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912 MONTANA AVENUE
Santa Monica, CA 90403
NON-VENTED FOOD USE/RETAIL



DO NOT DISTURB EXISTING TENANT OR WALK PROPERTY. CALL BROKER TO SHOW.



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SIZE: APPROXIMATELY 853 SQUARE FEET OF FIRST FLOOR SPACE

USE: RETAIL SPACE - CURRENTLY NON-VENTED FOOD USE

RATE: \$8.25 PER SF PER MONTH (\$7,038.00/MO) PLUS NNN ESTIMATED TO BE \$.75/SF/MO (\$640/MO) TOTALING \$7,678.00 PER MONTH

RENT ESCALATIONS: CPI WITH MINIMUM 3% - MAXIMUM 5%, TO BE ADJUSTED ANNUALLY

IMPROVEMENTS: AS IS

TERM: NEGOTIABLE

REQUIRED DEPOSIT: FIRST MONTH (\$7,038.00) AND TWO MONTHS SECURITY (\$7,038.00 x 2 = \$14,076.00)
TOTAL = \$21,114.00

KEY FEE: \$195,000 FOR FF+E

PARKING: TWO RESERVED SPACES (WITH A VALUE OF \$150.00 EACH) ARE INCLUDED WITH RENT

AVAILABLE: IMMEDIATELY



- BUILT OUT FOR NON-VENTED FOOD USE WITH EXTENSIVE BUILD OUT
- CORNER ALLEY LOCATION WITH 26 FEET OF WINDOWLINE FACING MONTANA AVENUE
- LOCATED ON A HIGH TRAFFIC BLOCK OF TRENDY SHOPPING STREET MONTANA AVENUE
- INCLUDES HIGH CEILINGS AND A BATHROOM
- NUMEROUS AMENITIES WITHIN WALKING DISTANCE

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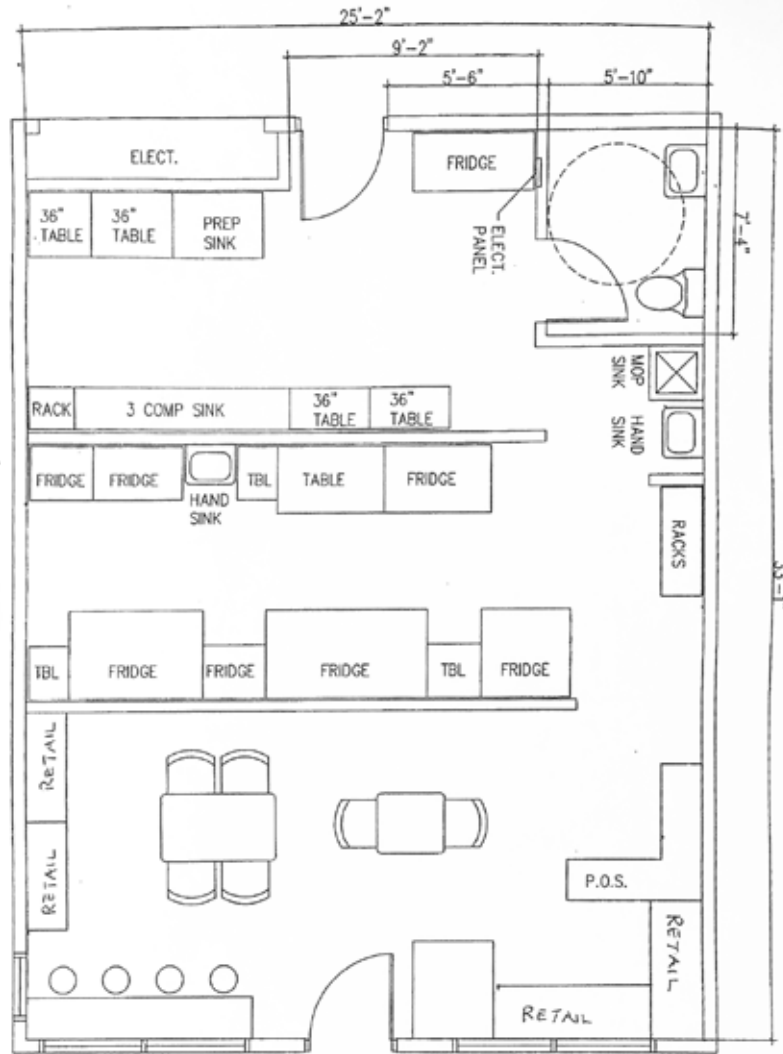
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FLOOR PLAN



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PROPERTY PHOTOS



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