

NEW LISTING!

Montana Avenue / Santa Monica / Retail For Lease



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



www.muselli.net

Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

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

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.

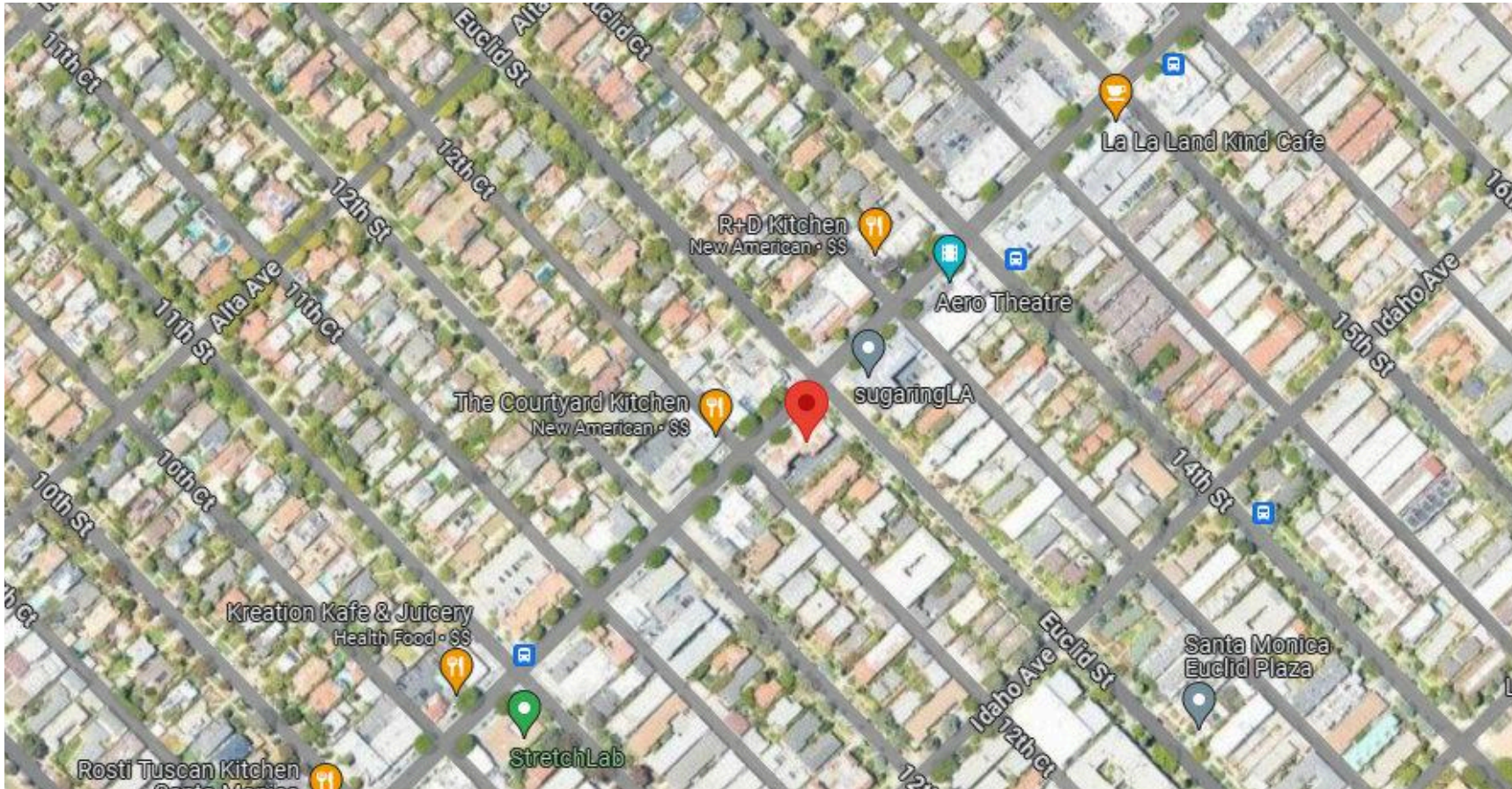
**Demographics
5 Mile Radius**
Households - 181,422.
Average Income - \$139,025.

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

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



Map View



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net
DRE BROKER # 00825237

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 the Broker. You are advised to conduct an independent investigation to verify all information.