



**1325 Montana Avenue
Santa Monica, California 90403**

**MONTANA AVENUE RETAIL
FOR LEASE**



ARTHUR PETER

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RAFAEL PADILLA

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PROPERTY CHARACTERISTICS



- 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, J McLaughlin, Gramercy and many more
- Numerous amenities within walking distance

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SIZE: Approximately 910 rentable square feet

USE: Retail use only. No restaurant, food, coffee, hair salon or dry cleaners

RATE: \$7,508 per month + NNN
(NNN estimated to be \$756 per month)

DEPOSIT: First month rent + nnn (\$8,264)
plus 2 months security (\$16,528)
= \$24,792 move-in cost

TERM: Negotiable

PARKING: Eleven (11) shared parking spaces behind the building

AVAILABLE: Immediately



[www.parccommercial.com](http://www.parcommercial.com)

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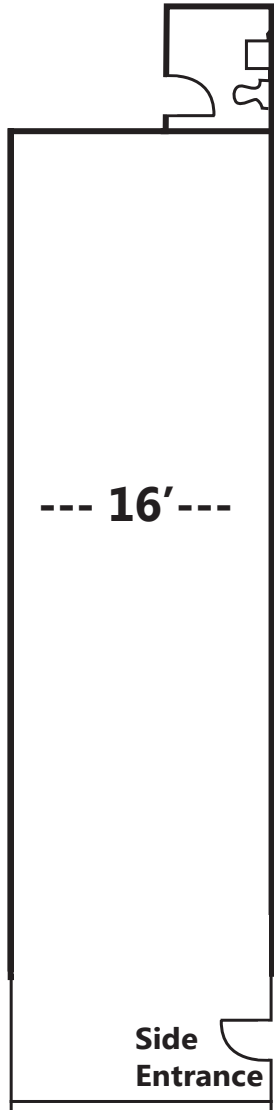
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FLOOR PLAN & PROPERTY PHOTOS



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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

Antiques
Rosemarie McCaffrey
Souliers
Weathervane
Pilates Studio
Revolution Fitness
Rita's & Ray's
Brown's Cleaners
Cozzi Cozzi
Michael Stars
Optical Designs

EUCLID STREET

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

Sushi Sho
Di Dio's Italian Ice
JJ Designs
Bamboora
Rooms and Gardens
Janie and Jack
Balloon Creations
R&D Kitchen
Limonaia
J McLaughlin
Gramercy
Partners Trust

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

Pete's Coffee and Tea
Mattias
Pradeep's Indian Cuisine
Only Hearts
Jigsaw
Montana Nail
Brentwood General Store
Blue Plate
Fireside Cellars
Whole Foods

15TH STREET

MONTANA AVENUE

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