



# MONROVIA OLD TOWN ADVISORY BOARD STAFF REPORT

**AGENDA ITEM:** AR-3

**PREPARED BY:** Angel Carrillo,  
Management Assistant

**MEETING DATE:** May 12, 2015

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**SUBJECT:** Update on Old Town Vacancies and Projects

**REQUEST:** Receive and File Report

**BACKGROUND:** The last vacancy report for Old Town was done in May 2014. There have been many changes since that time both in business openings and closures. In an effort to maintain current information on both vacancies as well as project updates, staff has prepared an update for MOTAB.

**DISCUSSION/ANALYSIS:** The Old Town has seen many changes since the height of the recession. Vacancy rates have dropped from 13% in FY 2011-12 to 10% in FY 2012-13 and FY 2013-14. Currently of the 292 available spaces in the Old Town there are 20 vacancies bringing down the rate to 7%. In addition to the vacancy report we are attaching a project status update for new businesses. The update shows the name of the business and current status prior to opening.

**STAFF RECOMMENDATION:** Staff recommends that the Board receive and file this report.

**BOARD ACTION REQUIRED:** If the Board concurs, the appropriate action would be a motion to receive and file the report.

City of Monrovia  
City Manager's Office Memorandum

**May 7, 2015**

**TO: MOTAB**

**FROM: Angel Carrillo, Management Assistant**

**RE: Old Town Vacancies**

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A Fill-Up study was done in the years past to see what the vacancy rate was in Old Town Monrovia.

- In the FY 2011-12 the study showed Old Town Monrovia had a rate of 13% vacancy in the fourth quarter,
- FY 2012-13 dropped to 10%.
- FY 2013-14 remained at 10%

The survey was conducted the first week of May and the results reflect a drop in vacancies. Currently there are 292 business spaces in the Old Town District; 272 are open and operating, and 20 are vacant.

- In FY 2014-15 Old Town has less than a 7% vacancy rate.

Old Town currently has 20 vacant spaces:

Myrtle Avenue (6 vacancies)

- 218
- 316
- 420 Unit C
- 423
- 432
- 505 Unit A

Foothill Park Plaza (3 vacancies, compared to 9 in 2011-2012)

- 121 S. Myrtle Avenue
- Suite A-3: 1,086 SF
- Suite C-5: 1,170 SF
- Suite D2-4: 3,797 SF

Palm Avenue (0 vacancies)

Lime Avenue (0 vacancies)

Lemon Avenue (8 vacancies)

- 116 E Lemon
- 136 E Lemon
- 138 E Lemon
- 4 office spaces on E Lemon (103 ste. 215, 103 ste. 217, 103 ste. 219, 112A)
- 139 W Lemon

Colorado Blvd (2 vacancy)

- 144 E Colorado Blvd
- 150 E Colorado Blvd

Olive Avenue (1 vacancies)

- 113 E Olive

Old Town offers a wide range of shops and services for all your small business needs. Please note that this is a snapshot of vacancies during the time the survey was taken, and will not necessarily remain constant.

In addition to the vacancy list, some of the additional happenings and project updates include the scheduled opening of Knot Too Shabby on Friday May 8. Le Gourmand is scheduled for a final inspection the first week of May. Paradis has been issued a building permit and their neighbor Merengue is pending a final inspection. Also, Bella Serra bakery is ready for issuance of a building permit and the Monrovia bakery building is currently waiting a façade review by the Historic Preservation Commission. Finally, 38 Degrees has been issued a building permit and will be moving forward.