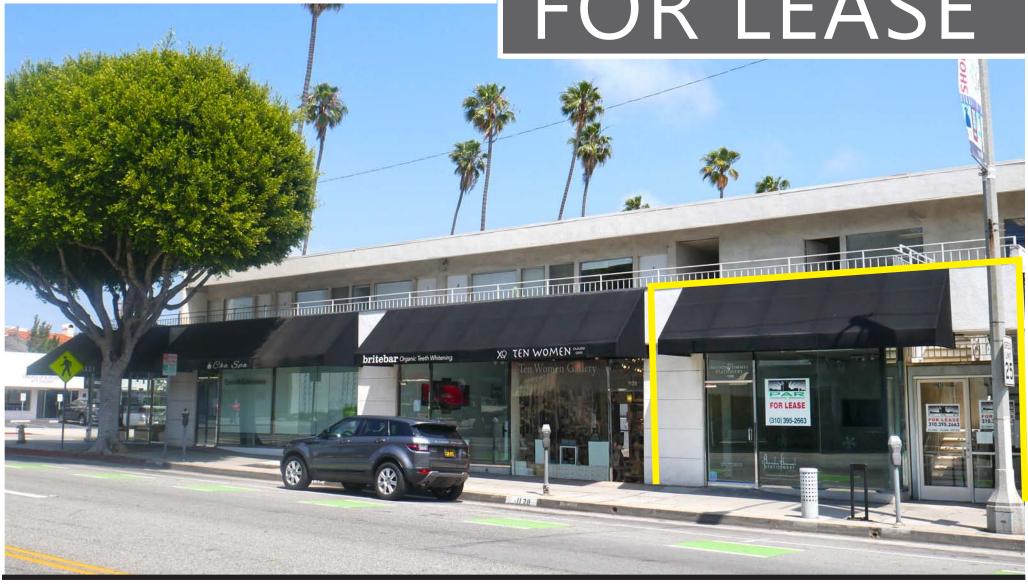
1126 MONTANA AVENUE Santa Monica, California 90403

MONTANA AVENUE RETAIL SPACE

FOR LEASE





ARTHUR PETER 310.395.2663 X101 ARTHUR@PARCOMMERCIAL.COM LIC# 010686613

Property Characteristics



- Well maintained property with convenient parking
- Inviting store front with high visibility and heavy foot traffic
- Nearby neighbors include Avant Garde, Cha Spa, Brite Bar and Ten Women Gallery
- Numerous amenities within walking distance

PREMIER RETAIL SPACE LOCATED AT THE EPICENTER OF MONTANA AVENUE

1126 Montana Avenue Santa Monica, California 90403

Size: Approximately 817 square feet

USE: RETAIL, OFFICE OR OTHER. NO RESTAURANT, FOOD, COFFEE, HAIR SALON OR DRY CLEANERS

RATE: \$6,332 PER MONTH, MODIFIED GROSS (TENANT PAYS ELECTRICAL)

TERM: NEGOTIABLE

Parking: One (1) reserved space plus eleven (11) shared customer parking spaces behind

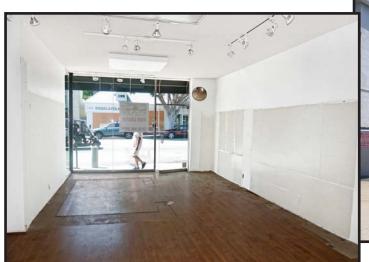
THE BUILDING

AVAILABLE: IMMEDIATELY



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PROPERTY PHOTOS



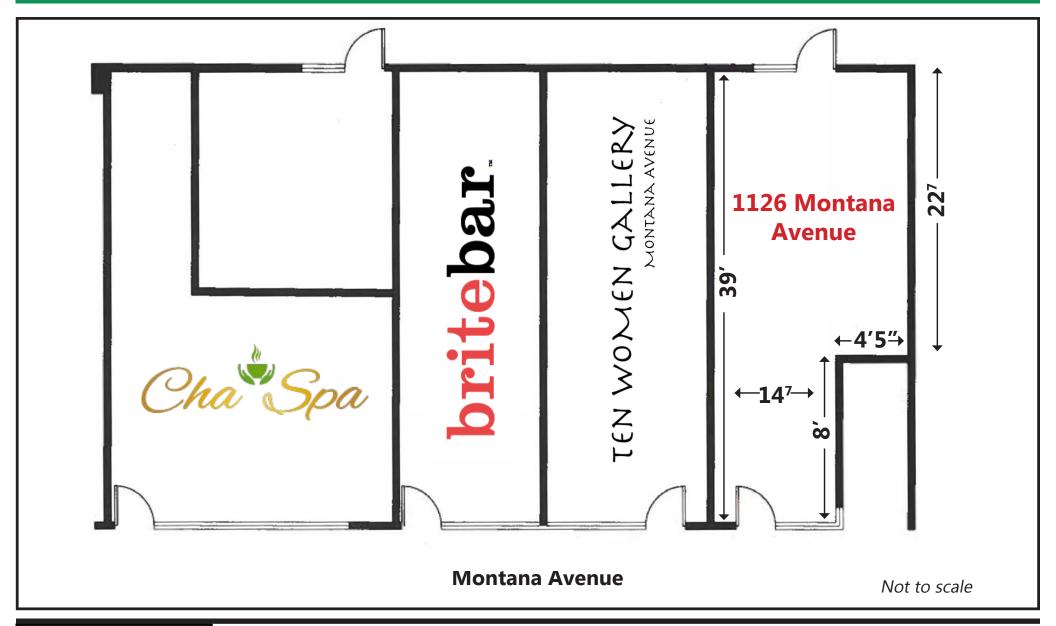








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Montana Avenue Neighbors

FOR R



shop * dine * explore **Artistic Nails** 11th Street 12th Street 14th Street **Euclid Street** Stevens Lyon and Hagerty **Charleston Shoe Company** The Courtyard Kitchen John Kelly Chocolates Rosemarie McCaffrey **Balloon Celebrations Rooms and Gardens** Peet's Coffee & Tea **Revolution Fitness Butter Super Soft Brown's Cleaners Murat the Tailor** Optical Designs Engel & Volkers Janie and Jack Partners Trust Malin + Goetz **Artisan Nails Michael Stars** R + D Kitchen Shelley Starr Weathervane Larissa Love Cozzi Cozzi Rita's Rags Le Macaron **Union Bank Gelato Go** The Closet Bamboora Spa Lane .a Vitrine Sushi Sho **Emphatic** Limonaia Souliers Balance Mattias Sechoir <u>-ootsie</u> Allures Sogno lvivva Boca **Tent** lucy Chico's Claire V. The Duck Blind Locanda Portofino Ten Women Door to Door Valet Cleaners **Tracy's Nails Ouidad** Francesca's Hastens Splendid Planet Blue **Master Cleaners** The Quilted Monkey **Avant Garde Benefit Cosmetics** The Music Castle Noir Lash Lounge **Euro Time and Jewels** Jurlique Sugaring LA **Sweaty Betty California Properties** Montana Optometry Sleepy Jones **Aero Theatre** Bluemercury Morgan Le Fay BriteBar Cha Spa Skin Laundry Tala Jeweler 1126 Montana Stretch Lab Montana Mail Montana Dry Cleaners **Euclid Street** 11th Street 12th Street 14th Street Planet Blue Men LEASE



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