



CORNER RETAIL FOR LEASE!

1230 MONTANA AVENUE SANTA MONICA, CA



Address: 1230 Montana Avenue, Santa Monica, CA 90403

Space Available:
Approximately 900 sq ft

Rental Rate:
\$7,875.00/Month NNN

Date Available:
December 1, 2017

Lease Length: 5 – 10 years.

Parking: ♦ 23 shared customer parking spaces at no additional charge.

Description:

- ♦ Prime corner location with glass frontage on Montana Avenue and Euclid.
- ♦ High ceilings.
- ♦ Large storage area/back office.
- ♦ 1 ADA bathroom.
- ♦ Great street visibility.
- ♦ High pedestrian and vehicle traffic.
- ♦ 10,200 square foot 2 story retail and office building.
- ♦ NNN charges are approximately \$1,350.00/ month.
- ♦ Co-Tenants include Ouidad, Francesca's, Lash Lounge, and Skin Laundry.

Area:

- ♦ Located in the heart of the Montana retail district.
- ♦ Close proximity to Brentwood, Pacific Palisades, and Downtown Santa Monica.
- ♦ More than 150 Restaurants and Shops located nearby.

Agent: Evan Pozarny (310) 458-4100 Ext. 221 BRE # 01304769 epozarny@muselli.net

1513 6th Street, Suite 201 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but 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.

www.muselli.net

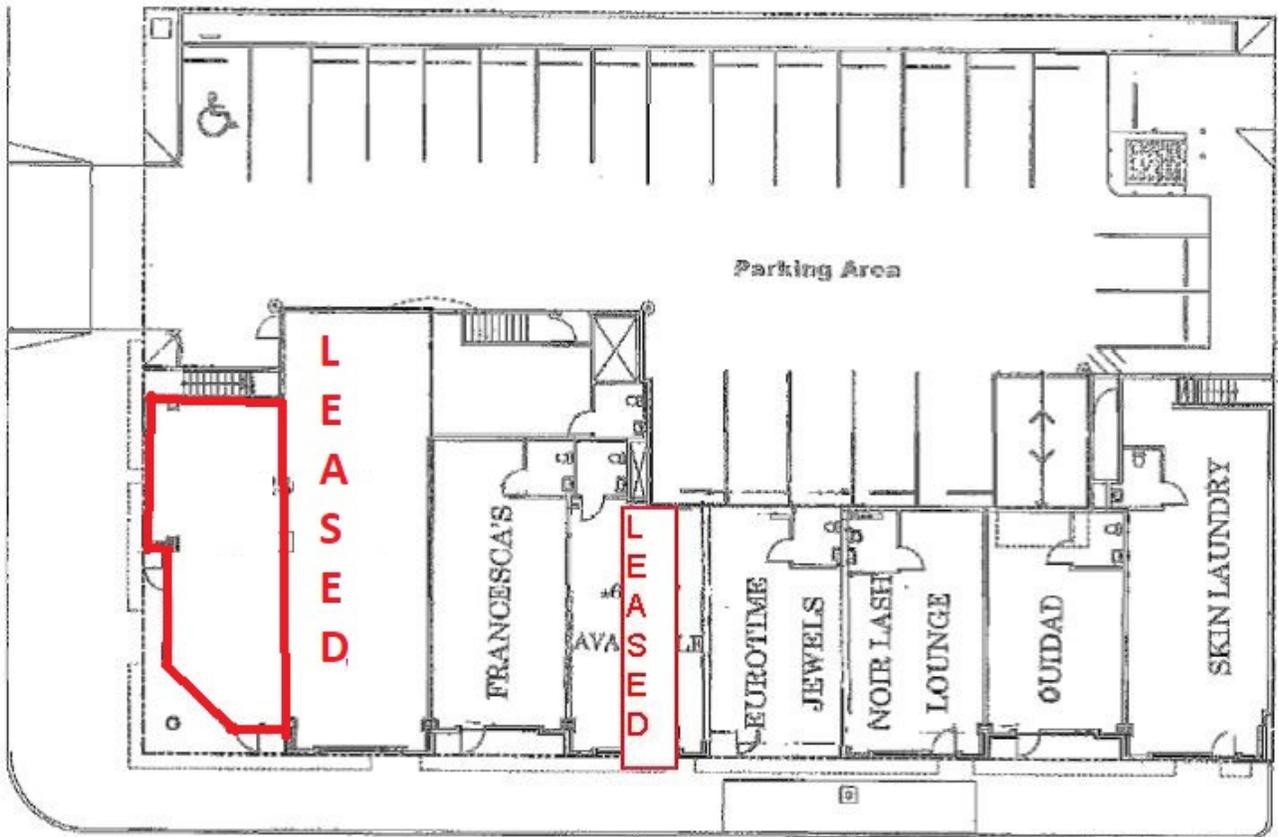


1230 Montana Avenue, Santa Monica, CA 90403



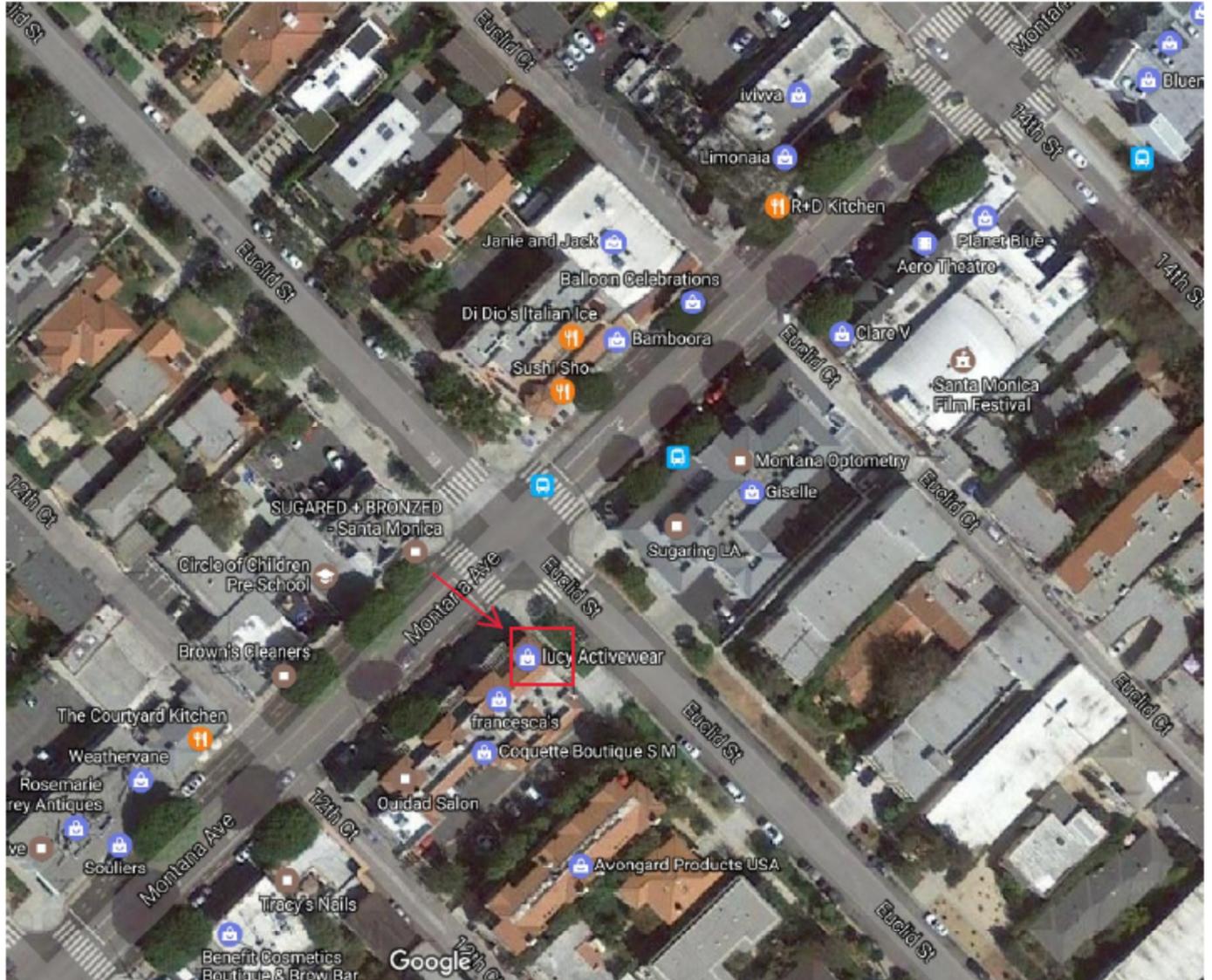


1230 Montana Avenue, Santa Monica, CA 90405
Site Plan





1230 Montana Avenue, Santa Monica, CA 90403 Aerial Map



1513 6th Street, Suite 201 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but 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.

www.muselli.net

BRE BROKER # 00825237