

SPECIALTY RETAIL AND OFFICE SPACE AVAILABLE  
**MONTANA AVENUE BOUTIQUE SUITES**

beta.

1201-1209 MONTANA AVE | SANTA MONICA, CA



For leasing, please contact:

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**BetaAgency.com**  
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El Segundo, CA 90245

# PROPERTY HIGHLIGHTS

- Two (2) suites available: 850 - 1,016 SF
- Second floor office space and ground floor retail opportunities for lease located in the heart of Montana Avenue corridor in Santa Monica, a 10-block, open air retail destination and home to more than 150 high-end boutiques, restaurants, and service establishments.
- Just minutes off the coastline, Santa Monica's premiere shopping corridor stretches from 7th to 17th Street with strong demographics of an average household income of approximately \$225,356 within a half mile radius of the premises.
- Parking available in the rear and additional street parking available.
- Notable Co-Tenants: Kreation, Whole Foods, R+D Kitchen, Dry Bar, Peets Coffee & Tea, and the Detox Market.
- **DO NOT DISTURB**

# 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

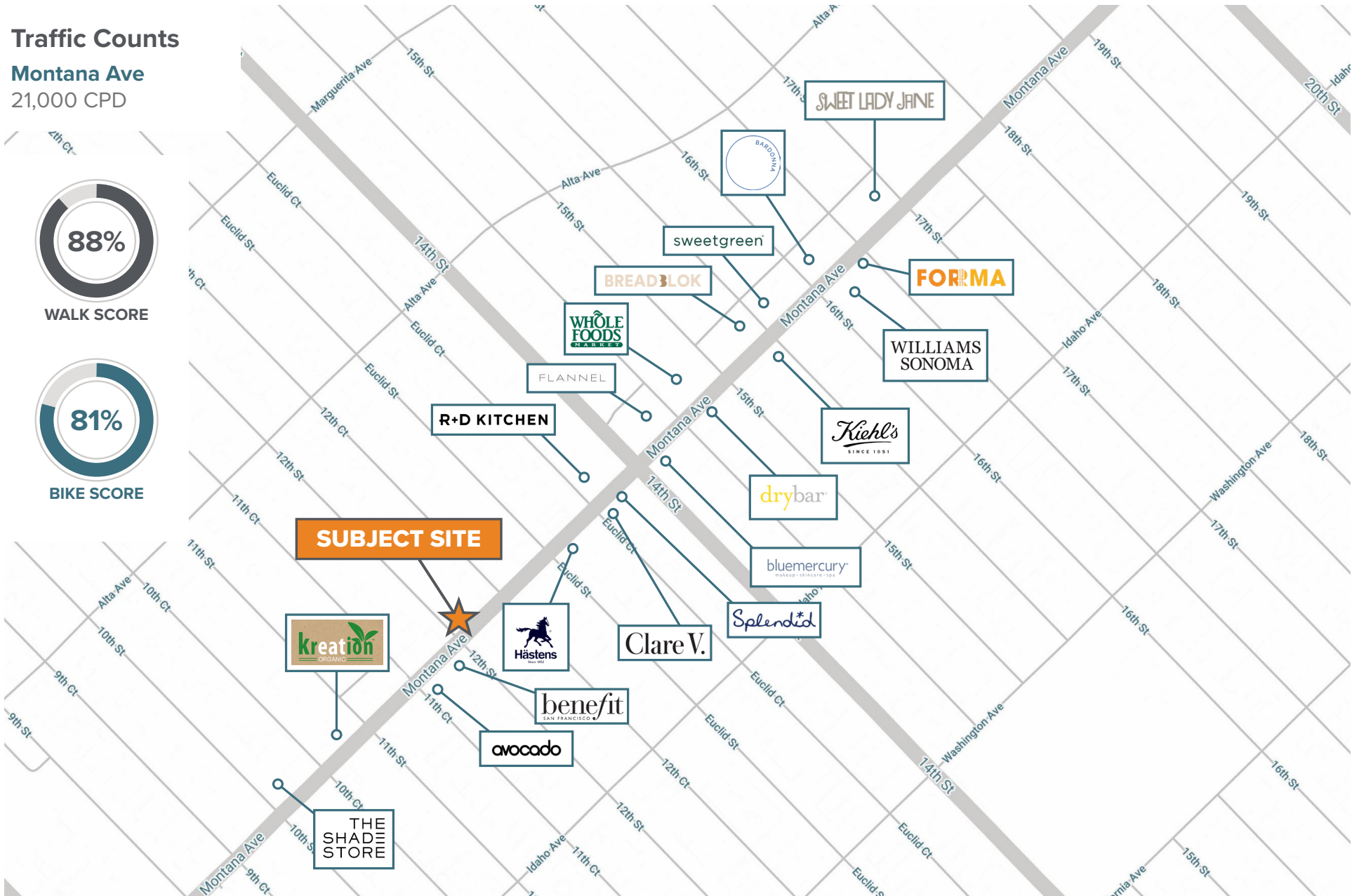
Montana Ave  
21,000 CPD



WALK SCORE



BIKE SCORE



# AREA OVERVIEW



**PALISADES VILLAGE**

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

**BRENTWOOD COUNTRY MART**

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

**SUBJECT SITE**

**THIRD STREET PROMENADE**

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

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