923 Montana Avenue Santa Monica, CA 90403

CASA

LLERDETAL

RETAIL FOR SUBLEASE

caffe luxxe



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

5

SIZE: Approximately 1,080 rentable square feet

RATE:\$7,161.00 per month + NNN (NNN estimated to be \$2,056.00 per month)

PARKING: Three parking spaces

TERM: Through July 31, 2025 (Longer term available)

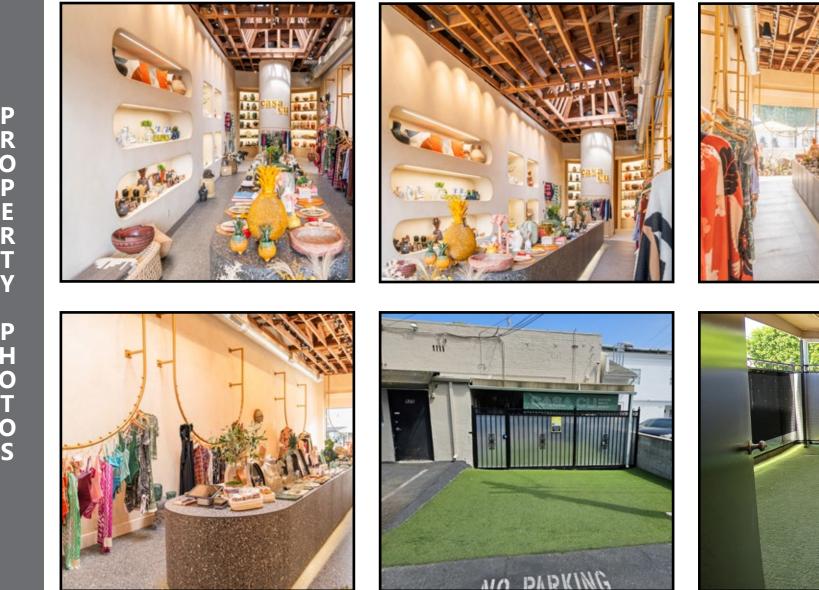
AVAILABLE: Immediately

- Existing use is a retail clothing store
- Located in the heart of upscale Montana Avenue
- High income area with great demographics
- High ceilings with skylights
- 15' of frontage on Montana Avenue
- Tenants include Rosti Italian Kitchen, Cafe Luxxe and To Wag For Spa & Sugar & Bronzed





ARTHUR PETER 310.395.2663 X101 ARTHUR@PARCOMMERCIAL.COM LIC# 010686613 RAFAEL PADILLA 310.395.2663 X102 RAFAEL@PARCOMMERCIAL.COM LIC# 00960188

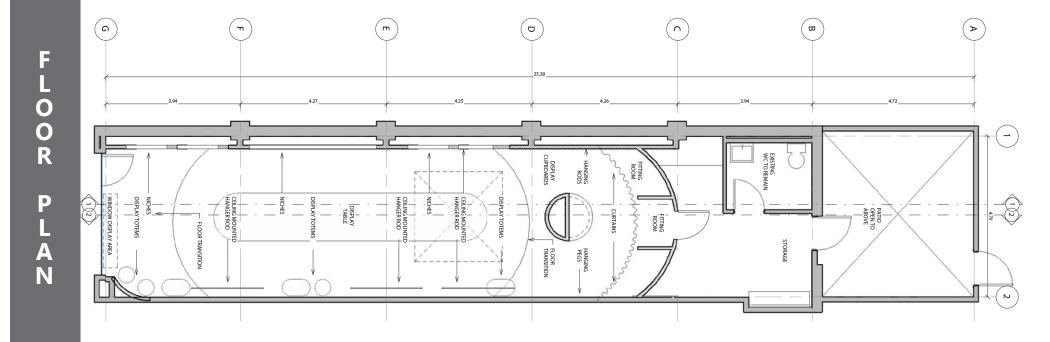




ARTHUR PETER 310.395.2663 X101 ARTHUR@PARCOMMERCIAL.COM LIC# 010686613

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

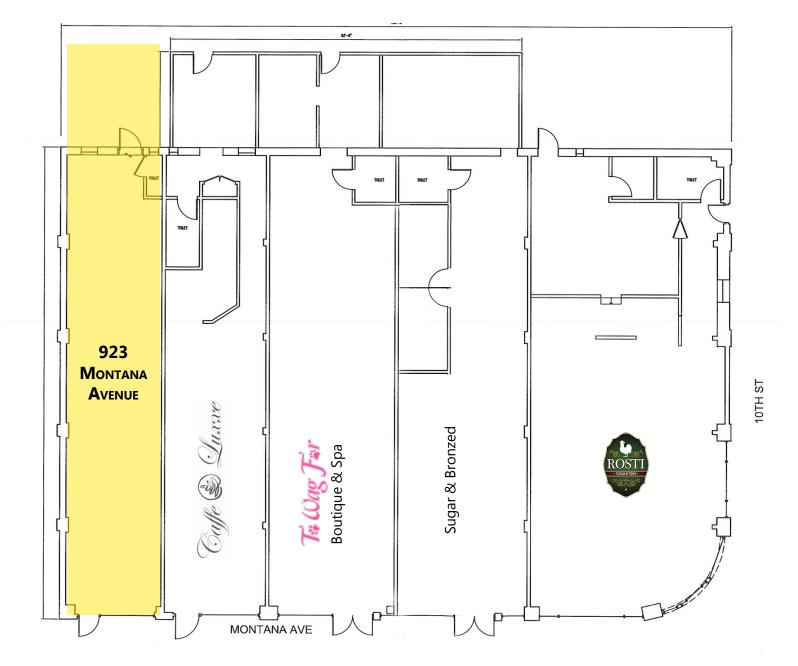
www.parcommercial.com





ARTHUR PETER 310.395.2663 X101 ARTHUR@PARCOMMERCIAL.COM LIC# 010686613 RAFAEL PADILLA 310.395.2663 X102 RAFAEL@PARCOMMERCIAL.COM LIC# 00960188

www.parcommercial.com



ARTHUR PETER

310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM

LIC# 010686613



www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

Santa Monica is a global icon, mingling Southern California's iconic beach lifestyle with hip urban restaurants and shopping. Affluent residents mingle with global jet-setting tourists daily at the eclectic shops and restaurants that line the streets of Santa Monica. This unique space is an opportunity to join the culture and feel the energy of one of Southern California's most celebrated neighborhoods.

Santa Monica has been the Los Angeles Westside's top performing sub market throughout the last decade and is home to some of the region's most successful retailers and innovative companies in tech, social media and entertainment. Santa Monica is a city rich in tradition and diversity. Its historic roots, central access and beach-side location have established Santa Monica as an economic behemoth, accentuated by its vibrant commercial districts, affluent residential communities, celebrated hospitals, recreational and art venues, high profile corporate headquarters, and booming tech, media and entertainment sectors. Serving as Southern California's tech hub, Santa Monica's "Silicon Beach" has attracted major teach companies and start-ups like Google, Microsoft, Facebook, Snapchat, Hulu and YouTube.

Nearly 390,000 people reside within a five-mile radius of 929 Montana Avenue, a population that has increased 3.7% over the past 5 years and is projected to grow an additional 4.0% in the next five. Within a five-mile radius of the Property, more than 34% of residents have earned a bachelor's degree or higher, one of the highest percentages in the country. The average age is 37, exemplifying the young educated labor pool available. More than 57% of household annual incomes within a five-mile radius of the Property are \$50,000 or greater, with an average annual household income of over \$107,000. In Santa Monica, over 54% of the population 25 years and older have earned a bachelor's degree or higher creating a large resident workforce of skilled "knowledge workers". Approximately 60% of Santa Monica residents work in managerial, professional, and related occupations. Over 11,000 jobs are in the tourist industry – all which generate a combined payroll of approximately \$3 billion.

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	38,448	163,733	371,026
2023 Estimated Population	39,114	166,852	377,143
2010 Census Population	38,471	165,587	370,071
Growth 2023-2028	-1.70%	-1.87%	-1.62%
Growth 2010-2023	1.67%	0.76%	1.91%
2014 ESTIMATED HOUSEHOLDs BY HE	I IMCOME \$50,000+		
\$50,000-\$74,999	1,847	8,252	18,899
\$75,000-\$100,000	1,848	8,313	17,571
\$100,000 +	12,474	46,410	94,780
TOTAL	16,169	62,975	131,250
2023 Estimated Average HH Income	\$145,785	\$143,356	\$139,410
2023 Estimated Households	21,402	83,480	176,468
2023 Estimated Average Housing Value	\$1,051,578	\$1,030,979	\$1,050,074



ARTHUR PETER 310.395.2663 X101 ARTHUR@PARCOMMERCIAL.COM LIC# 010686613 RAFAEL PADILLA 310.395.2663 X102 RAFAEL@PARCOMMERCIAL.COM LIC# 00960188

www.parcommercial.com

LOCAL Ne	Lincoln Blvd.		Roosevelt Elementary School		9th Street	G & J Properties	Jay Gordon, MD	Georgia Evans	Robert Dickey, OD Distince	John Adomian, DDS	J.S. Rosenfield & Co.	Caffe Luxxe	To Wag For	Sugar & Bronzed Kosti	10th Street	The Shade Store Polish Nails Auburn Hair Salon	ö	Clay Tile	,	Sofa U Love	Kreation Juicery Organic	Kreation Kafe	Divine Vintage	Restore Hyper Wellness	11th Street	Union Bank Footsie	ochine	Sin Barco Efface	John Kelly Chocolates Zibby's Bookshop
E I G H B O R S	Lincoln Blvd.	Horchata	Panda Express	Pavilions Market	9th Street	Wells Fargo	Estelle Boutique	Rori's	B+T Deli	Jill Roberts	Perspira Sauna Studio	Ogden's Cleaners			10th Street	Art's Table Bun+Mi	A1 Chinese Hand Laundry Brothers Sushi			Farrow & Ball Father's Office	Esquire Barber Salon Grace's Barber Shop STARKx	Edna King	Stretch Lab	Boca Face Lab	11th Street	Bottled Poetry	Master Cleaners	Locanda Portofino Quilted Monkey Montana Drv Cleaners	Montana Mail
									A		L O.3 IR@I	95. Paro	266 сом	PET 3 X MERC 6613	101		RÆ	31	10.3 :L@	895. Parc	. РА 2663 сомм	3 X ERC	10	2	1				

www.parcommercial.com

COMMERCIAL BROKERAGE