

ASSET SALE: MARGO'S PIZZA KITCHEN

A photograph of the exterior of Margo's Pizza Kitchen. The building is white with a large glass front. The word "MARGO'S" is mounted on the wall above the entrance in large, blue, 3D block letters. The glass reflects the street and surrounding buildings. A potted plant is visible on the sidewalk to the left of the entrance.

MARGO'S

**1534 MONTANA AVE
Santa Monica, CA 90403**

**F
O
R
S
A
L
E**



RAFAEL PADILLA

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

Lic# 00960188

JOHN MOUDAKIS

310.395.2663 x116

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Lic# 01833441

1534 Montanta Avenue, Santa Monica, CA 90403

PROPERTY CHARACTERISTICS

SIZE: Approximately 2,029 square feet plus patio

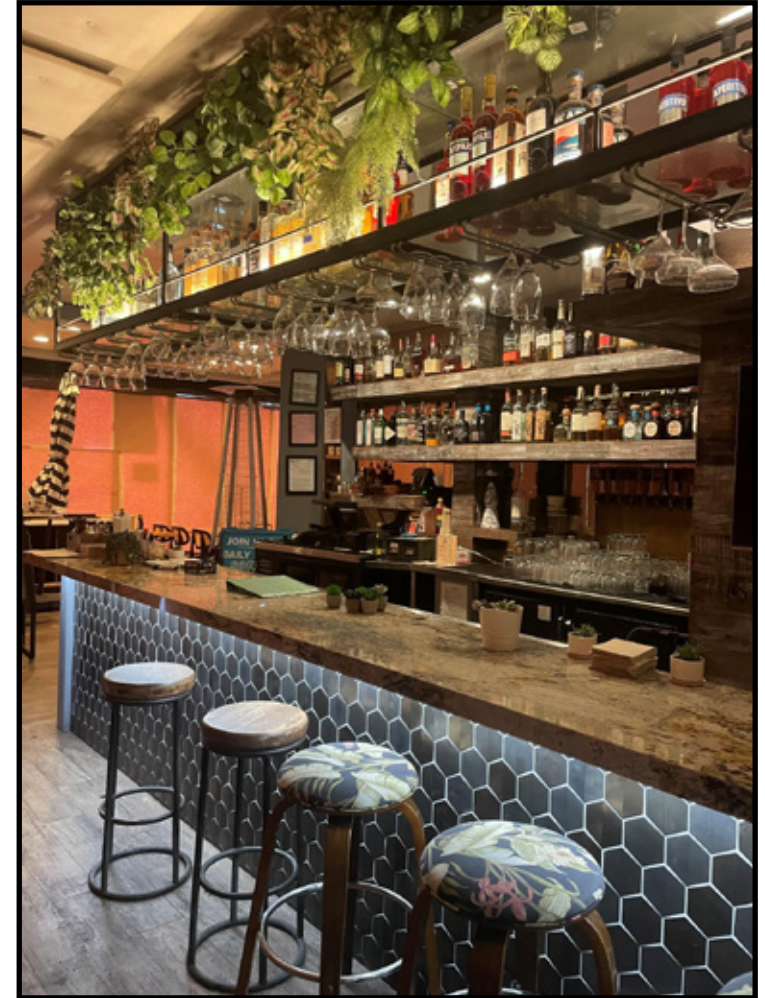
KEY MONEY INVOLVED: FF+E as well as Type 47 liquor licence: \$295,000

LEASE TERM: \$14,393.55 NNN through August 15, 2024

\$14,825.35 NNN through August 15, 2025

5 year option to extend

- Extremely hard to get Type 47 liquor license on Montana Avenue
- Hard corner of 16th Street and Montana Avenue
- Located along the Montana shopping corridor
- Zillow home value index in neighborhood is \$4,200,000
- One mile from Riviera and Brentwood Country Clubs
- Walkable street from Ocean Avenue to Brentwood
- Convenient to Pacific Palisades, Santa Monica and Brentwood
- Outdoor dining license available through city of Santa Monica



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PROPERTY PHOTOS



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LOCAL NEIGHBORS

MONTANA AVENUE BOUTIQUE CORRIDOR

17th Street	Sweet Lady Jane California Closets NWLA Bridal Nail Spa Lane L'Oilphant Jewellery Montana Clock Shop Citron Master Lash Rita's Rags Bellacures Zaine Color Salon Kitchens on Montana Jane Margaret O'Leary Curated Fine Gifts Bardonna	First Citizen's Bank True Pilates Santa Monica Postal Place Sepsi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma
16th Street	Burro Holy Chic Los Angeles Cami & Jax Square 1 Sweet Greens Nurse Jamie Breadblok Citibank	Margo's Moondance Jewelry Gallery Pink Chicken Kye's Kiehl's Rangoni Firenze Romy Simone Acupuncture
15th Street	Whole Foods Fireside Cellars Miss McRenna's Bakery Field Guide Montana Nails Flannel Only Hearts Prima Baja Last Resort Peet's Coffe & Tea	La La Land Cafe Number One Beauty Supply Cabochon Fine Jewelry Face Haus McCall's Meat and Fish Co. Drybar Paper Source Luxelab Hair Ruti Morgane Le Fay Blumercury
14th Street	Compass Gramercy J. McLaughlin Saint R&D Kitchen Balloon Celebrations Sugarfina Nest Bedding Goodies Charleston Shoe Company Sam's Bagels Le Macaron	Aero Theater Splendid Clare Vivier Montana Optometry Love Sac Roller Rabbit Sugarfing L.A. Hastens
13th Street	Optical Design The DetoX Market Artistic Nails Brown's Cleaners The Courtyard Kitchen Dean's Barber Shop Golden Silhouette House of Porter Gateway Clinic Logan Hallowell Rosemarie McCaffrey Antiques	Brentwood General Store Alchemy 43 Golden Wellness Pharmacy Heist Jewelry Noir Lash Lounge Ouidad Skin Laundry Music Castle Tracy's Nails Panche Hair Design Benefit Door to Door Valet Cleaner & Tailor
12th Street	<div><div>MONTANA AVENUE SANTA MONICA shop * dine * explore</div></div>	



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