

**1329 MONTANA AVENUE**  
Santa Monica, California 90403

MONTANA AVENUE RETAIL SPACE

**FOR LEASE**



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## PROPERTY CHARACTERISTICS



**1329 Montana Avenue  
Santa Monica, California 90403**

**SIZE:** APPROXIMATELY 827 SQUARE FEET

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

**RATE:** \$6,700 PER MONTH + NNN  
(NNN ESTIMATED TO BE \$650 PER MONTH)

**DEPOSIT:** FIRST MONTH RENT + NNN (\$7,350)  
PLUS 2 MONTHS SECURITY (\$14,700)  
= \$22,050 MOVE-IN COST

**ESCALATIONS:** CPI 3.5% MINIMUM - 6%  
MAXIMUM

**TERM:** 2 - 3 YEAR LEASE TERMS

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

**AVAILABLE:** IMMEDIATELY

- **Premier retail space located on the best block of Montana Avenue**
- **Charming tudor-style building**
- **Inviting store with high visibility and heavy foot traffic**
- **Nearby neighbors include, R+D Kitchen, Peet's Coffee, Whole Foods, Planet Blue, Chico's and many more**
- **Numerous amenities within walking distance**



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Montana Avenue  
Not to scale

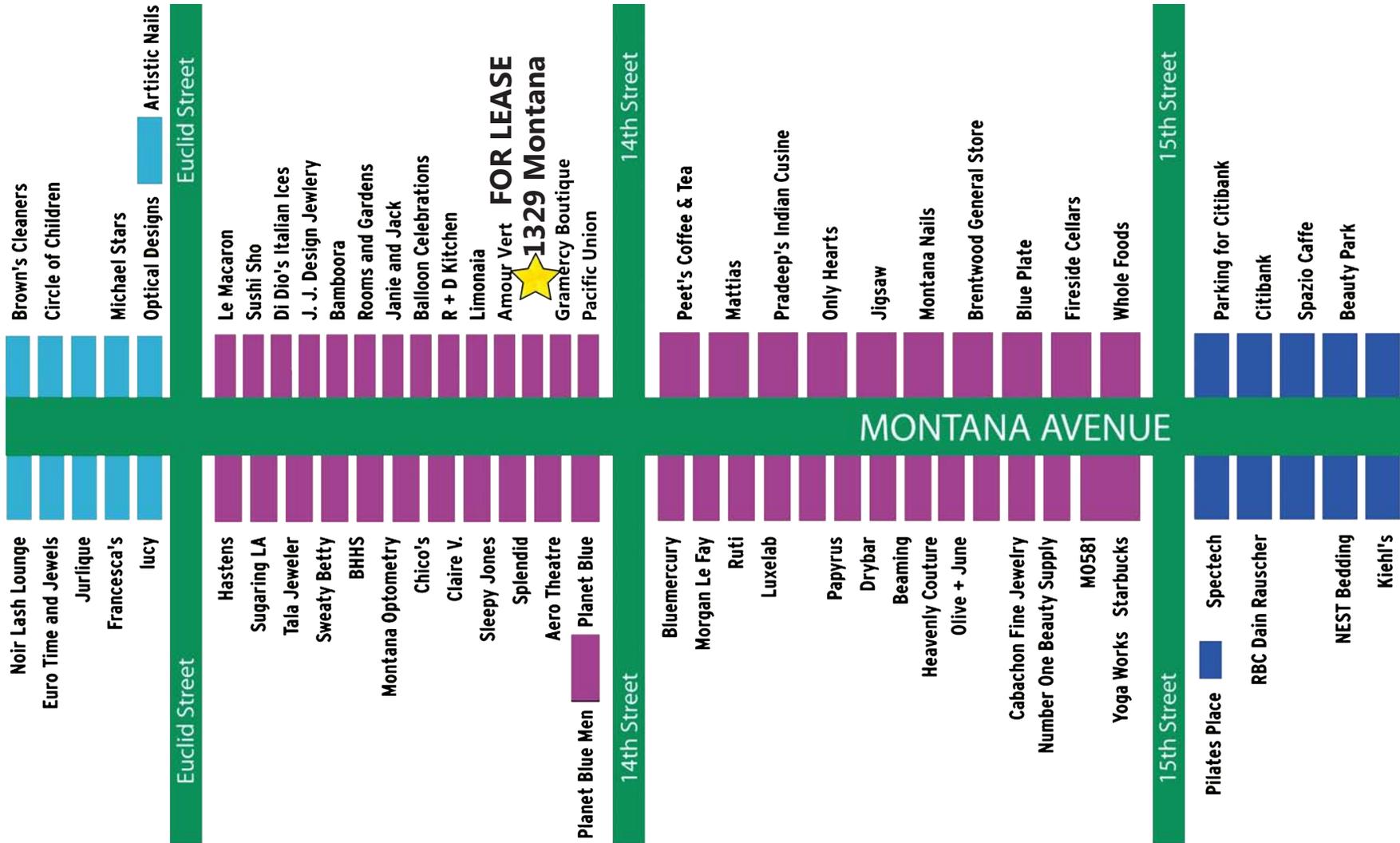


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# MONTANA AVENUE NEIGHBORS

**MONTANA AVENUE**  
SANTA MONICA  
shop \* dine \* explore



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