

1325 Montana Avenue
Santa Monica, California 90403

MONTANA AVENUE RETAIL
FOR LEASE



ARTHUR PETER

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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**

1325 Montana Avenue Santa Monica, California 90403

SIZE: Approximately 968 rentable square feet

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

RATE: \$8,470 per month + NNN
(NNN estimated to be \$1,328 per month)

DEPOSIT: First month rent + NNN (\$9,798)
plus 2 months security (\$19,596)
= \$29,394 move-in cost

TERM: Negotiable

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

AVAILABLE: Immediately

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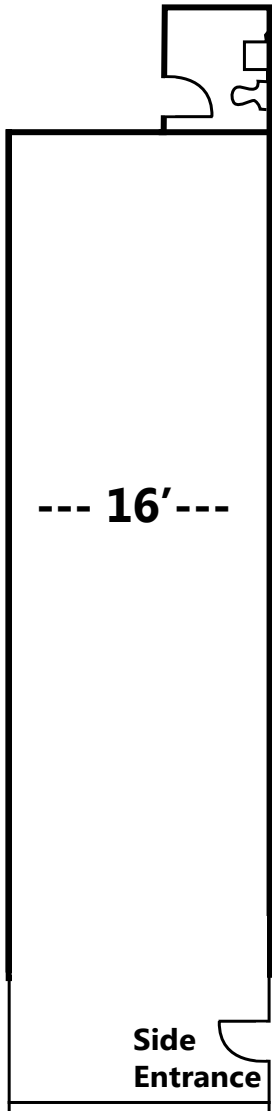
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been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



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FLOOR PLAN & PROPERTY PHOTOS



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MONTANA AVENUE NEIGHBORS

MONTANA AVENUE
SANTA MONICA

shop * dine * explore

12TH STREET

Optical Designs
 Poketo
 Detox Market
 Circle of Friends
 Browns Cleaners
 The Courtyard
 Dean's Barbershop
 My E
 Gateway Clinic
 Logan Howell Jewelry
 McCaffrey Antiques

Brentwood General Store
 Alchemy 43
 Hastens
 Golden Wellness
 Heist Jewelry
 Noir Lash Lounge
 Sparks
 Skin Laundry
 The Music Castle
 Sparkle Kids
 Benefit
 Door to Door

EUCIID STREET

Compass
 Gramercy
 J McLaughlin
 Connie Engel Art
***1325 Montana AVAILABLE** ★
 R & D Kitchen
 Balloon Celebrations
 Sugarfina
 Aero Theater
 Charleston Shoe Company
 Sam's Bagels
 Savida
 Le Café de la Plaza

Brookline
 Aerotheatre
 Splendid
 Else
 Clare V
 Thomus Bikes
 Montana Optometry
 Love Sac
 Sam's Bagels
 Sugaring
 Hastens

14TH STREET

Whole Foods
 Fireside Cellars
 Van Leeuwen Ice Cream
 Yoni
 Flannel
 Only Hearts
 Prima Cocina
 Last Resort
 Peets Coffee

La La Land
 Self Care LA
 Number One Beauty
 Cabachon Jewelry
 LALA Land Kind Cafe
 Ruti
 Face Haus
 McCall's Butcher
 Dry Bar
 Paper Source
 Lux Lab Hair
 Layla
 Acme 5 Lifestyle
 Blue Mercury

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