

**1130 Montana Avenue  
Santa Monica, California 90403**

**MONTANA AVENUE RETAIL**

**FOR LEASE**



**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

## PROPERTY CHARACTERISTICS



- **Well maintained property with convenient parking**
- **Inviting store front with high visibility and heavy foot traffic**
- **Nearby neighbors include Exir, Cha Spa, Ten Women Gallery and Brenda Himmel Stationary**
- **Numerous amenities within walking distance**

**Premier retail space located at the epicenter of Montana Avenue**

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**SIZE:** APPROXIMATELY 624 SQUARE FEET

**USE:** RETAIL, OFFICE OR OTHER. NO RESTAURANT, FOOD, COFFEE, HAIR SALON OR DRY CLEANERS

**RATE:** \$5,335 PER MONTH, MODIFIED GROSS  
(TENANT PAYS ELECTRICAL)

**TERM:** NEGOTIABLE

**PARKING:** ELEVEN (11) SHARED PARKING SPACES  
BEHIND THE BUILDING

**AVAILABLE:** IMMEDIATELY



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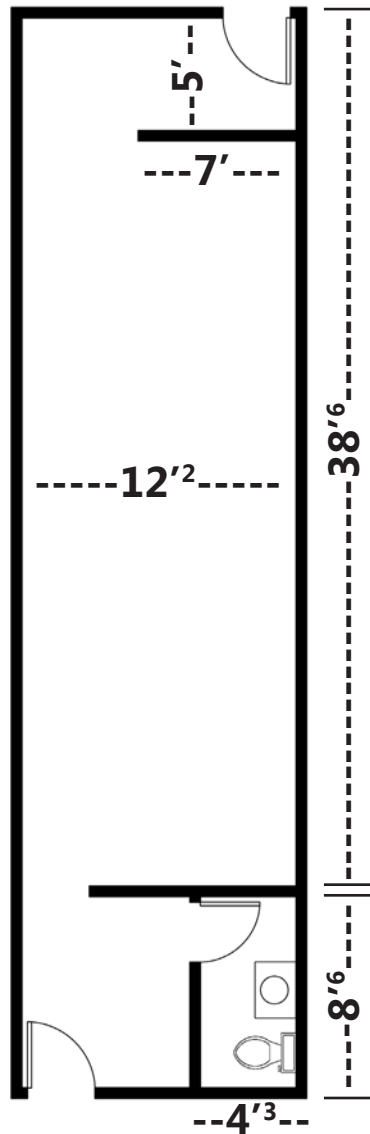
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Montana Avenue



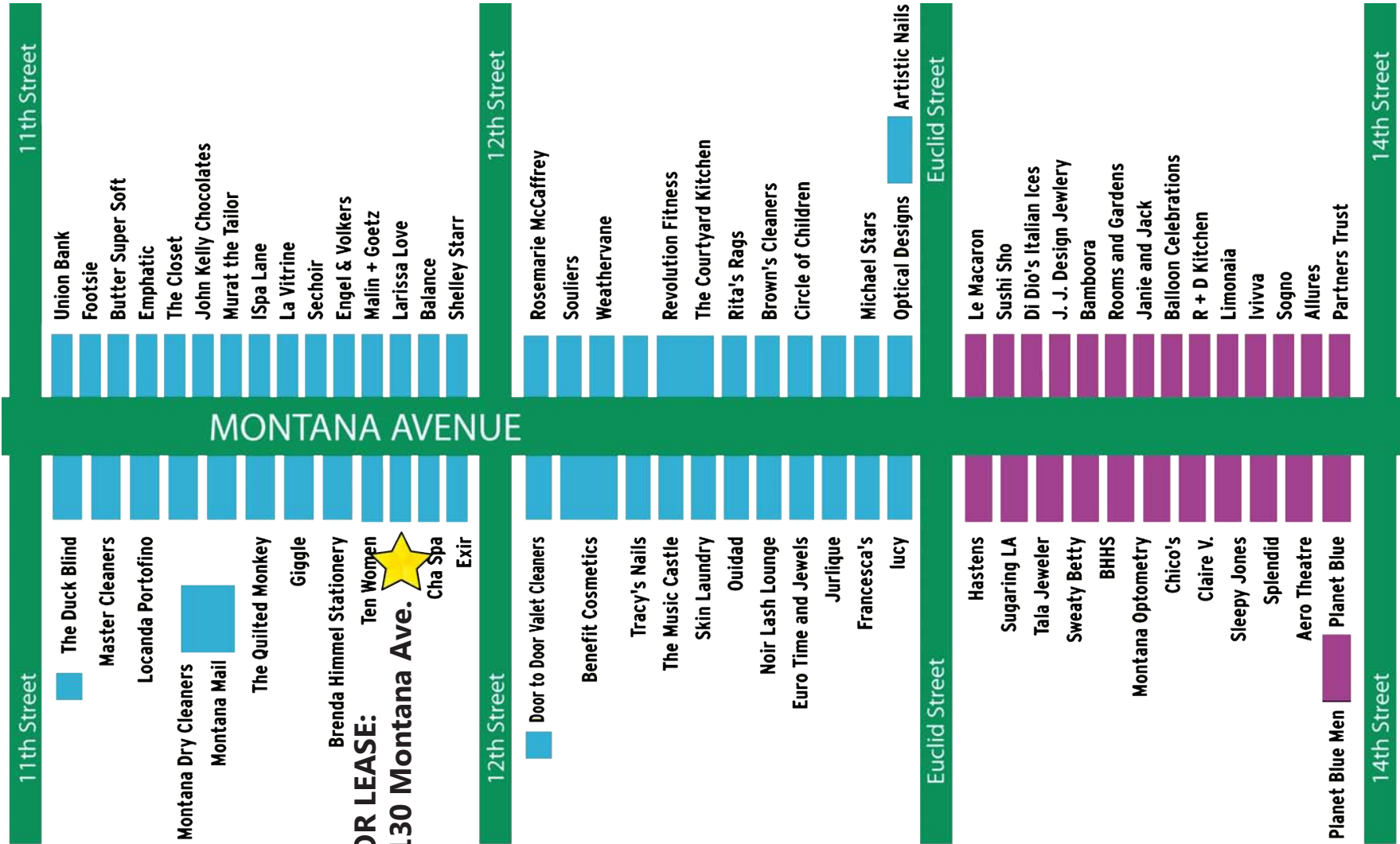
**Measurements are approximate; tenant to verify**



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# MONTANA AVENUE NEIGHBORS



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