

FOR SALE OR LEASE

635 W FOOTHILL BLVD

MONROVIA, CA 91016

Located in the heart of Monrovia, California, 635 W Foothill Blvd presents a premier acquisition opportunity for a standalone commercial office facility, exclusively represented by Felix Fooks of Equity Union and Daniel Eliyahou of Rodeo Realty. Spanning approximately 3,880 square feet, this exceptional property sits prominently on a high-visibility corner lot along Foothill Boulevard, offering unmatched street frontage and



\$2,095,000



- ✓ 11 LARGE OFFICES
- ✓ 2 KITCHEN
- ✉ 3,880 SF (APX)
- 🏠 8,236 SF LOT

prime exposure for businesses looking to establish or expand their presence in the San Gabriel Valley. Designed to accommodate a wide variety of professional, corporate, or administrative uses, the interior features a highly efficient floor plan complete with 11 designated, oversized private offices. These generous spaces easily allow for executive suites, team workrooms, or private client consultation spaces, alongside welcoming reception and administrative areas. Adding to its appeal, the property includes a dedicated, private parking lot located discreetly at the rear of the building, providing seamless convenience and security for both staff and visiting clientele.

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Equity Union Real Estate does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. This is not a solicitation if you are currently working with another broker. Office DRE 01811831



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