

**1630 Montana Avenue
Santa Monica, California 90403**



**MONTANA AVENUE CORNER RETAIL
FOR LEASE**



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PROPERTY CHARACTERISTICS



1630 Montana Avenue Santa Monica, California 90403

SIZE: APPROXIMATELY 2,674 SQUARE FEET

USE: RETAIL USE ONLY. NO RESTAURANT, FOOD, COFFEE, HAIR SALON OR DRY CLEANERS

RATE: \$7.95 PER SQUARE FOOT PER MONTH + NNN (NNN ESTIMATED TO BE \$1.47 PER SQUARE FOOT PER MONTH)

ESCALATIONS: CPI 3.5% MINIMUM - 6%
MAXIMUM

TERM: NEGOTIABLE

PARKING: TEN(10) SHARED PARKING SPACES
BEHIND THE BUILDING

AVAILABLE: JUNE 2024

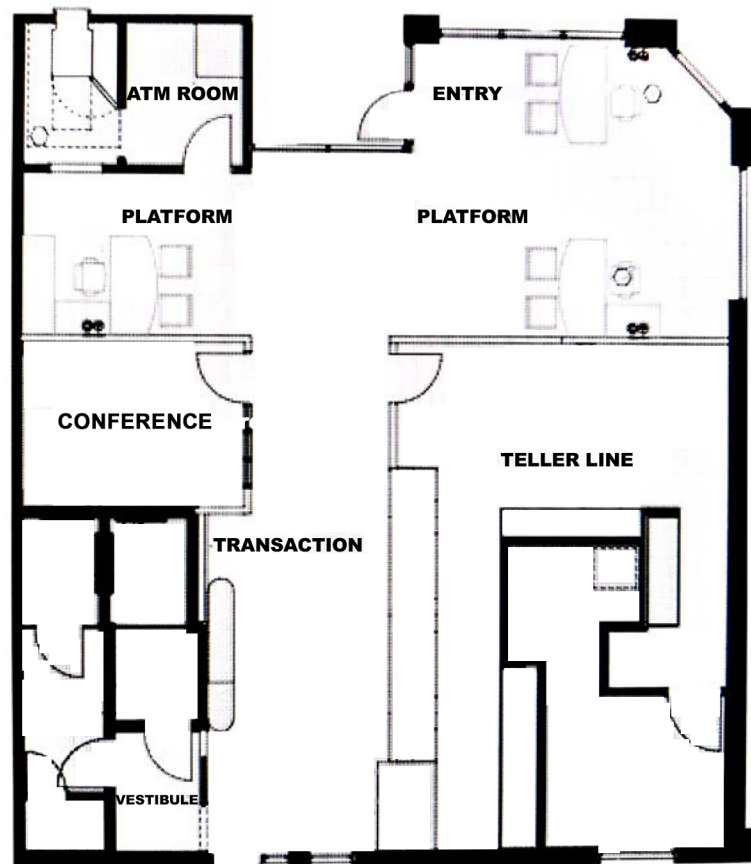
- **Premier corner retail space located at Montana Avenue and 17 Street**
- **Ideal for financial institution**
- **Inviting store with high visibility and heavy foot traffic**
- **Nearby neighbors include Fred Segal, Forma, Citibank Whole Foods, Sweet Green and many more**
- **Current use is First Citizens Bank. The space has been occupied by a bank for 40+ years.**



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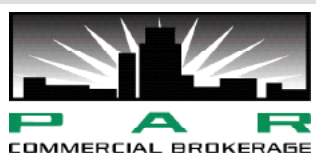
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17th Street	AVAILABLE
NWLA Bridal Nail Spa Lane	True Plates
L'Oilphant Jewelry Montana Clock Shop	Santa Monica Postal Place
Citron	Sepi
Master Lash	Casper Mattress Company
Rita's Rags	Pinkberry
Bellicures	Forma
Zaine Color Salon	Coldwell Banker
Kitchens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



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