

923 Montana Avenue  
Santa Monica, CA 90403

RETAIL  
FOR LEASE



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**SIZE:** Approximately 1,080 rentable square feet

**RATE:** \$7.50 psf per month, NNN (estimated to be \$1.91 psf per month)

**PARKING:** Three parking spaces

**TERM:** Negotiable

**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



PROPERTY PHOTOS



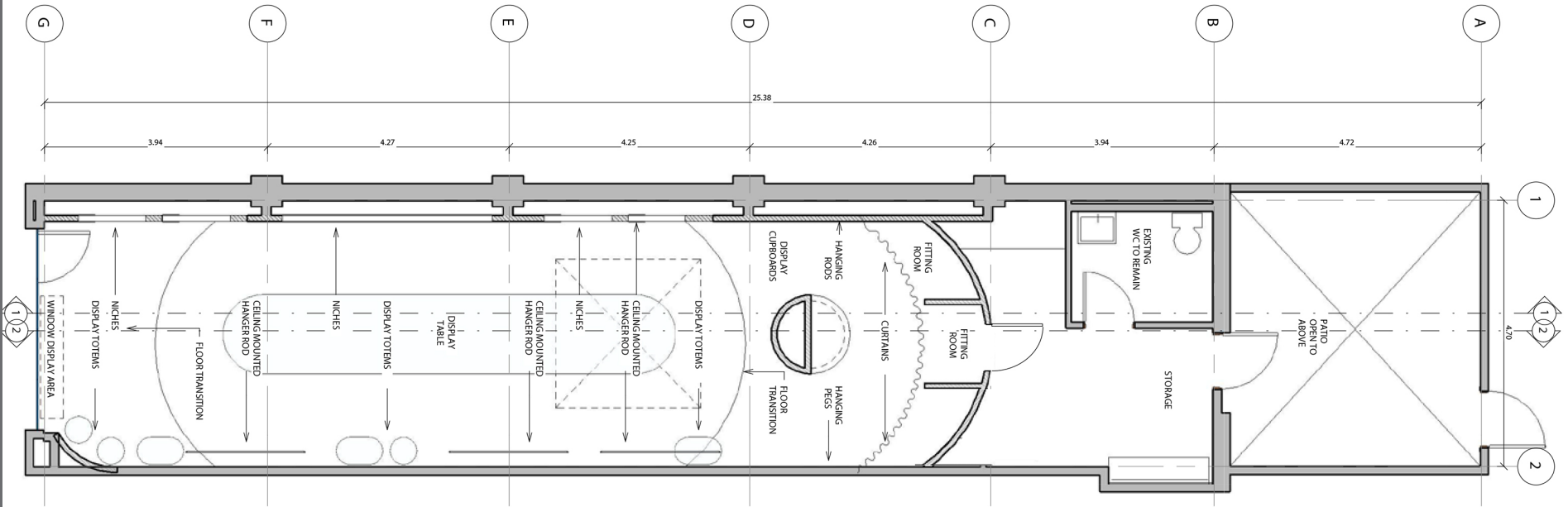
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# FLOOR PLAN



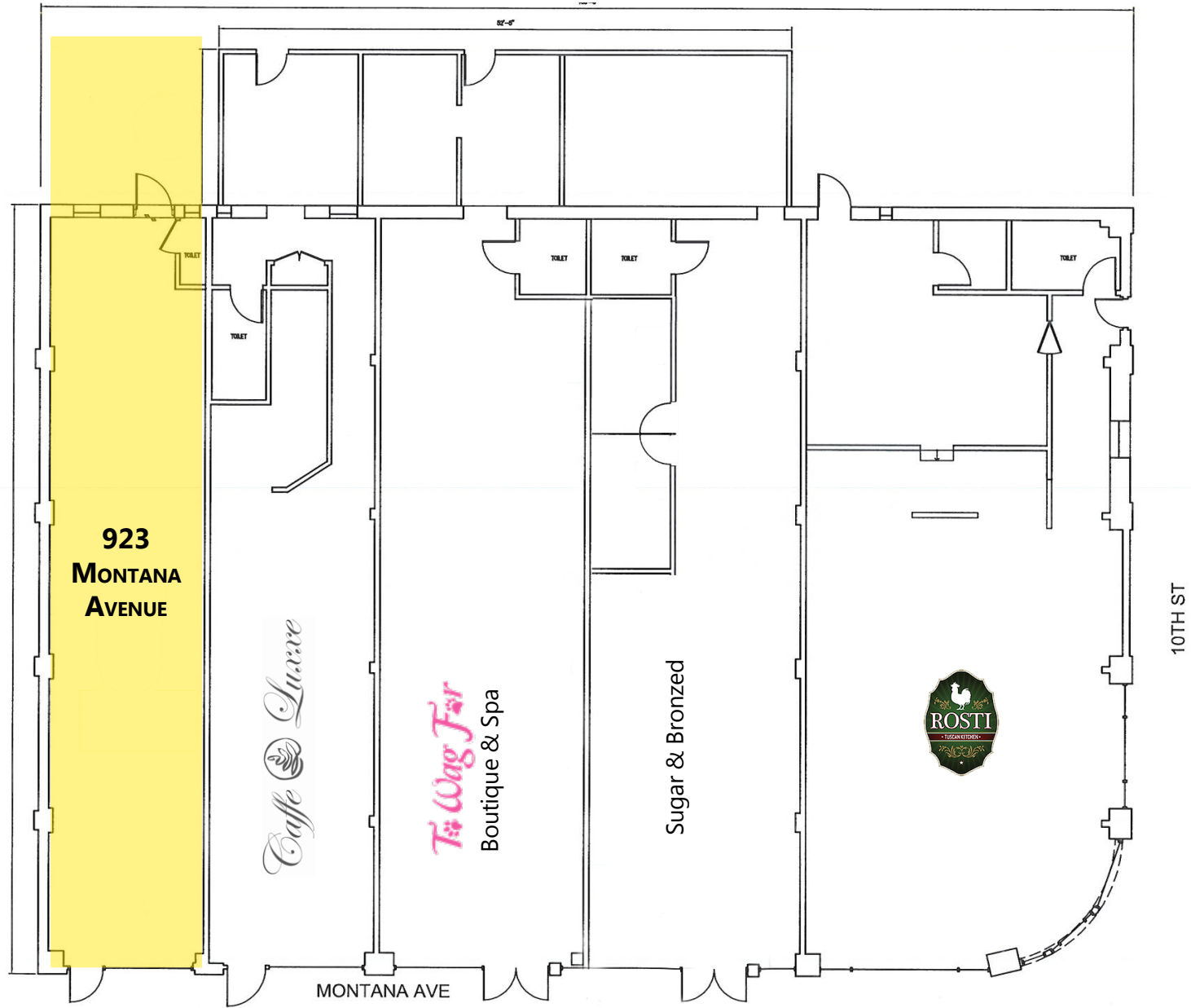
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SITE PLAN



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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 tech companies and start-ups like Google, Microsoft, Facebook, Snapchat, Hulu and YouTube.

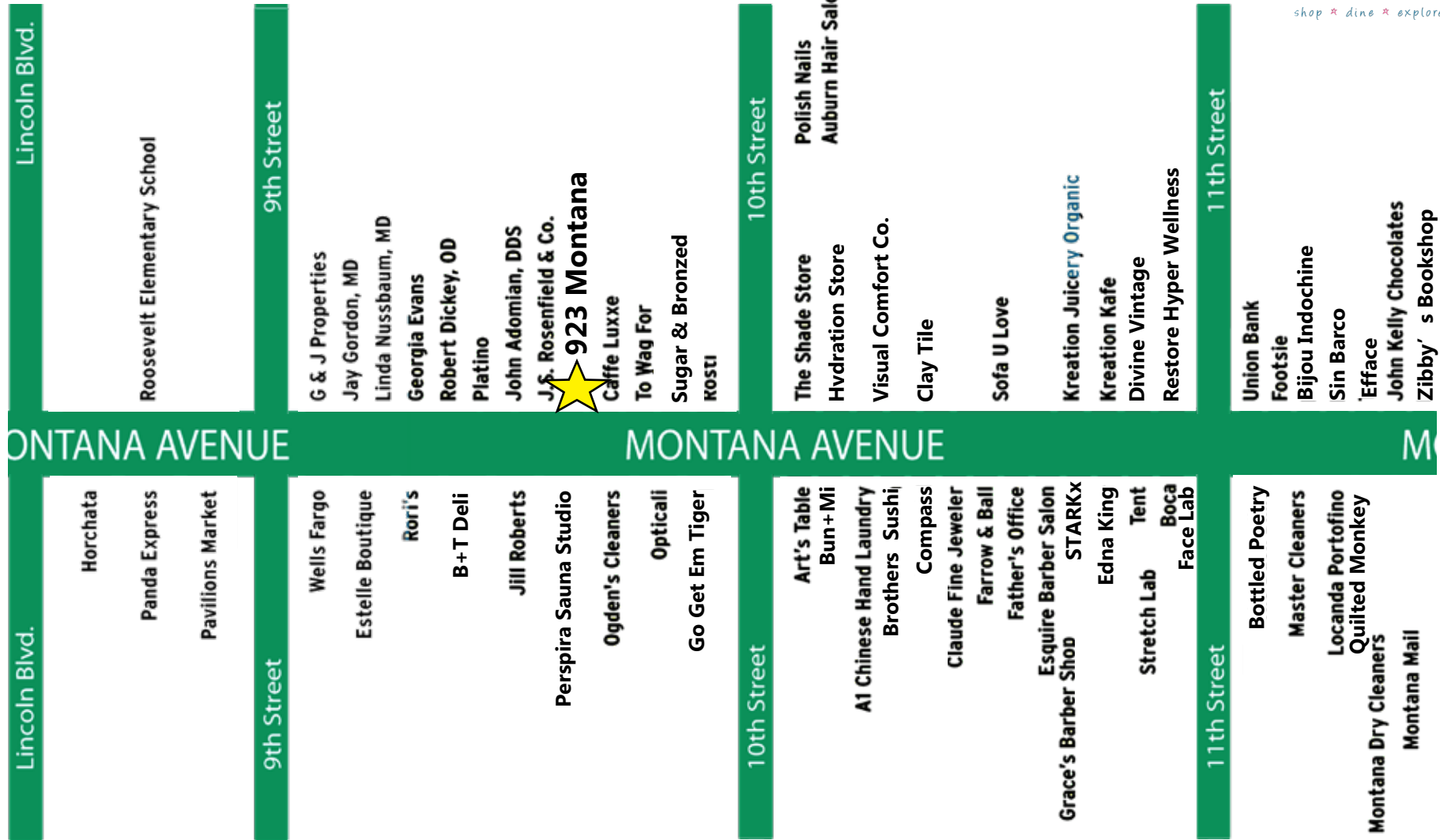
Nearly 390,000 people reside within a five-mile radius of 929 Montana Avenue, a population that has increased 3.7% over the past 5 years and is projected to grow an additional 4.0% in the next five. Within a five-mile radius of the Property, more than 34% of residents have earned a bachelor’s degree 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
<b>POPULATION</b>			
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%
<b>2014 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+</b>			
\$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
<b>TOTAL</b>	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



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