

Montana Avenue / Santa Monica / Retail For Lease



1230 Montana Avenue, Unit 104, Santa Monica, CA 90403



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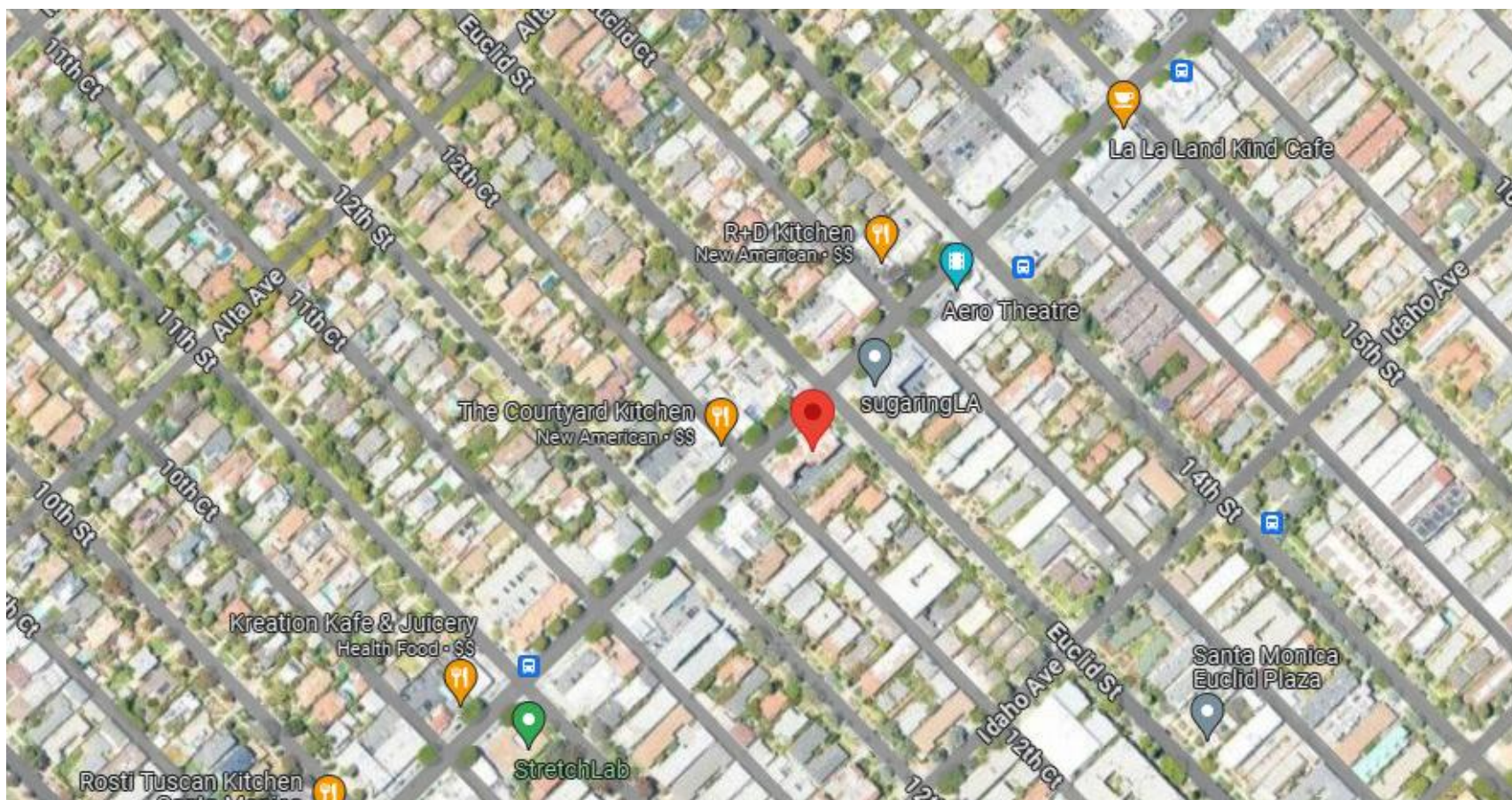
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In the heart of the Montana Retail District, 1230 Montana Avenue Unit 104 is a prime ground-floor retail space for any business to showcase its talents in this elite neighborhood with high pedestrian foot traffic. The space is currently built out as a jewelry store with front retail, back office/storage, and restroom.

Size & Use	Approximately 629 square feet, previously used as a jewelry store.
Rental Rate	\$8.95 per square foot + NNN costs of \$1.75 per square foot.
Lease Term	3 -10 Years. Short term possible.
Highlights	Open space Back office/Storage Private restroom Can be combined with Suite 103 for an additional 623 SF.
Co-Tenants	Property co-tenants include Brentwood General, Alchemy 43, Heist, Sparkl and Skin Laundry.
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	Hlgh traffic count with 17,756 cars per day on Montana Avenue.



Map View



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