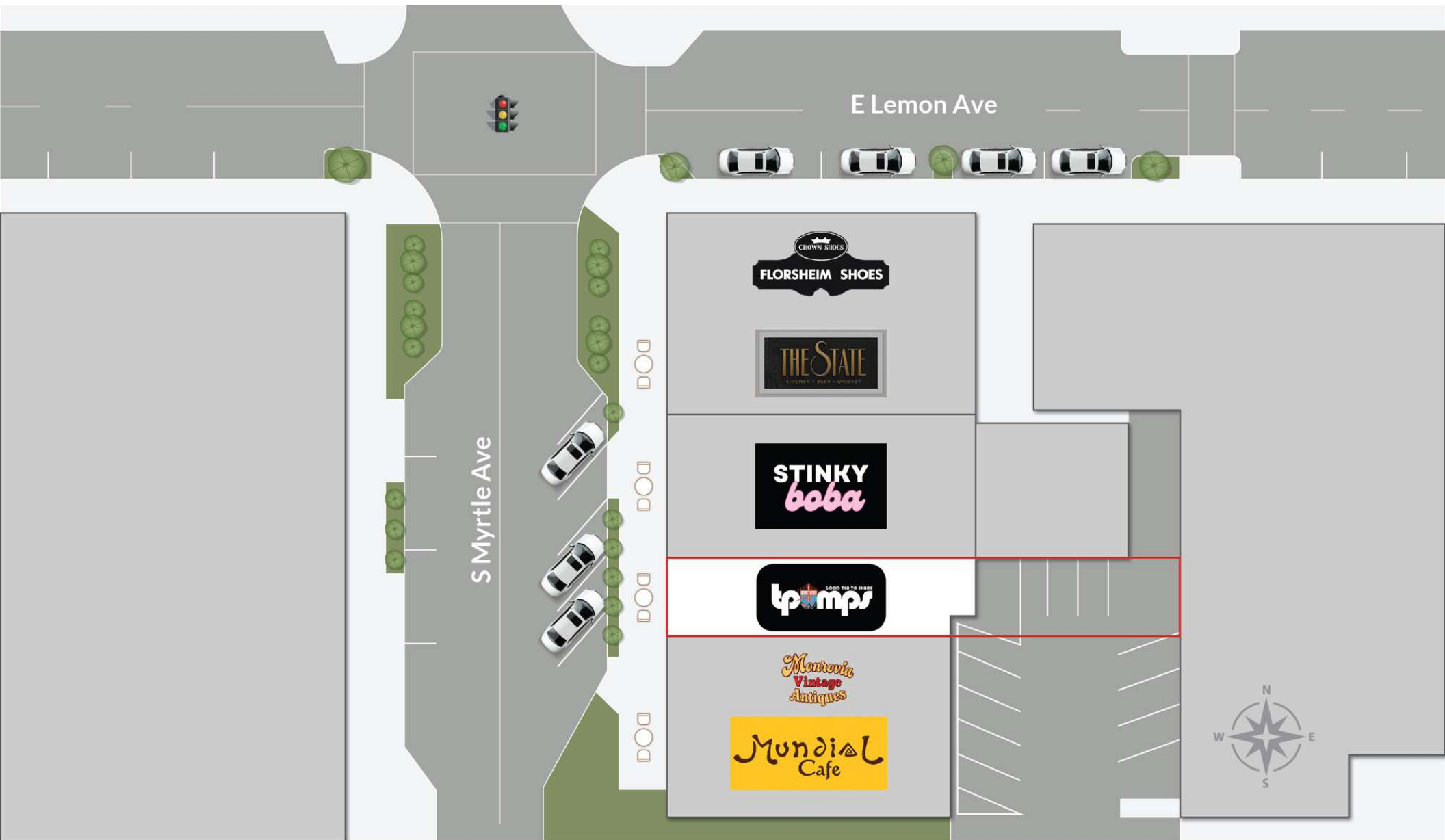
- **±1,417 SF Street-Front Retail Property** – Located at 510 S Myrtle Ave, the property was originally built in 1914 and sits on a ±2,452 SF lot with three rear staff parking spaces.
- **Premier Downtown Monrovia Location** – Positioned along historic Myrtle Avenue in the heart of Old Town Monrovia, a walkable and established retail district known for its historic character, pedestrian activity, affluent demographics, and mix of local businesses and amenities.
- **Surrounded by Established Local & Boutique Businesses** – Nearby businesses include Café de Olla, The State Whisky Bar, Mikomi Sushi Monrovia, Copper Still Grill, and The Jewelry Box, which has served the community since 1921, highlighting Old Town's long-standing appeal for locally owned businesses.
- **Weekly Friday Night Street Fair & Market** – Myrtle Avenue hosts the long-running Monrovia Street Fair & Market every Friday evening, featuring live music, food, produce, specialty vendors, artisan products, shopping, and family-friendly entertainment that draws pedestrian activity throughout Old Town.



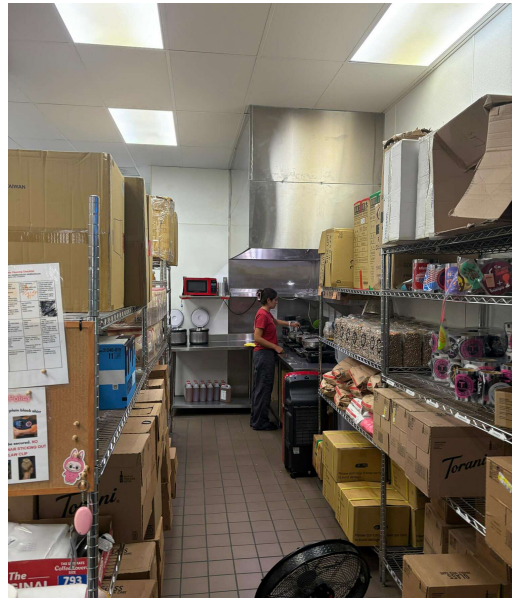
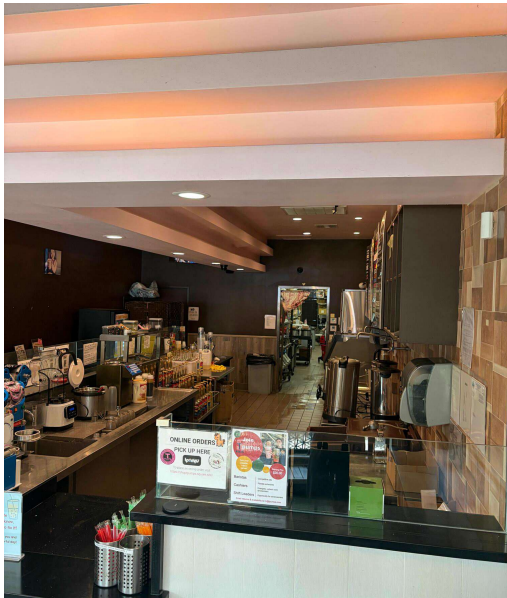
OWNER-USER & INVESTMENT FLEXIBILITY

- **Potential SBA Financing with as Little as 10% Down** – Preliminary SBA financing illustrates a potential structure with 10% borrower equity and 25-year amortization, subject to lender approval and buyer qualifications, allowing qualified owner-users to preserve working capital for business operations and growth.
- **FF&E Included for Immediate Business Operation** – Furniture, fixtures, and equipment associated with the existing Boba Tea shop are included in the sale, providing flexibility to continue the current operation or utilize the existing improvements and equipment for a new concept.
- **Seller Leaseback Option Available** – For buyers seeking a pure real estate investment, the Seller is open to discussing a one-to-five-year leaseback term, subject to mutually acceptable terms, with additional details available through the Listing Broker.

SITE PLAN



INTERIOR PHOTOS



FURNITURE, FIXTURES & EQUIPMENT INCLUDED IN THE SALE

FURNITURE & FIXTURES	QTY
Service counter	1
Cashier counter	1
Customer waiting bench	1
Storage cabinets	4
Tea merchandise / display shelves	2
Menu boards	2
TEA SHOP EQUIPMENT	QTY
Commercial tea brewer	6
Electric tea kettles	3
Tea infusers / strainers	12
Commercial blender	2
Beverage shaker	6
Ice storage bin	1
Ice machine	2
Cup sealing machine	2

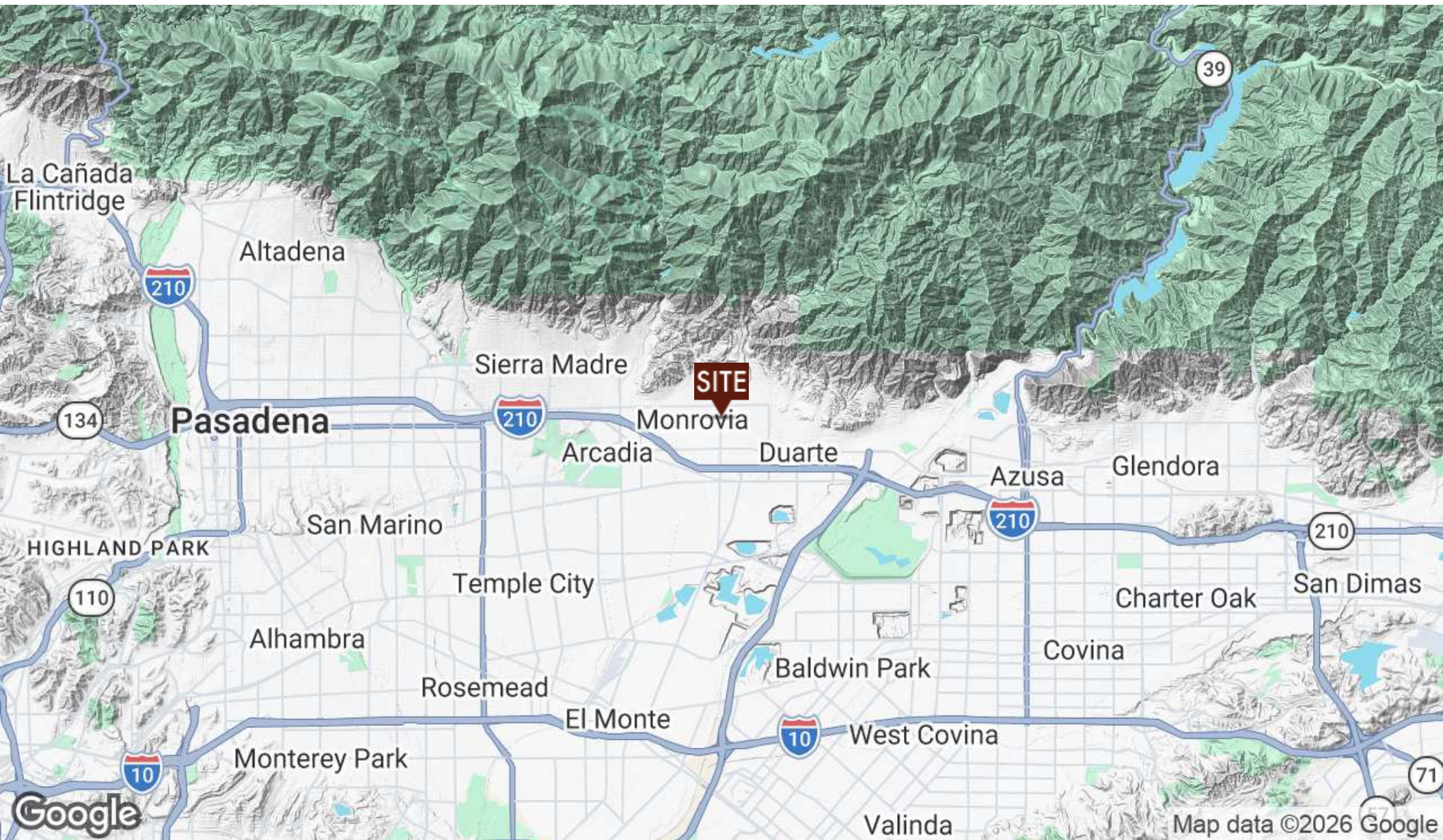
TEA SHOP EQUIPMENT (CONT'D)	QTY
Refrigerated beverage display case	1
Syrup dispensers	5
Digital scales	2
Measuring cups / spoons	4 sets
POS terminals	2
Receipt printer	2
Cash drawer	2
RESTAURANT / KITCHEN EQUIPMENT	QTY
Food preparation table	2
Stainless-steel work table	2
Commercial refrigerator	1
Stainless-steel shelving	3
3-compartment sink	1
50-gallon hot water heater	1

FF&E DISCLAIMER

The Furniture, Fixtures & Equipment ("FF&E") list set forth herein is provided for informational purposes only. All items are being sold in "AS-IS, WHERE-IS" condition, with all faults. Seller makes no representation or warranty, express or implied, as to the condition, working order, operability, merchantability, fitness for a particular purpose, age, quantity, or value of any item listed. Seller does not represent or warrant the accuracy or completeness of this list, including the description or count of any item.

It is the Buyer's sole responsibility to independently inspect, verify, and confirm the presence, condition, functionality, and accuracy of all FF&E prior to the close of escrow. Buyer acknowledges that it is relying solely upon its own investigation and not upon any representation of Seller or Seller's broker. Any item listed that is found to be missing, non-functional, or inaccurately described shall not constitute grounds for any claim, price adjustment, or delay of closing. Buyer is encouraged to conduct its own inspection and consult appropriate professionals during the due diligence period.

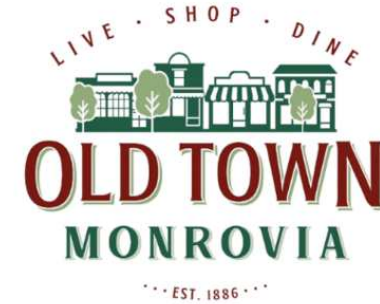
LOCATION MAP



OLD TOWN MONROVIA

HISTORIC DOWNTOWN DISTRICT

A High-Traffic Destination in the Heart of the San Gabriel Valley



Old Town Monrovia is centered along historic Myrtle Avenue and serves as the city's vibrant downtown, set against the foothills of the San Gabriel Mountains. Its mix of vintage brick buildings, restaurants, cafés, boutique shops, entertainment and civic spaces creates a walkable district that blends small-town character with modern amenities. The Monrovia Public Library and 13-acre Library Park sit directly along Myrtle Avenue, providing a central gathering place with open lawn areas, a playground and bandshell that hosts live performances throughout the year.

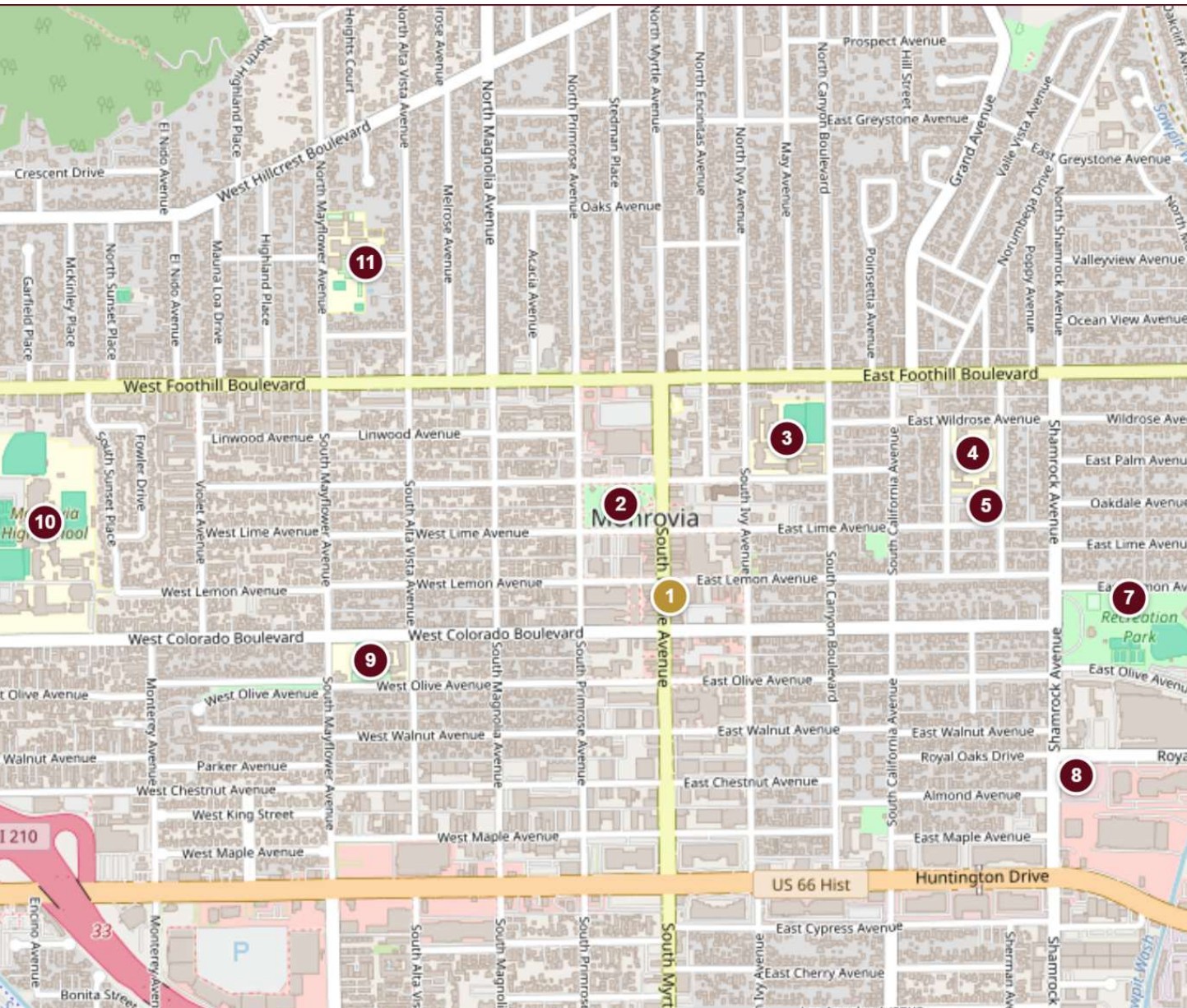
The district also hosts a regular calendar of community events that bring residents and visitors to Old Town throughout the year. The Friday Night Street Fair & Market is held weekly on Myrtle Avenue, while annual events include Monrovia Days, the Old Town Fall Festival, the Holiday Parade, Fourth of July Fireworks Show & Concert, and summer concerts in Library Park. Monrovia Days includes a parade, carnival rides, food, youth performances and live music, reinforcing Old Town's longstanding role as a setting for community gatherings, dining, shopping and entertainment.



DOWNTOWN MONROVIA MAP



TRAFFIC GENERATOR MAP



- 1 SITE**
510 S Myrtle Ave
Monrovia, CA 91016



- 2 Monrovia Public Library**
321 S Myrtle Ave
Monrovia, CA 91016



- 3 Clifton Middle School**
226 S Ivy Ave
Monrovia, CA 91016



- 4 Wild Rose Elementary School**
232 Jasmine Ave
Monrovia, CA 91016



- 5 Monrovia Memorial Hospital**
323 S Heliotrope Ave
Monrovia, CA 91016



- 7 Monrovia Historical Museum**
742 E Lemon Ave
Monrovia, CA 91016



- 8 Trader Joe's HQ**
800 S Shamrock Ave
Monrovia, CA 91016



- 9 Monroe Elementary School**
402 W Colorado Blvd
Monrovia, CA 91016



- 10 Monrovia High School**
845 W Colorado Blvd
Monrovia, CA 91016



- 11 Mayflower Elementary School**
210 N Mayflower Ave
Monrovia, CA 91016



TRADE AREA INFORMATION

MONROVIA, CA

Monrovia is an established San Gabriel Valley community located at the base of the San Gabriel Mountains, approximately 15 miles northeast of Downtown Los Angeles. The city is home to approximately 37,900 residents, 15,000 households, and an average household income of approximately \$155,290, supporting a well-established consumer base. Monrovia is served by the I-210 Freeway and Metro A Line, providing regional connectivity throughout the San Gabriel Valley and greater Los Angeles area. Old Town Monrovia serves as the city's primary downtown district, centered along Myrtle Avenue with restaurants, cafés, retail shops, entertainment and recurring community events. Downtown Monrovia has a Walk Score of 86, reflecting its highly walkable environment and concentration of nearby amenities.

Residential development continues to add density around the Metro station and South Myrtle Avenue corridor. The City's housing program identifies four major Station Square projects totaling 1,288 residential units, including Arroyo at Monrovia Station with 324 units, Alexan Marmont with 436 units, 127 Pomona with 232 units and Station Square South with 296 units. Station Square South continues to progress, with utility construction underway in 2026. Just south of Old Town, the approved 701 S. Myrtle mixed-use project will add another 204 apartments, including 20 affordable units, along with approximately 2,370 square feet of ground-floor commercial space.

Commercial activity is also expanding throughout the city. In-N-Out Burger opened in September 2025 along Huntington Drive in a new 3,879-square-foot restaurant. In Old Town, the restored Arthur Blair Historic Inn opened in July 2026, incorporating a new bar and bistro. Monrovia also remains the national headquarters of Trader Joe's, which submitted a 2026 pre-application for a potential new 95,969-square-foot corporate headquarters featuring office, training and tasting-kitchen facilities.



MONROVIA

City of
Monrovia

\$155,290

Avg. Household
Income

±37,900

Population
(2026)

86

Walk Score for
Old Town Monrovia

2-MILE DEMOGRAPHICS



\$153,115

AVERAGE HOUSEHOLD INCOME



76,900

DAYTIME POPULATION



26,300

TOTAL HOUSEHOLDS



71,178

POPULATION



4,047

TOTAL BUSINESSES



3,281

APARTMENT UNITS



14

NUMBER OF SCHOOLS

SBA ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$895,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$14,000
TOTAL PROJECT COST	\$909,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$447,500	6.35%	25 Years 25 Yr. Amort.	1st Deed	\$2,980	\$35,757
SBA 504 LOAN	40%	\$372,000	6.27% Aug '26	25 Years Full Amort.	2nd Deed	\$2,459	\$29,503
BORROWER	10%	\$89,500					
TOTAL	100%	\$909,000				\$5,438	\$65,260

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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