

Montana Avenue / Santa Monica / Retail For Lease



1230 Montana Avenue, Unit 103, Santa Monica, CA 90403



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

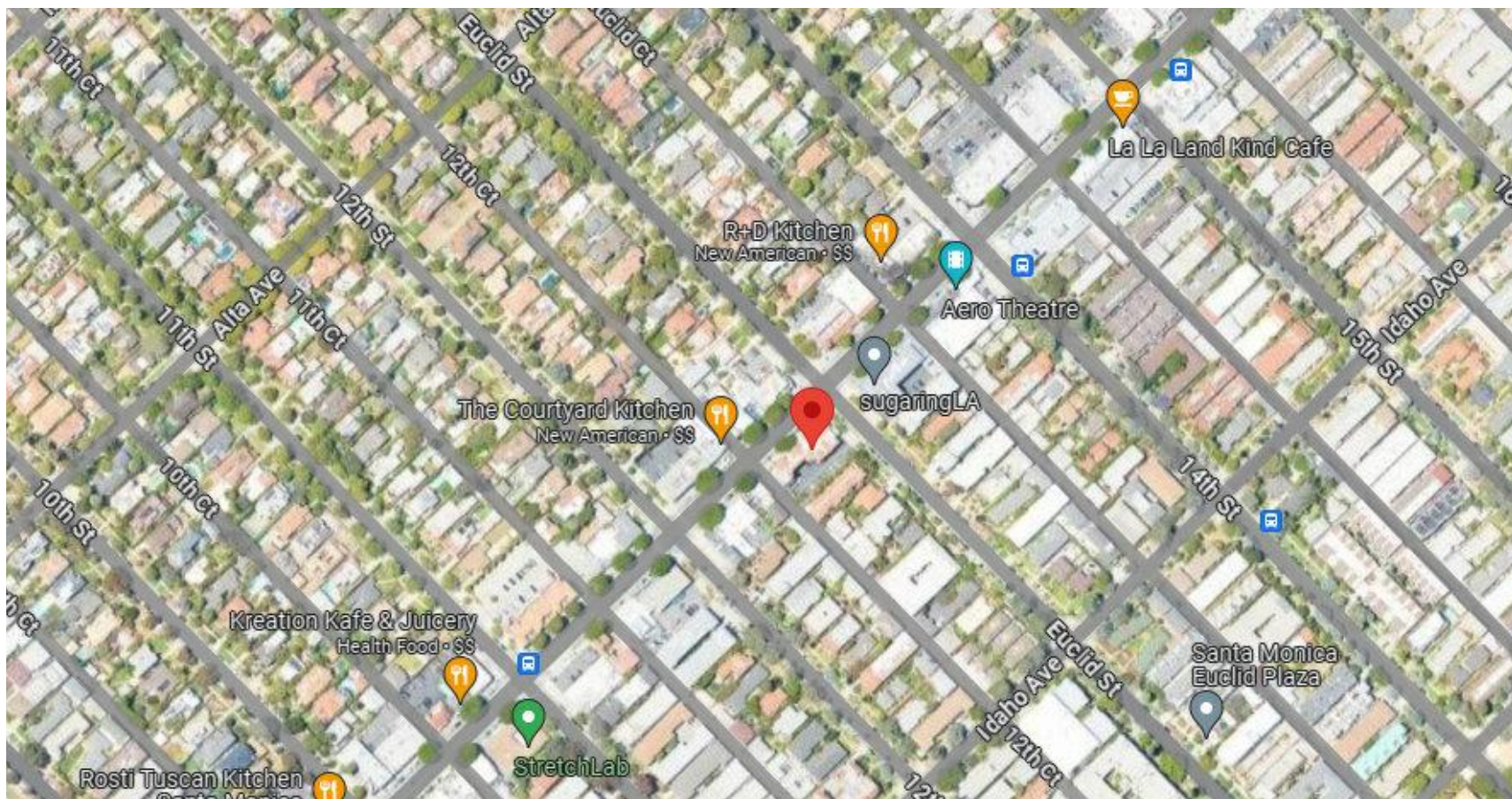
Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

In the heart of the Montana Retail District, 1230 Montana Avenue Unit 103 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 lash studio with front retail, back office/storage, and restroom.

Size & Use	Approximately 623 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 104 for an additional 629 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	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

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