



# MONTANA AVE RETAIL FOR LEASE!

## 1230 MONTANA AVENUE SANTA MONICA, CA



**Address:** 1230 Montana Avenue, Unit 103, Santa Monica, CA 90403

**Space Available:**  
Approximately 623 SF

**Rental Rate:**  
\$5,300.00/Month NNN

**Date Available:**  
30 Days

**Lease Length:** 5 – 10 years.

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

**Description:**

- ♦ DO NOT DISTURB TENANT.
- ♦ Prime retail space on Montana Ave.
- ♦ Currently occupied by Noir Lash Lounge.
- ♦ Open space with high ceilings.
- ♦ 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 \$1,013.00/ month.
- ♦ Co-Tenants include Brentwood General Store, Alchemy 43, and El Salon.

**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.

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1513 6<sup>th</sup> 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.

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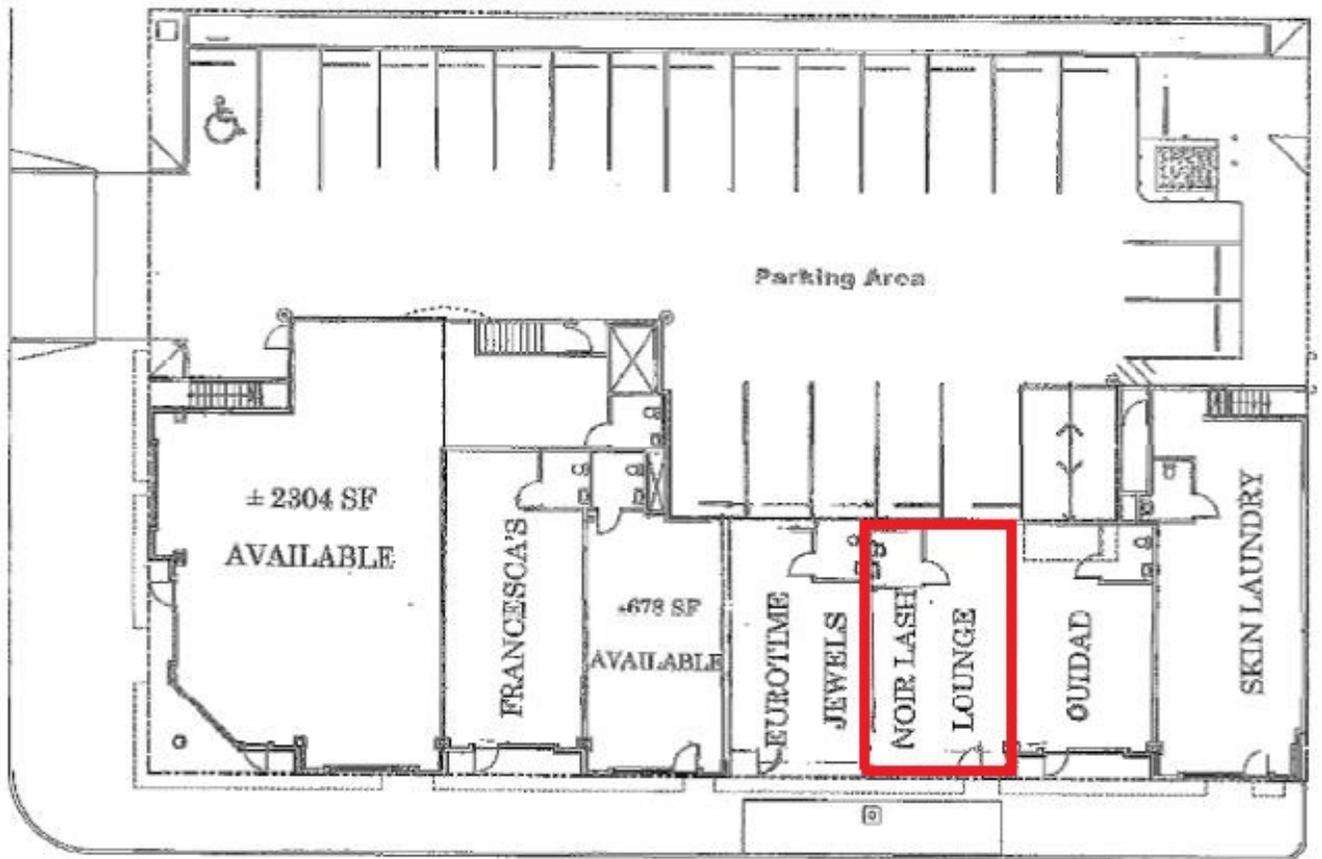


# 1230 Montana Avenue Unit 103 Photos



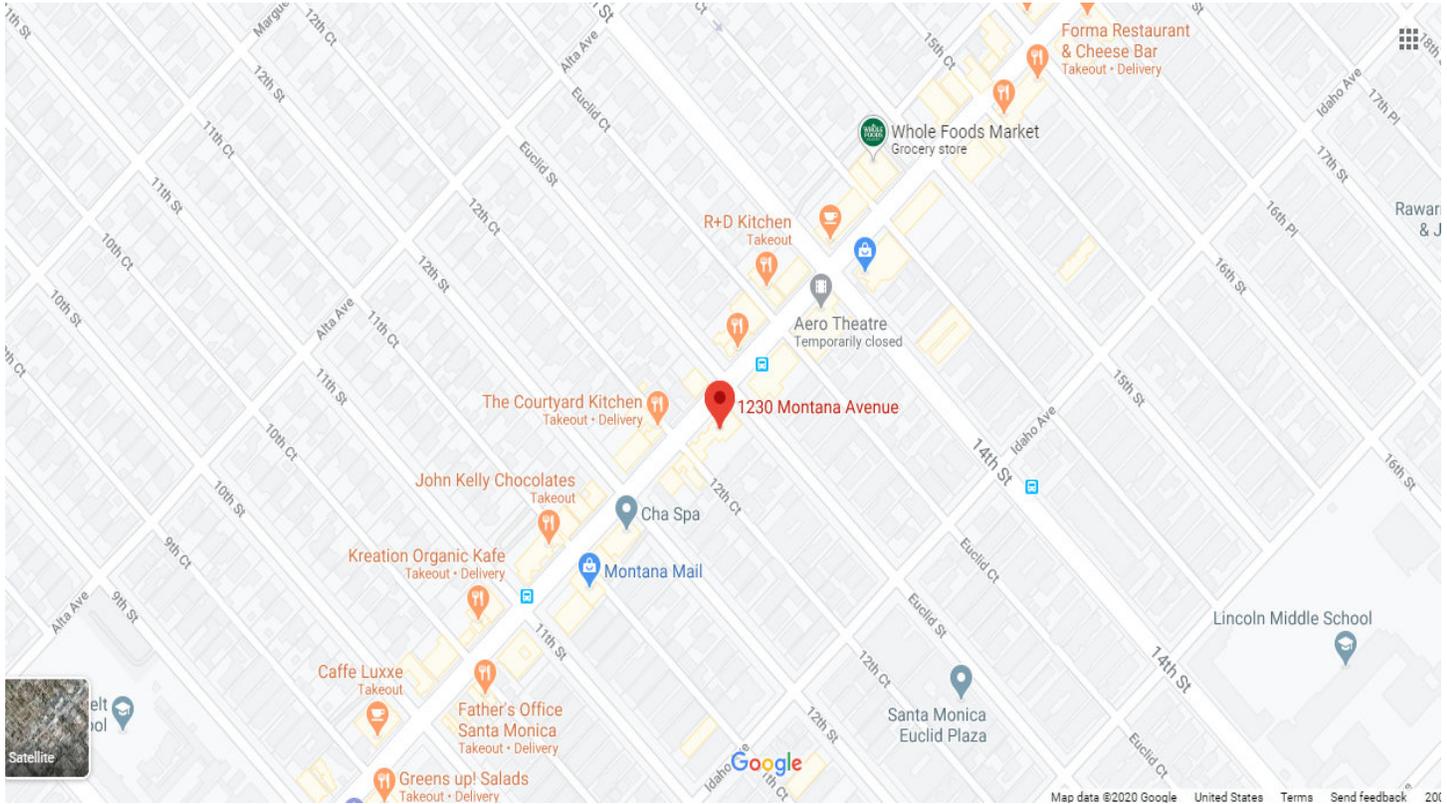


1230 Montana Avenue Unit 103  
Site Plan





## 1230 Montana Avenue Unit 103 Map



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