

AVAILABLE SPACE FOR LEASE

MONTANA AVE RETAIL AND OFFICE

1201-1209 MONTANA AVE | SANTA MONICA, CA



For leasing, please contact:

RANDI COHEN | LIC. 02135211
T 424-499-0018 E Randi.Cohen@BetaAgency.com

ROB URY | LIC. 01767689
T 424-277-9889 E Rob.Ury@BetaAgency.com

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PROPERTY HIGHLIGHTS

- **Suites Available:** 850 - 1,016 SF
- **Location:** Second-floor office and ground-floor retail on Montana Avenue, Santa Monica
- **Area:** 10-block retail destination with 150+ boutiques, restaurants, and services
- **Proximity:** Minutes from the coastline, spans 7th to 17th Street
- **Demographics:** Average household income of \$225,356 within a half-mile radius
- **Parking:** Rear and street parking available
- **Co-Tenants:** Kreation, Whole Foods, R+D Kitchen, Dry Bar, Peet's Coffee & Tea, Detox Market

DEMOGRAPHICS



RESIDENTIAL POPULATION

1 Mile
39,486

3 Miles
170,765

5 Miles
387,375



DAYTIME POPULATION

1 Mile
39,254

3 Miles
202,926

5 Miles
411,510



AVG. HOUSEHOLD INCOME

1 Mile
\$214,856

3 Miles
\$207,595

5 Miles
\$197,656

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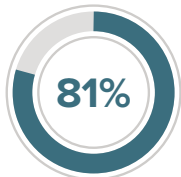
MONTANA AVE OVERVIEW

Traffic Counts

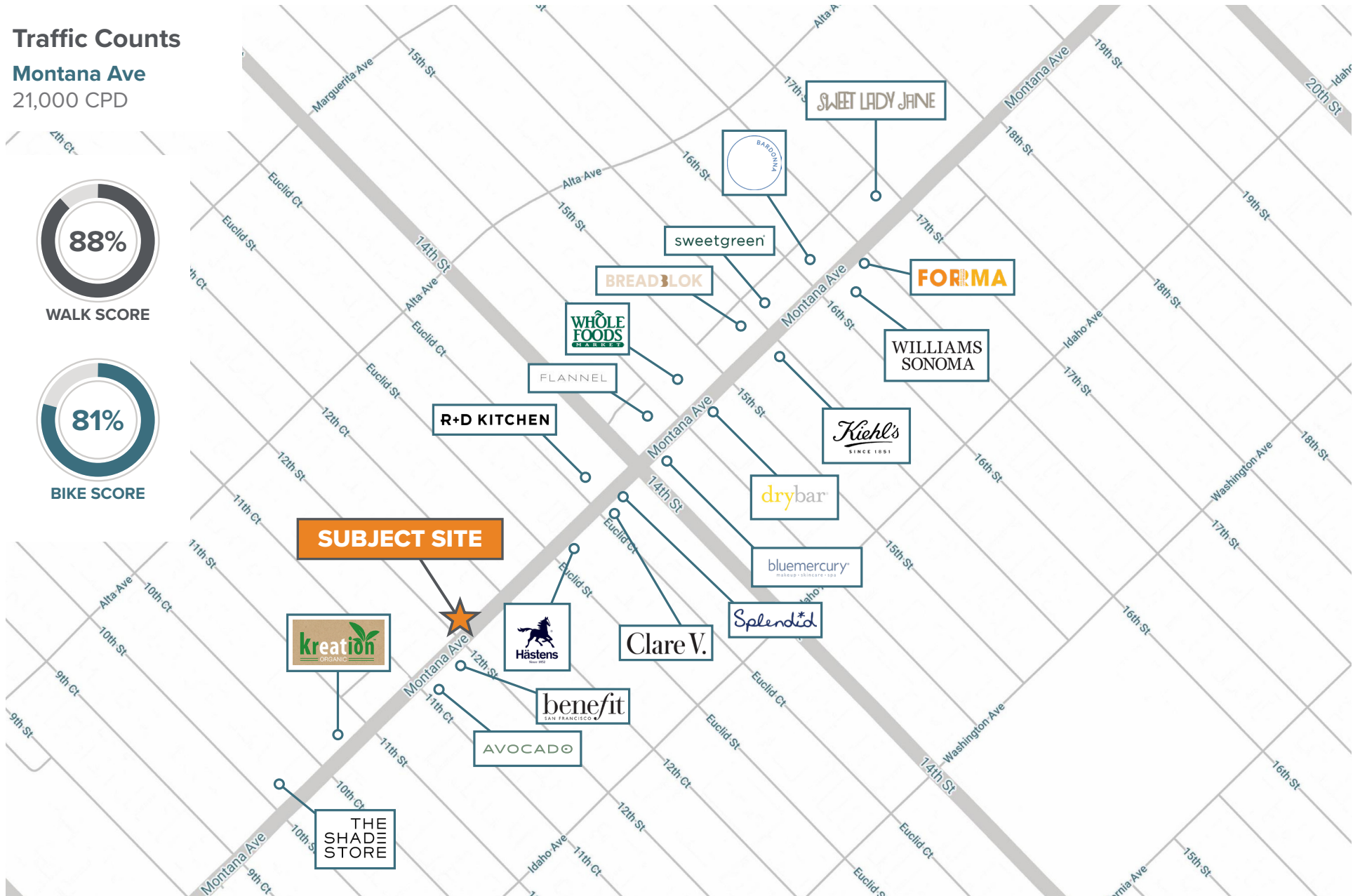
Montana Ave
21,000 CPD



WALK SCORE



BIKE SCORE



AREA OVERVIEW



PALISADES VILLAGE

alo EREWON BUCK MASON
 VINCE. Reformation
 BRUNELLO CUCINELLI elysewalker
 BLUE RIBBON FAHERTY The Draycott

BRENTWOOD COUNTRY MART

BROKEN ENGLISH goop
 Jenni kayne
 DÖEN HUDSON | GRACE
 INTERMIX JAMES PERSE
 FARM SHOP

SUBJECT SITE

THIRD STREET PROMENADE

NIKE LV Apple
 amc alo Ray-ban T
 URBAN OUTFITTERS ZARA
 TIFFANY & Co. NORDSTROM

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 137 Eucalyptus Dr
 El Segundo, CA 90245