



*±1,389 SF RETAIL
AVAILABLE FOR LEASE*

AREUM

1110 S 5TH AVENUE | MONROVIA, CA

CBRE



PROPERTY OVERVIEW

SPACE FEATURES:

- 2nd Generation Restaurant
 - Fully built out burger restaurant
 - 2 Bathrooms
 - Covered patio with misters
 - 6 dedicated parking spaces
 - 10ft Hood
 - 154 residential units at ±95% occupancy
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AREA FEATURES

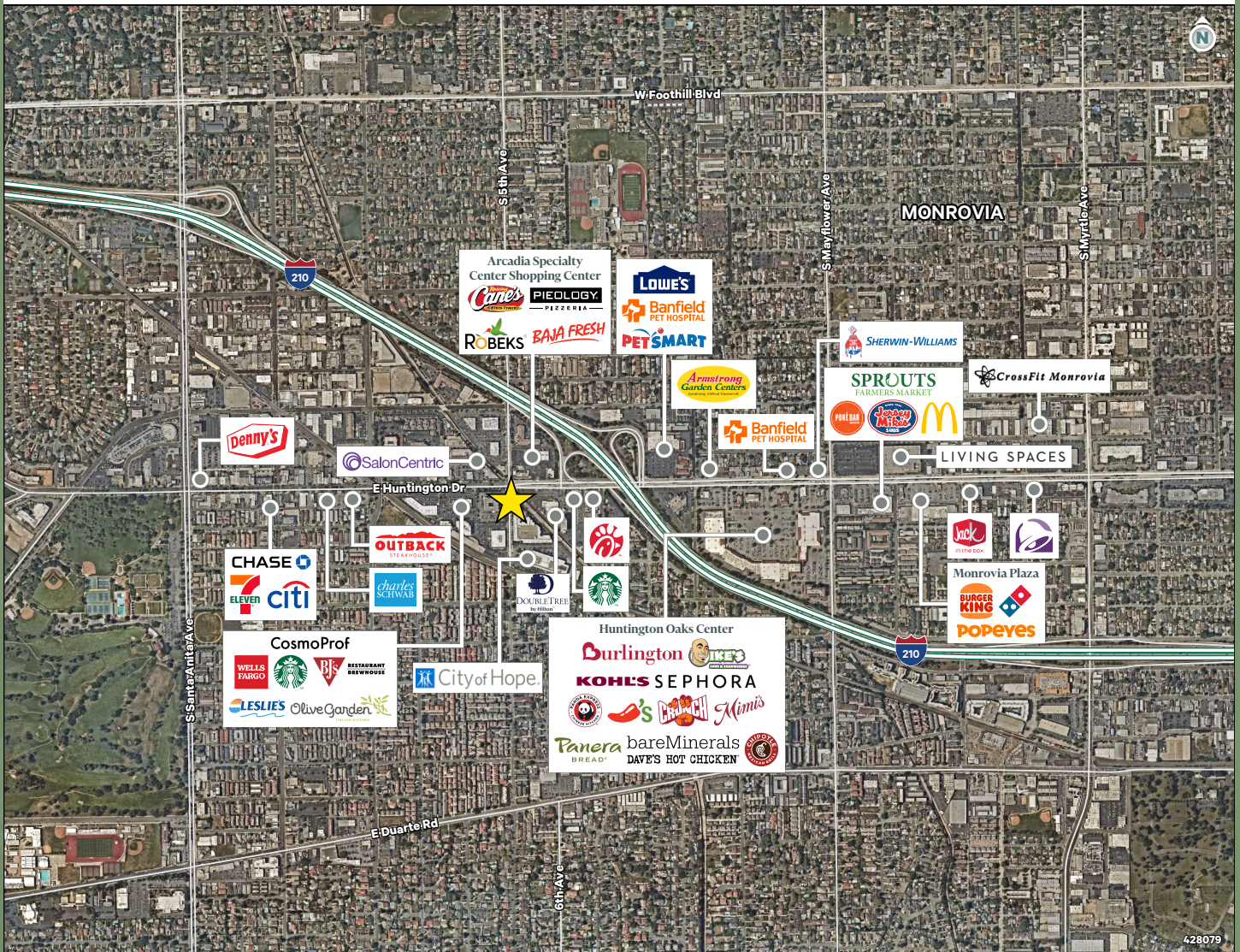
Excellent 2nd generation restaurant space for lease in Monrovia, California which is one of San Gabriel Valley's premiere dining, shopping and entertainment destinations. The space is situated on the ground floor of the new mixed use multifamily building Areum. This section of Monrovia has been the go to dining destination for locals for decades. Raising Cane's and Chick Fil-A also just recently opened nearby. The nearby Santa Anita Mall and Santa Anita race track are the focal points in this market. City of Hope's research division is also located behind the Areum along with other notable office tenants like AAA Auto Club and Medical Care Group.

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AERIAL





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