



1129 MONTANA AVENUE
SANTA MONICA, CA 90403

JAY LUCHS
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NEWMARK
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For Lease
310 407 6585
Jay Luchs
Los Angeles



ADDRESS

1129 Montana Avenue
Santa Monica, CA 90403

USE

Retail

SIZE

Interior: ±659 SF
Patio: ±376 SF
TOTAL: ±1,035 SF
±200 SF Garage available for lease

AVAILABLE

Immediately

RENT

\$8 PSF per month NNN

NNN

±\$1.75 PSF per month

PARKING

±200 SF Garage for an additional cost



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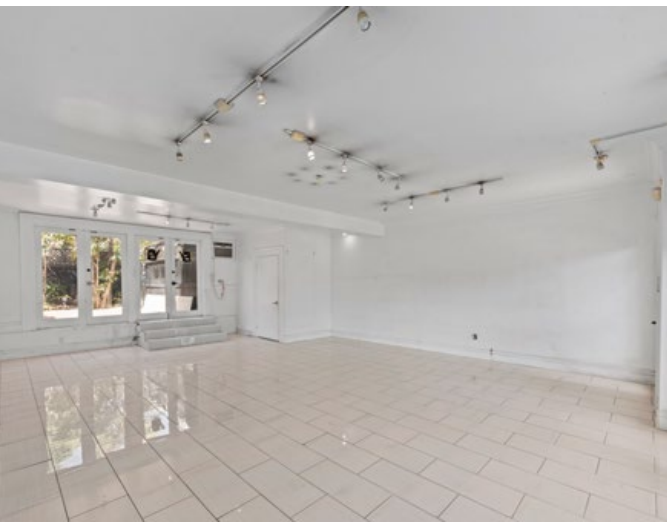
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HIGHLIGHTS

- Large display windows allowing ample natural lighting
- Open Layout
- Private patio area
- Restroom
- Garage space available for lease
- Prime Montana Avenue location in Santa Monica's coveted North of Wilshire neighborhood
- High-visibility storefront along a tree-lined, pedestrian-friendly avenue with consistent neighborhood foot traffic
- Surrounded by curated local and national retailers, cafes, fitness/wellness studios, salons, and neighborhood services
- Affluent, high-density trade area with strong household incomes and loyal repeat clientele
- Excellent accessibility to Brentwood, Pacific Palisades, and greater Westside; convenient routes via Santa Monica Blvd and PCH
- Customer-friendly access with metered street parking on Montana Avenue and additional neighborhood parking nearby
- Near beaches, parks, and Santa Monica's core amenities including Third Street Promenade

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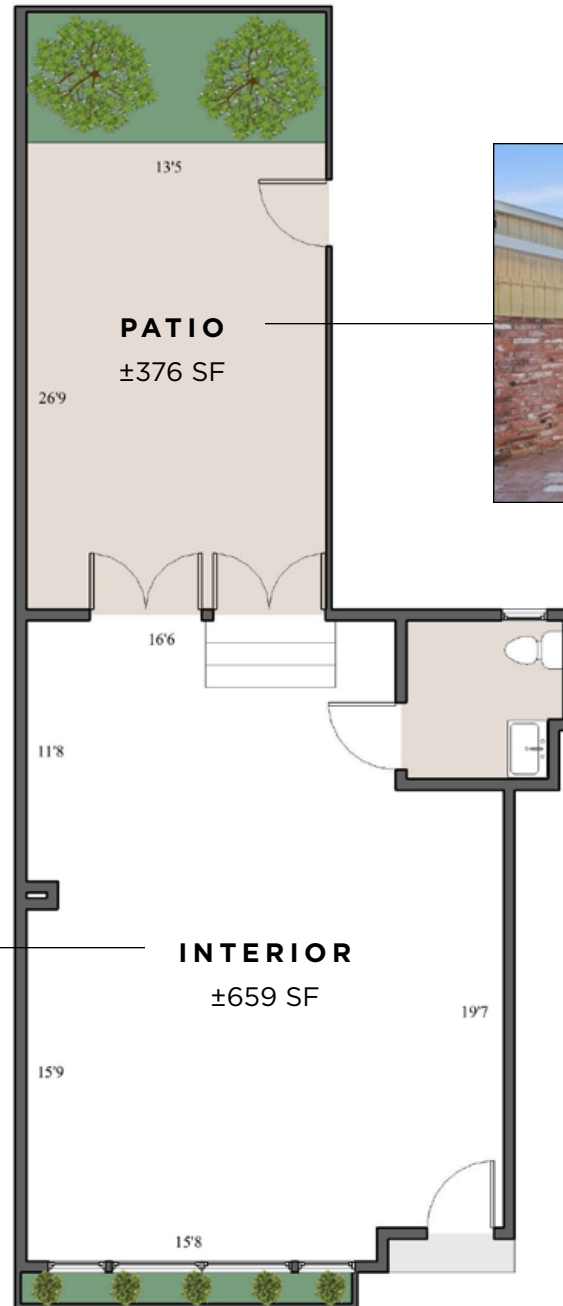
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FLOOR PLAN



*±200 SF Garage available for lease

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±12.7 Miles
🚗 ±25 Mins



**DOWNTOWN
SANTA MONICA**

±1.4 Miles
☁ ±7 Mins

**SANTA MONICA
STATE BEACH**

±1.4 Miles
☁ ±6 Mins



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