



**1327 Montana Avenue
Santa Monica, California 90403**

**MONTANA AVENUE RETAIL
FOR LEASE**



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PROPERTY CHARACTERISTICS



**1327 Montana Avenue
Santa Monica, California 90403**

SIZE: APPROXIMATELY 825 SQUARE FEET

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

RATE: \$6,800 PER MONTH + NNN
(NNN ESTIMATED TO BE \$650 PER MONTH)

DEPOSIT: FIRST MONTH RENT + NNN (\$7,450)
PLUS 2 MONTHS SECURITY (\$14,900)
= \$22,350 MOVE-IN COST

TERM: NEGOTIABLE

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



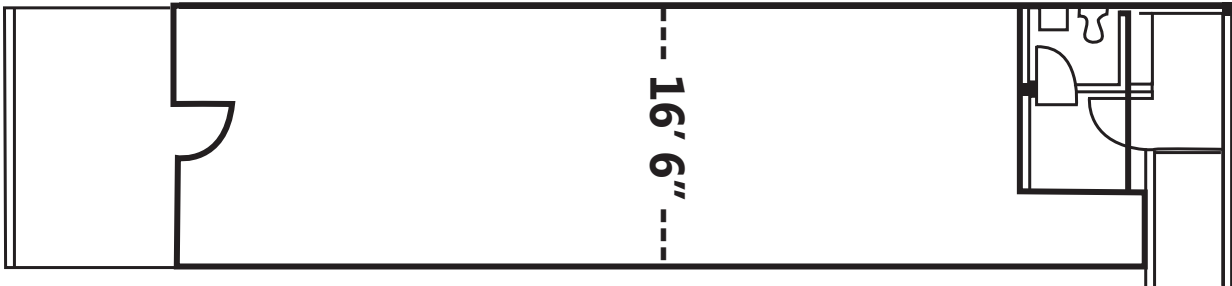
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PROPERTY PHOTOS & FLOOR PLAN



Montana Avenue



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MONTANA AVENUE NEIGHBORS



12TH STREET

- Door to Door Cleaners
- Benefit Blowouts
- Tracy's Nails
- The Music Castle
- Skin Laundry
- Ouidad
- Noir Lash Lounge
- Euro Time & Jewels
- Jurlique
- Francesca's
- Lucy

EUCIID STREET

- Hasten's
- Tala
- Sweaty Betty
- Montana Optometry
- Chico's
- Clare V
- Sleepy Jones
- Slendid
- Aero
- Planet Blue

14TH STREET

- Blue Mercury
- Morgane Le Fay
- Ruti
- Luxe Lab
- Art Lab
- Papyrus
- Drybar
- Beaming
- Heavenly Couture
- Olive & June
- Cabochon
- Number One Beauty
- M0851
- Starbucks Coffee

15TH STREET

- Antiques
- Rosemarie McCaffrey
- Souliers
- Weathervane
- Pilates Studio
- Revolution Fitness
- Rita's & Ray's
- Brown's Cleaners
- Cozzi Cozzi
- Michael Stars
- Optical Designs
- Sushi Sho
- Di Dio's Italian Ice
- JJ Designs
- Bamboora
- Rooms and Gardens
- Janie and Jack
- Balloon Creations
- R&D Kitchen
- Limonaia
- Sogno
- Gramercy Partners Trust
- Pete's Coffee and Tea
- Mattias
- Pradeep's Indian Cuisine
- Only Hearts
- Jigsaw
- Montana Nail
- Brentwood General Store
- Blue Plate
- Fireside Cellars
- Whole Foods

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