



# RETAIL SPACE FOR LEASE IN SANTA MONICA

**BY APPOINTMENT ONLY - PLEASE DO NOT DISTURB TENANT**



**1202 MONTANA AVENUE, SUITE C  
SANTA MONICA, CA 90403**

**SIZE:** Approximately 736 square feet

**RATE:** \$6.50 per square foot per month, NNN  
(NNN estimated to be \$1.50 per square  
foot per month)

**PARKING:** 2 reserved spaces

**TERM:** 3 - 5 years

**AVAILABLE:** Immediately

**RAFAEL PADILLA**

**310.395.2663 x102**

**RAFAEL@PARCOMMERCIAL.COM**

**Lic# 00960188**

**ARTHUR PETER**

**310.395.2663 x101**

**ARTHUR@PARCOMMERCIAL.COM**

**Lic# 01068613**

- Custom hardwood floor
- Exposed ceiling with hard ducted air conditioning
- Hard to find small retail space on Montana Avenue
- Walking distance to some of the city's finest boutiques and restaurants
- Great visibility on Montana as well as 12th Street
- Neighbors include Cha Spa, Benefit Cosmetics, Revolution Fitness, Exir, Ten Women, The Courtyard Kitchen & many more
- Corner location

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • [www.parcommercial.com](http://www.parcommercial.com)

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

# FLOOR PLAN

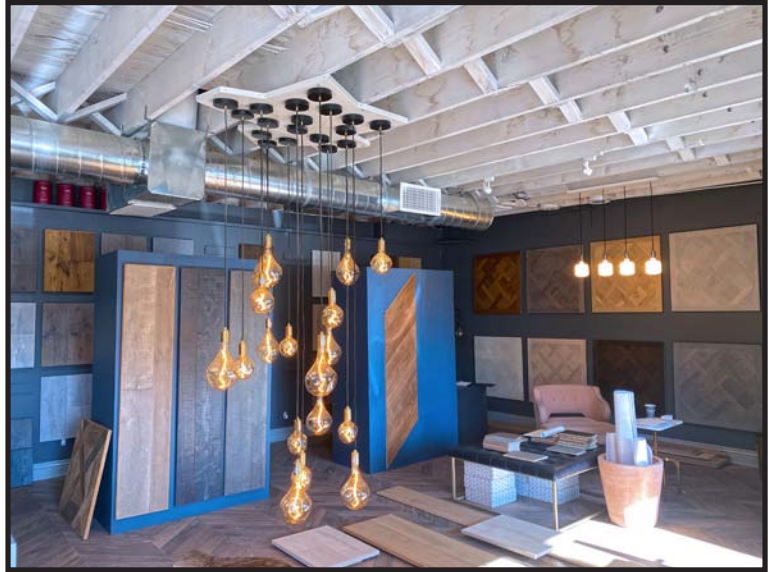


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# PROPERTY PHOTOS



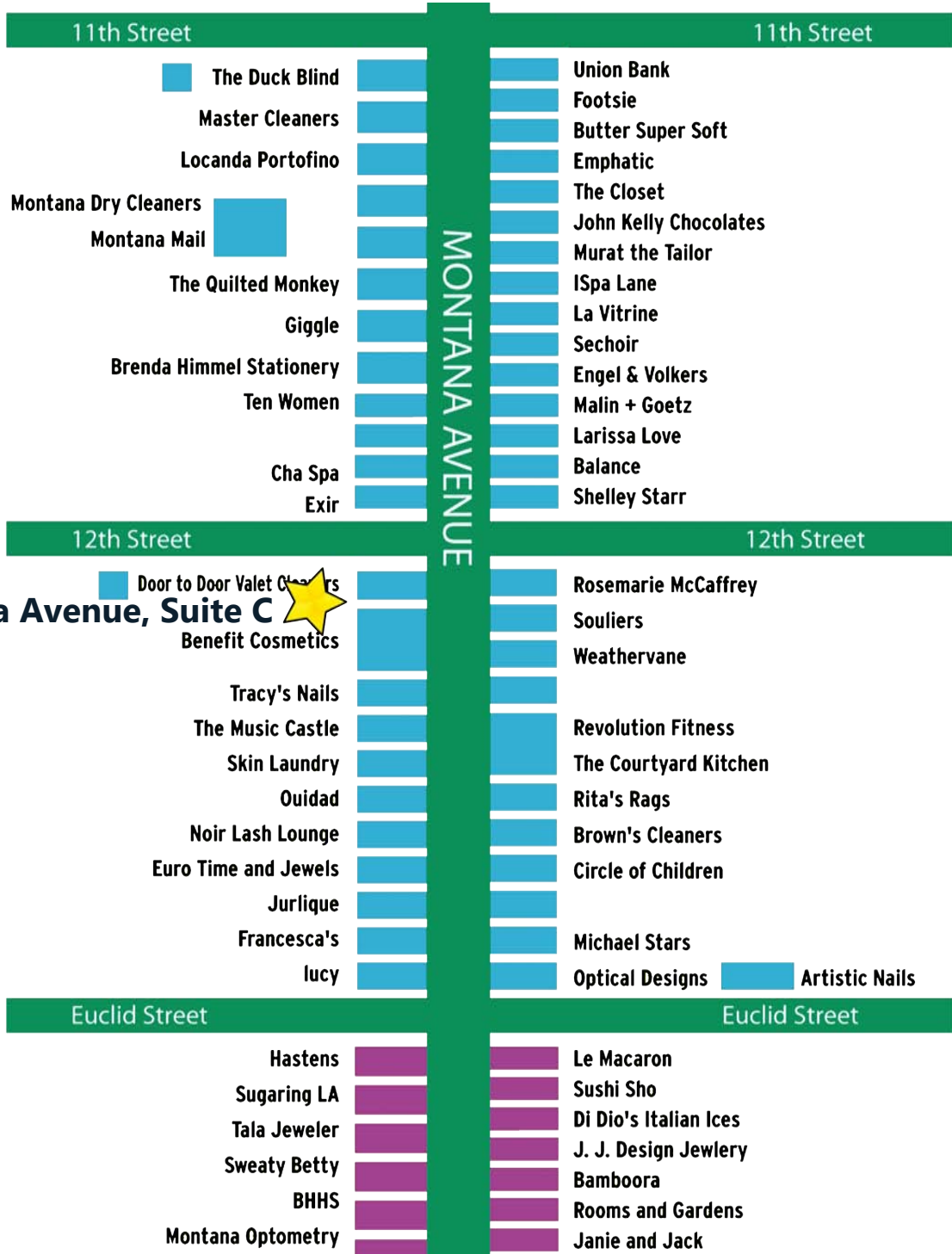
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# MONTANA AVENUE NEIGHBORS



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