

1126 MONTANA AVENUE
Santa Monica, California 90403

MONTANA AVENUE RETAIL SPACE

FOR LEASE



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**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

- **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**



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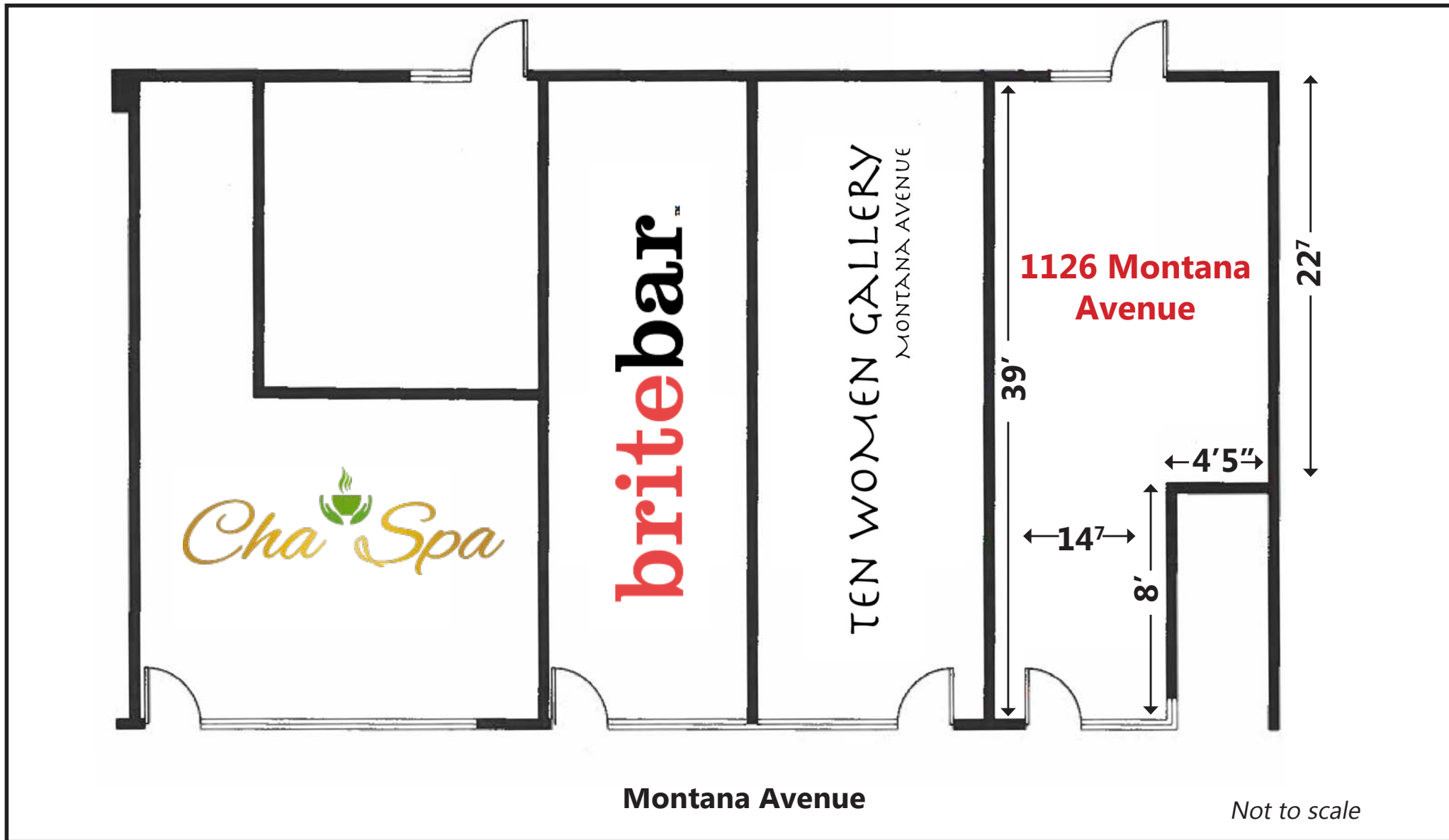


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Not to scale



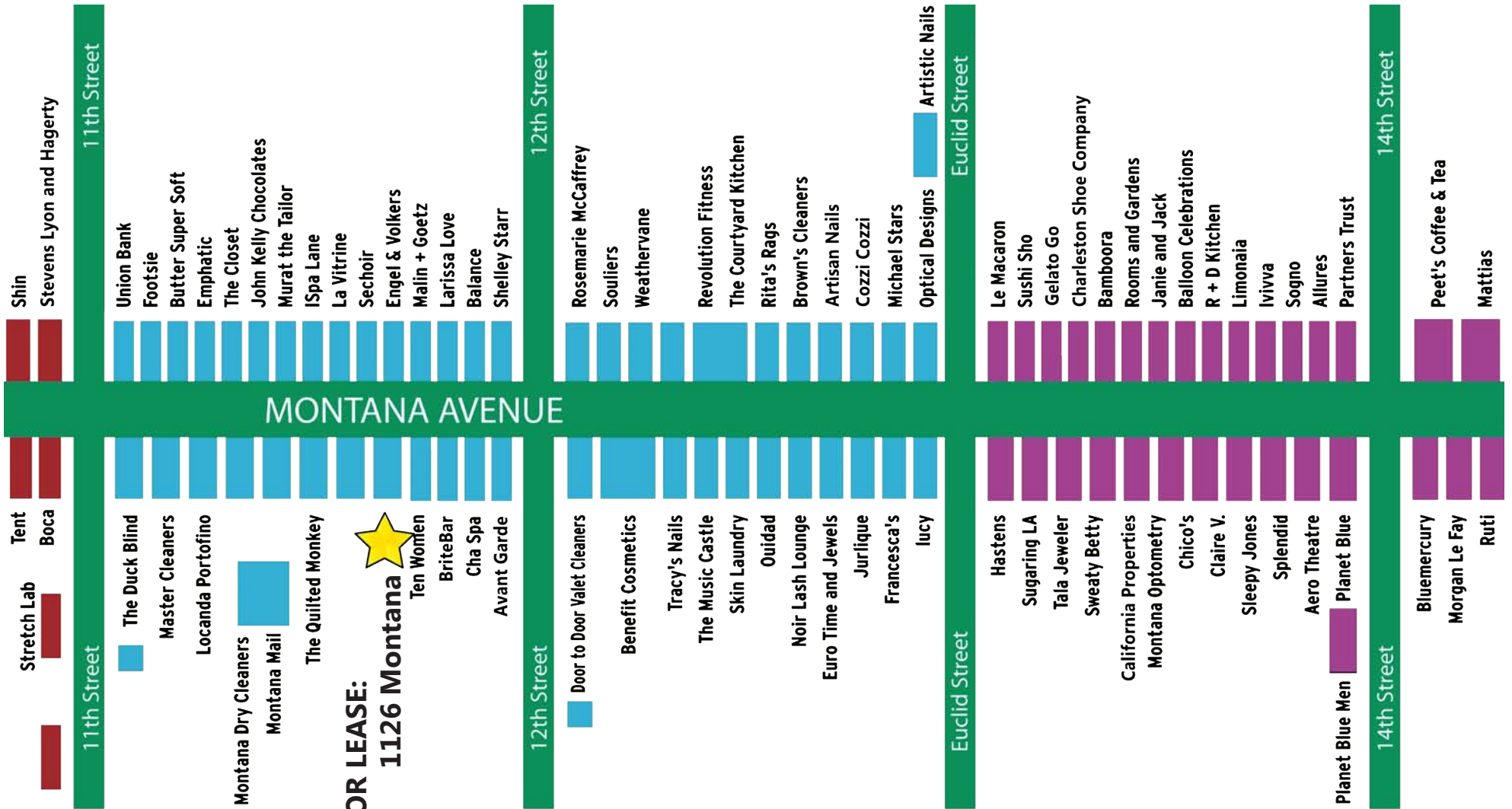
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MONTANA AVENUE NEIGHBORS



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