

**F
O
R
L
E
A
S
E**

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



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



ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

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: \$250,000 FOR FF+E

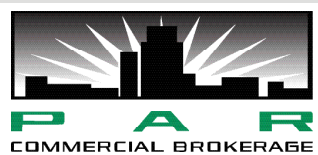
PARKING: TWO RESERVED SPACES (WITH A VALUE OF \$150.00 EACH) ARE INCLUDED WITH RENT

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

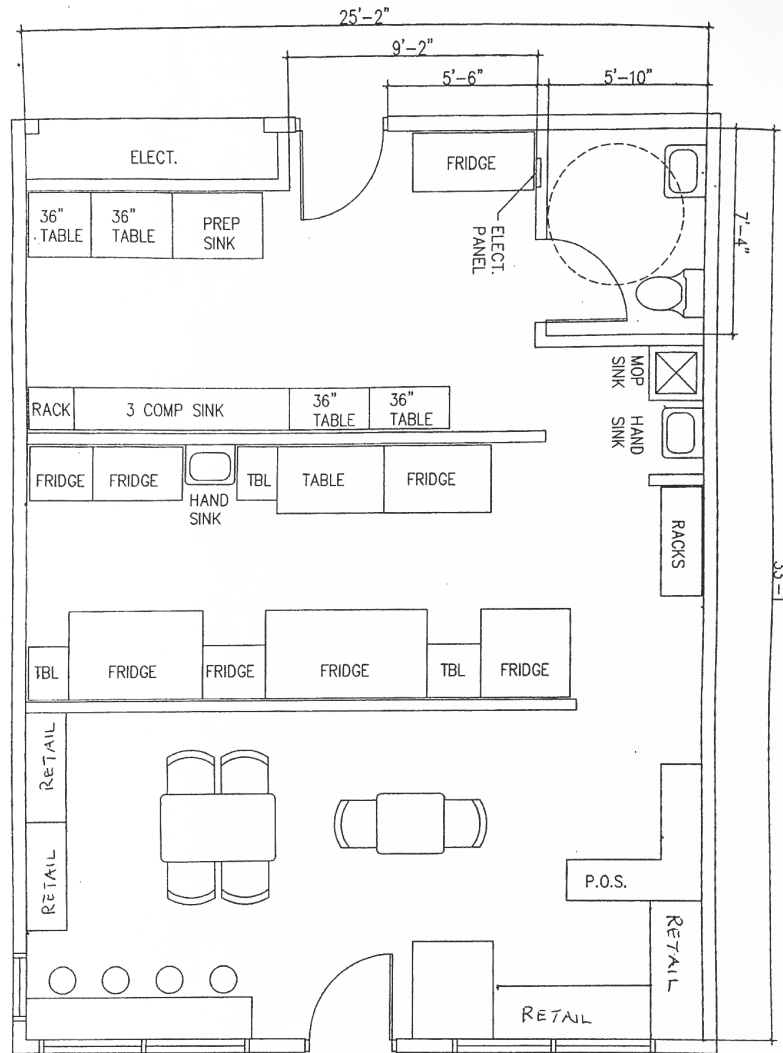
DO NOT DISTURB EXISTING TENANT OR WALK PROPERTY. CALL BROKER TO SHOW.



ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 01068613

FLOOR PLAN



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



ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 01068613

PROPERTY PHOTOS



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



ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 01068613