

NEW LISTING!

Montana Avenue / Santa Monica / Retail / Hair Salon / For Lease



1230 Montana Avenue, Unit 102, Santa Monica, CA 90403



www.muselli.net

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In the heart of the Montana Retail District, 1230 Montana Avenue Unit 102 is a prime ground-floor retail space for any business to showcase its talents in this elite neighborhood. The space is currently built out as a hair salon, with rich wood paneling, upscale lighting and lots of natural light. High pedestrian foot traffic!

Size & Use Approximately 627 square feet currently used a high-end hair salon.

Rental Rate Monthly \$8.50 per square foot + NNN costs of \$1.81 per square foot.

Lease Term 3-10 Years.

Highlights Current improvements are a high-end hair salon.
Modern wood paneled salon space with high ceilings and natural light.
High-end light fixtures throughout the space.
Reception and retail area.
4 professional cutting stations.
3 blow drying stations.
2 wash stations..

Co-Tenants Property co-tenants include Brentwood General, Alchemy 43, Heist, and Skin Laundry.

Bathroom 1 very nicely appointed ADA restroom.

Parking 23 shared customer parking spaces at no additional charge.

Area Located in a high-income neighborhood in the heart of the Montana Retail District. More than 150 restaurants and shops are located nearby.
Close proximity to Brentwood, Pacific Palisades, and Downtown Santa Monica.

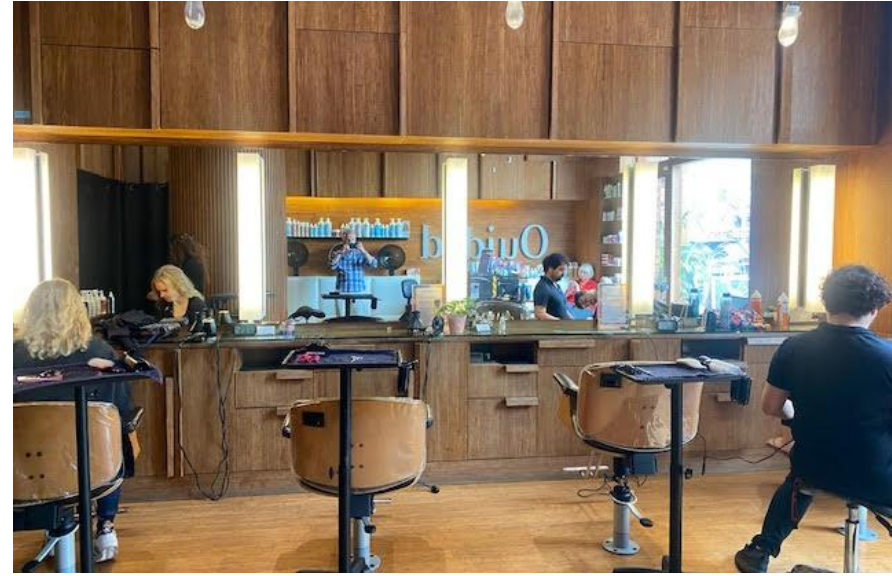
Demographics 5 Mile Radius Households - 181,422.
Average Income - \$139,025.

Walk Score Walkers Paradise with a score of 90 out of 100.
Bike Score of 94 out of 100.

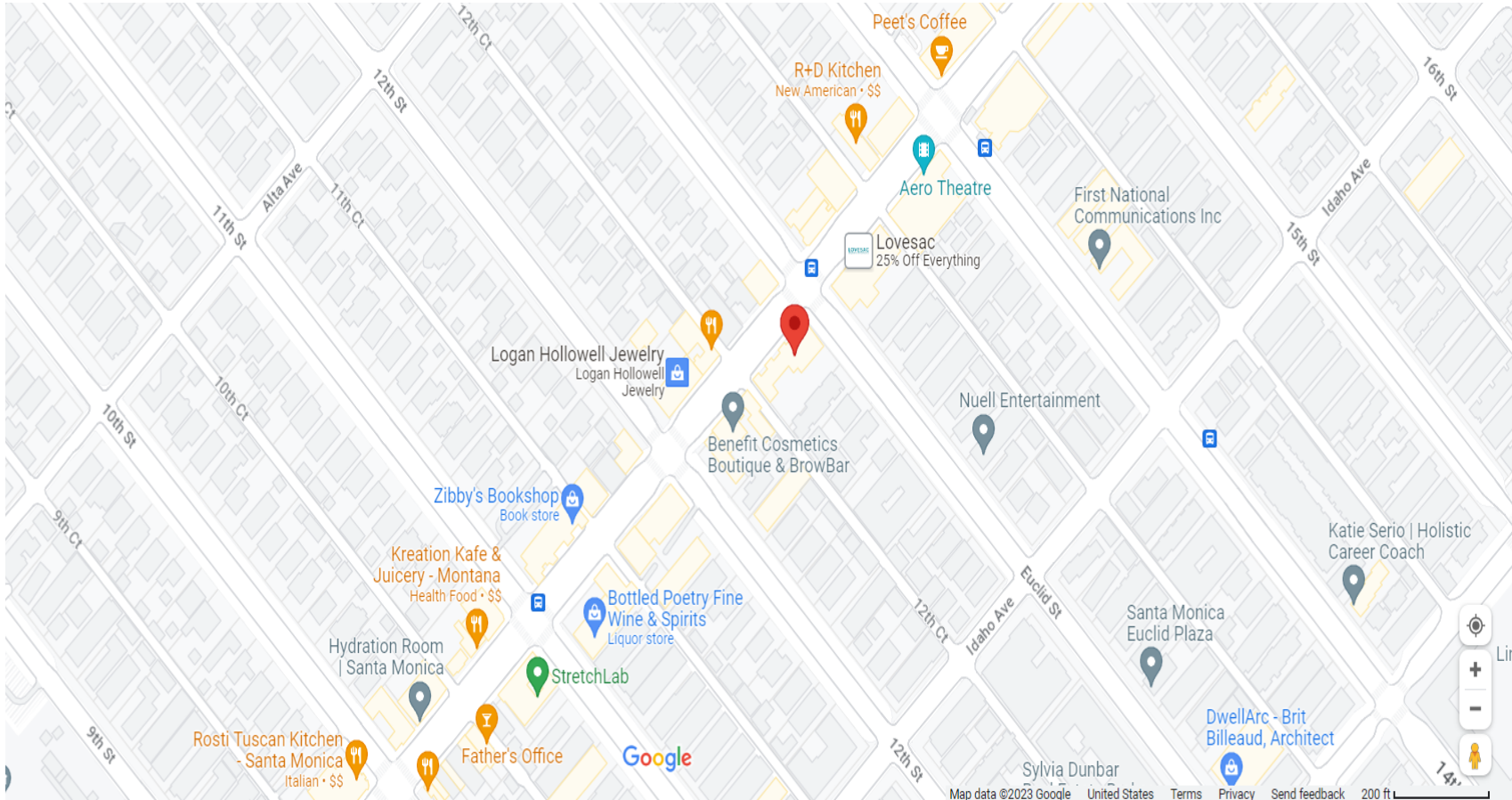
Traffic Count High traffic count with 17,756 cars per day on Montana Avenue.



Interior Photos



Map View



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