

PRIME MONTANA RETAIL SPACE FOR LEASE



923 MONTANA AVENUE
SANTA MONICA, CA 90403



COMMERCIAL
ASSET GROUP



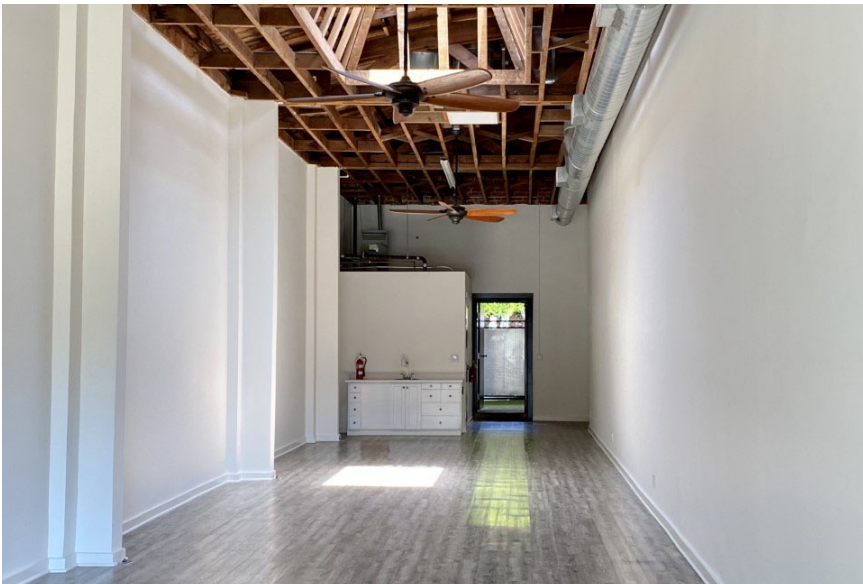
LEASE RATE
\$7.45 PSF/MONTH
NNN IS ±\$1.54 PSF/MONTH

SPACE SIZE
APPROX 1,080 RENTABLE SF

AVAILABLE
IMMEDIATELY

- LOCATED IN THE HEART OF UPSCALE MONTANA AVENUE
- CO-TENANTS INCLUDE: **ROSTI ITALIAN KITCHEN**, CAFE LUXXE, TO WAG FOR SPA AND SUGARED + BRONZED
- MONTANA AVENUE SERVES AS THE **PREMIER RETAIL STREET** FOR SANTA MONICA LOCALS, BUILDING IS SURROUNDED BY MULTI-MILLION DOLLAR HOUSES, CONDOS AND LUXURY APARTMENT BUILDINGS
- 2 DESIGNATED PARKING SPACES BEHIND THE BUILDING
- TAKE ADVANTAGE OF SANTA MONICA'S RECENT ZONING CHANGES (INQUIRE WITH BROKER)

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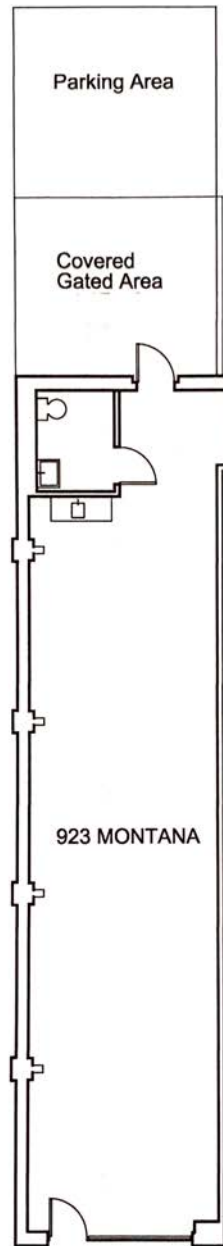
SANTA MONICA DEMOGRAPHICS

AVERAGE HOME PRICE
± \$1,799,500

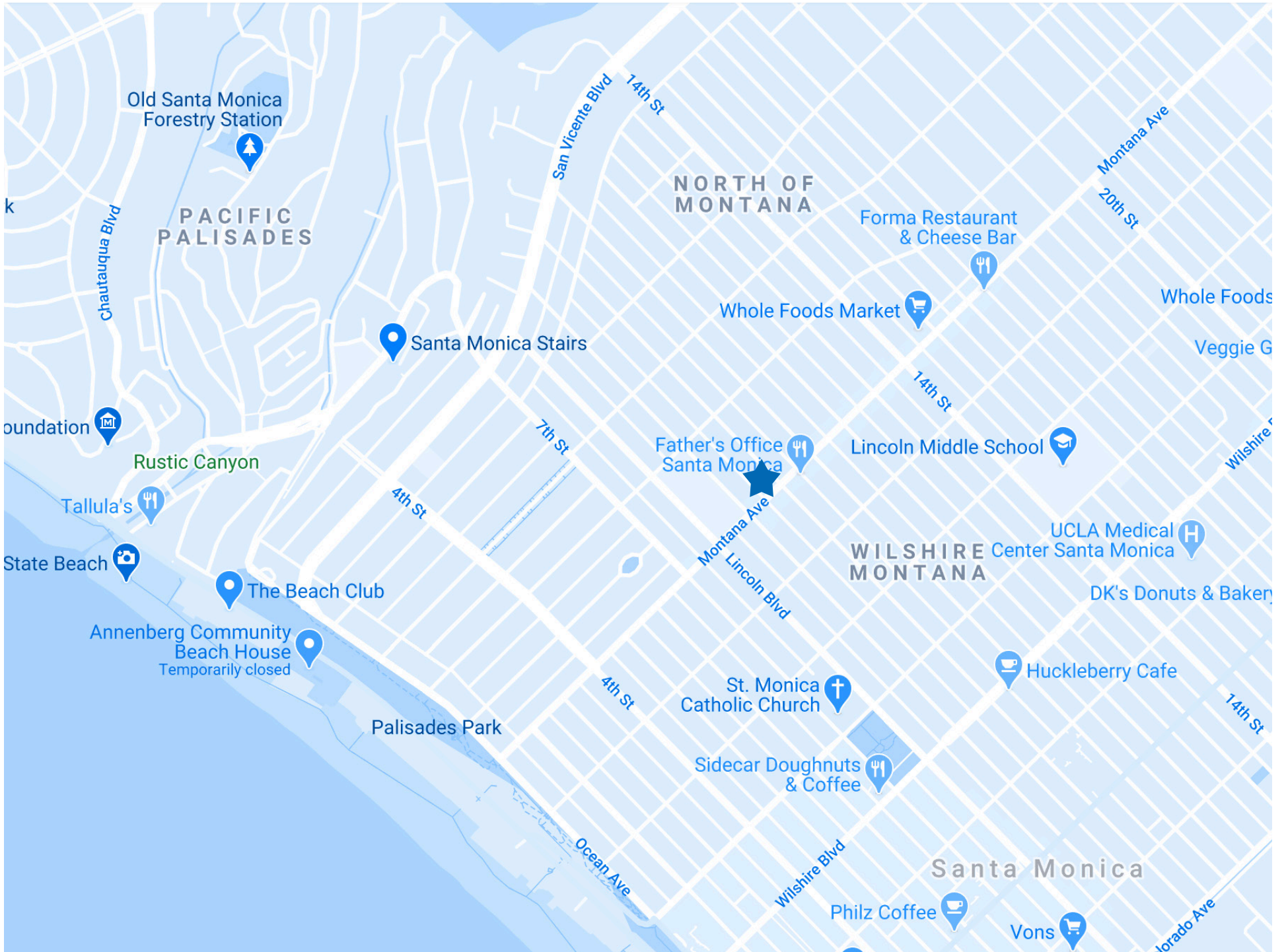
AVERAGE HOUSEHOLD INCOME
± \$119,008

MEDIAN AGE
± 40.13

POPULATION
± 92,478



SITE PLAN



Old Santa Monica Forestry Station

PACIFIC PALISADES

NORTH OF MONTANA

Forma Restaurant & Cheese Bar

Whole Foods Market

Whole Foods

Veggie G

Santa Monica Stairs

Father's Office Santa Monica

Lincoln Middle School

Rustic Canyon

UCLA Medical Center Santa Monica

Tallula's

WILSHIRE MONTANA

DK's Donuts & Bakery

State Beach

The Beach Club

Huckleberry Cafe

Annenberg Community Beach House Temporarily closed

St. Monica Catholic Church

Palisades Park

Sidecar Doughnuts & Coffee

Santa Monica

Philz Coffee

Vons

k

oundation

State Beach

k

LINCOLN			LINCOLN		
	Panda Express/Horchata	804	801	Roosevelt Elementary School	
	Pavillions	820			
9TH			9TH		
	Wells Fargo	900	901	East Robert Pickey Optometry	
	Estell Boutique	908	901	West Private Office	
	Rori's Organic Ice Cream	910	909	Lady Dandelion	
	Greens Up	912	911	All Bungalows	
	Jill Roberts	924	919	John Adomian DDS	
	Ogden Cleaners	926	921	JS Rosenfield & CO	
		928	923	SUBJECT PROPERTY	
		930	925	Caffe Luxxe	
			927	To Wag For	
			929	Sugared + Bronzed	
			931	Rosti	
10TH			10TH		
	Arts Table	1002	1001	The Shade Store	
	Step	1004	1007	The Hydration Room	
	A-1 Chinese Hand Laundry & Dry Cleaning	1006	1009	Friilly Lilly Waxing	
	Maria's Italian Kitchen	1008	1013	Shabby Chic/Rachel Ashwell	
	Compass	1010-1012	1015	Sprout	
	Calude Joailer Fine Jewelry	1014	1021 #A	Seasons	
	Farooow & Ball	1016	1021	Sofa U Love	
	Fathers Office	1018	1023	Kreation	
	Esquire Barber Shop	1020	1025	Shin	
	Dermalogica	1022	1027	J Jill	

MONTANA AVE



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