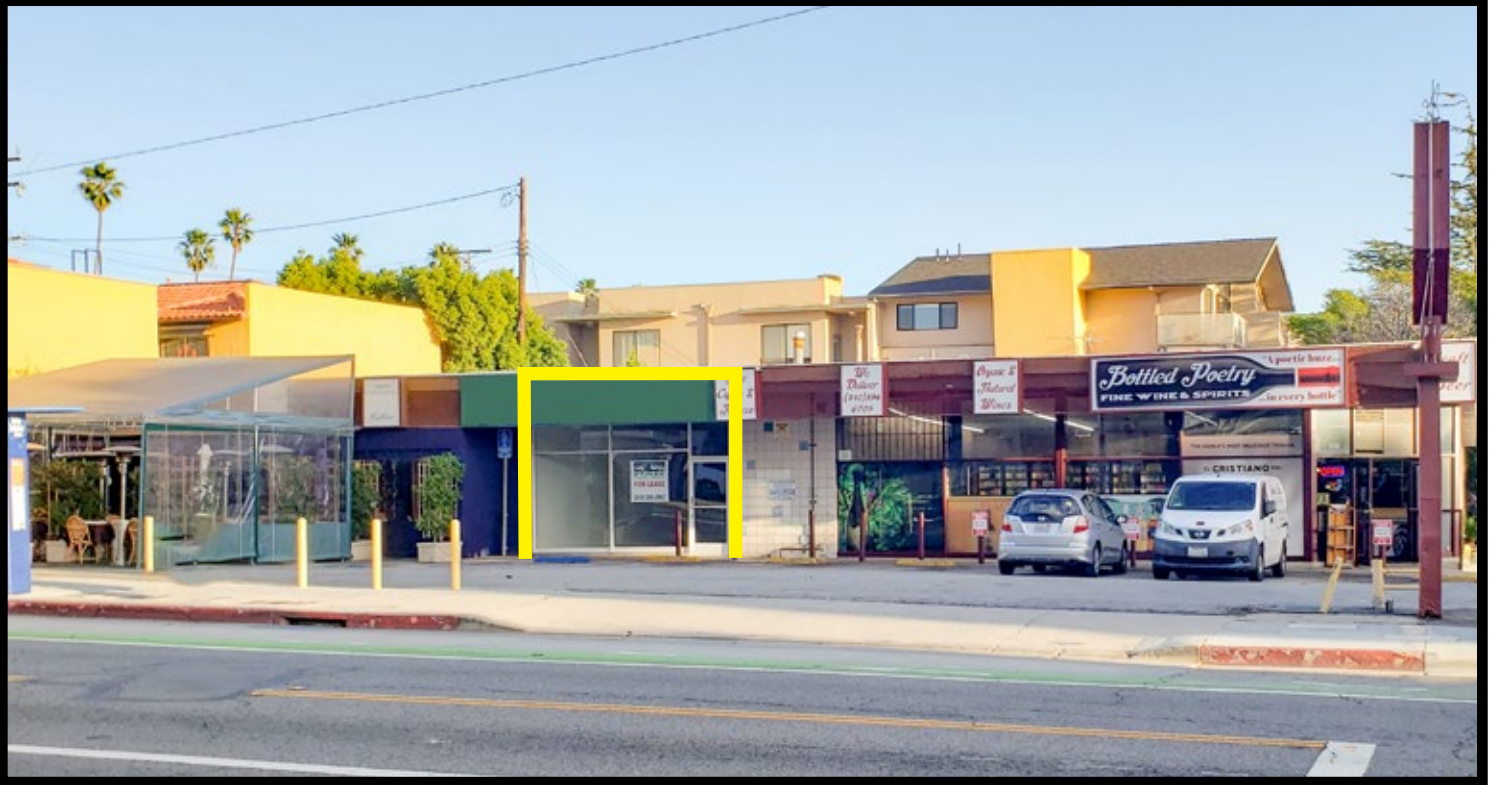




RETAIL SPACE: FOR LEASE



1106 Montana Avenue, Santa Monica, CA 90403

SIZE: Approximately 1,060 rentable square feet

RATE: \$8.00 per square foot per month + NNN (estimated to be \$0.67 per square foot per month)

TERM: Negotiable

PARKING: Two (2) spaces

- Hard to find small retail space on Montana Avenue with direct access front parking
- Located on Montana Avenue home to some of the city's finest boutiques and restaurants
- 19 feet of frontage on Montana Avenue
- Neighbors include, Kreation, Locanda Portofino Restaurant, Avocado, Cha Spa and more

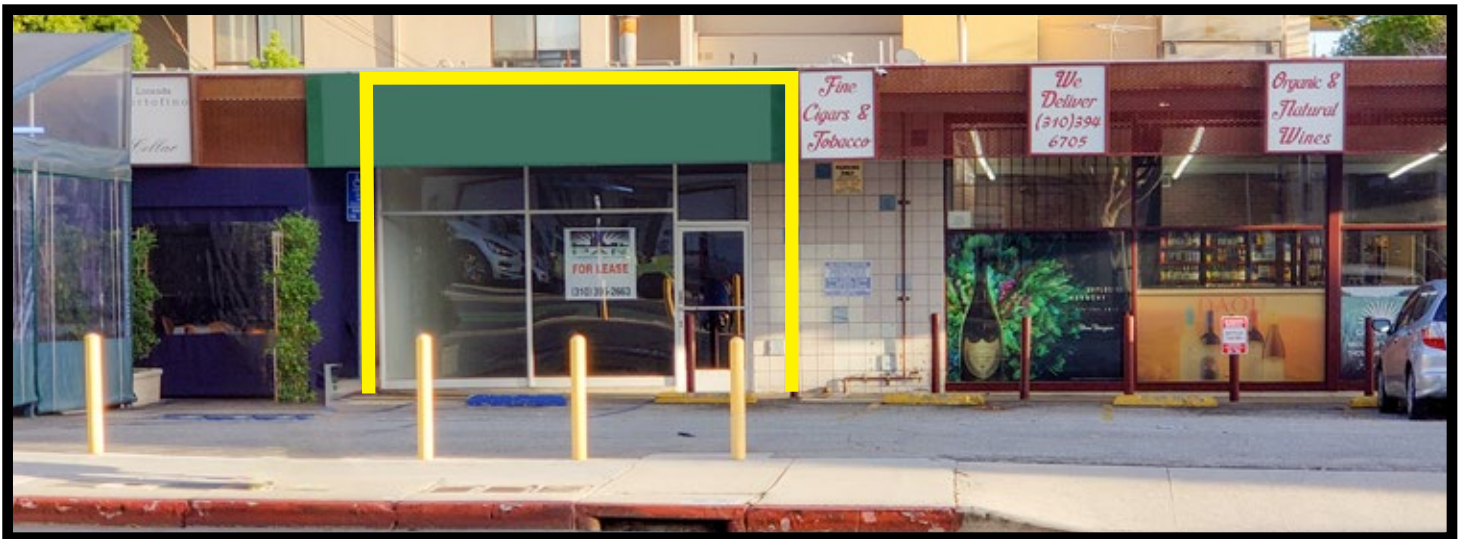
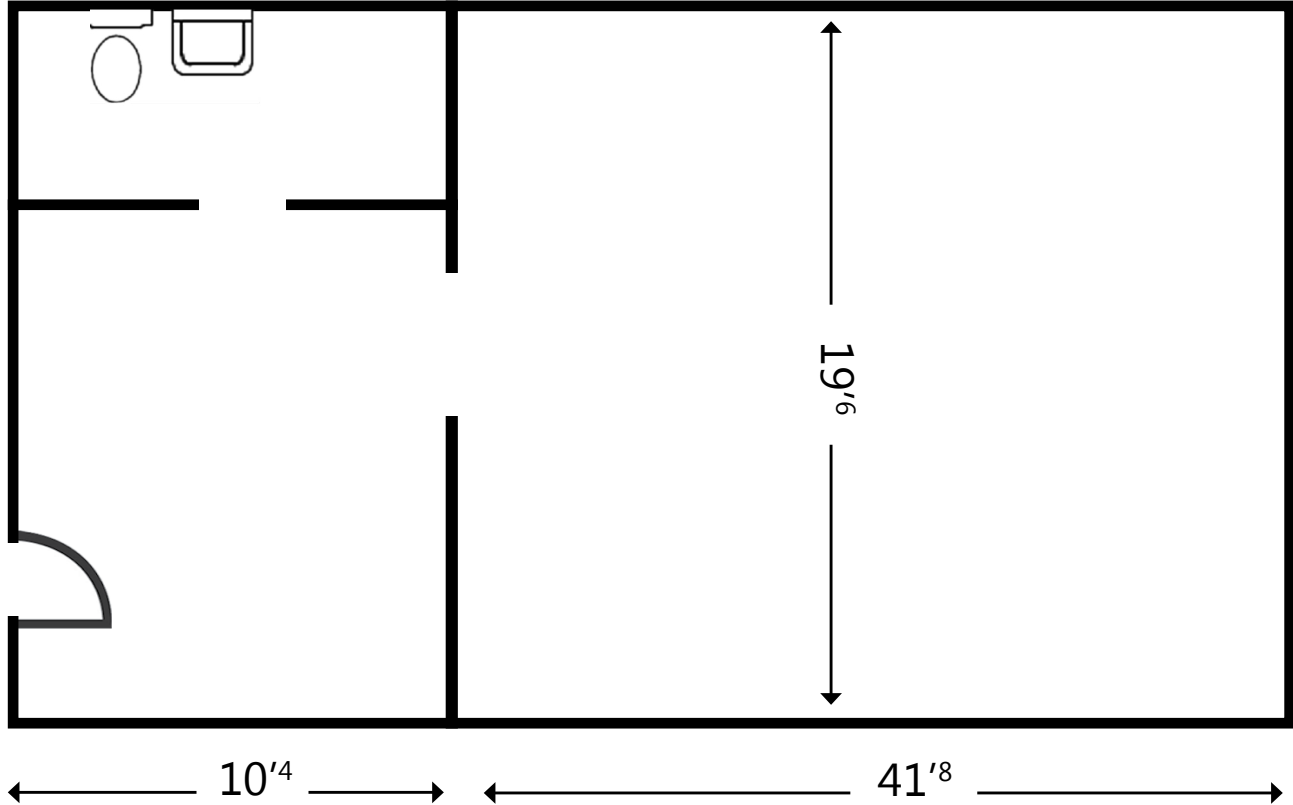
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FLOOR PLAN

Not to scale

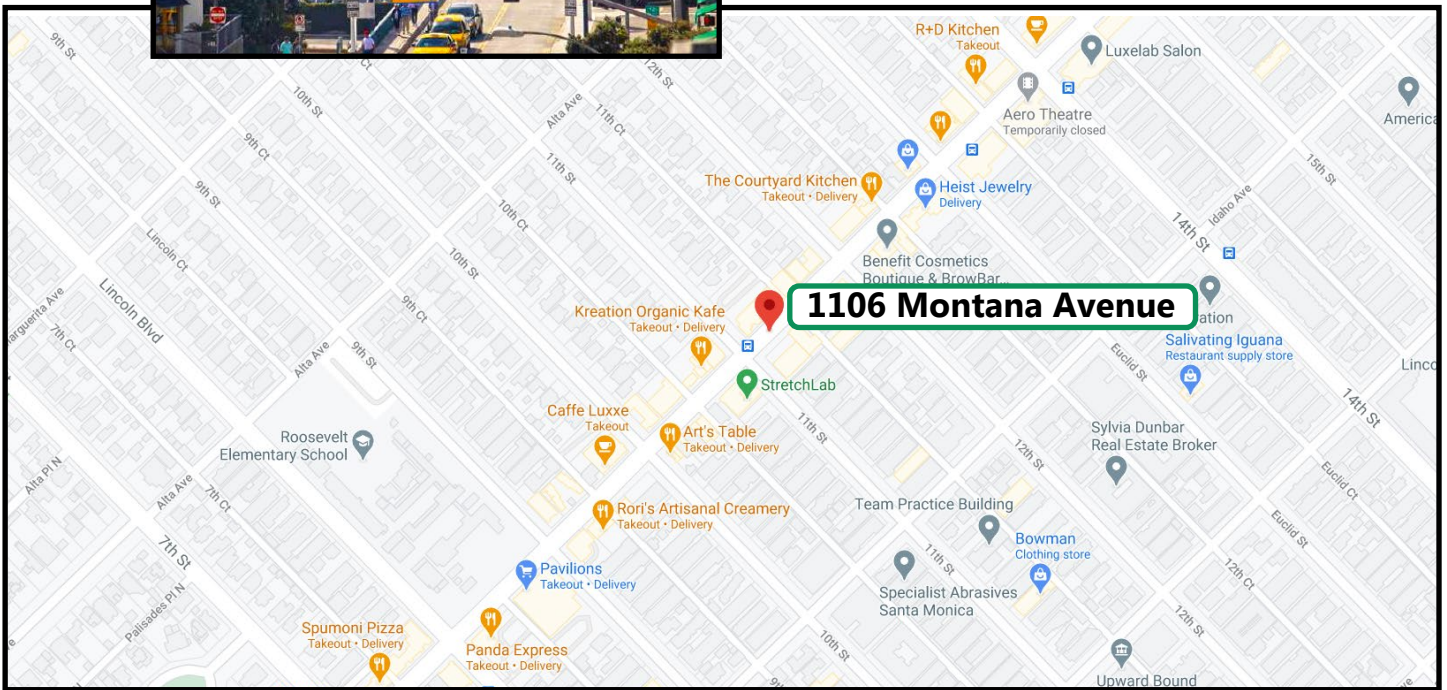


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NEIGHBORHOOD HIGHLIGHTS

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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