

PRIME RETAIL SPACE FOR LEASE

1627 MONTANA AVENUE
SANTA MONICA, CA 90403

Ashford Building • NWC of Montana Avenue & 17th Street



PRESENTED BY:

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KENNEDY WILSON

Prime Retail Space for Lease

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Property Description

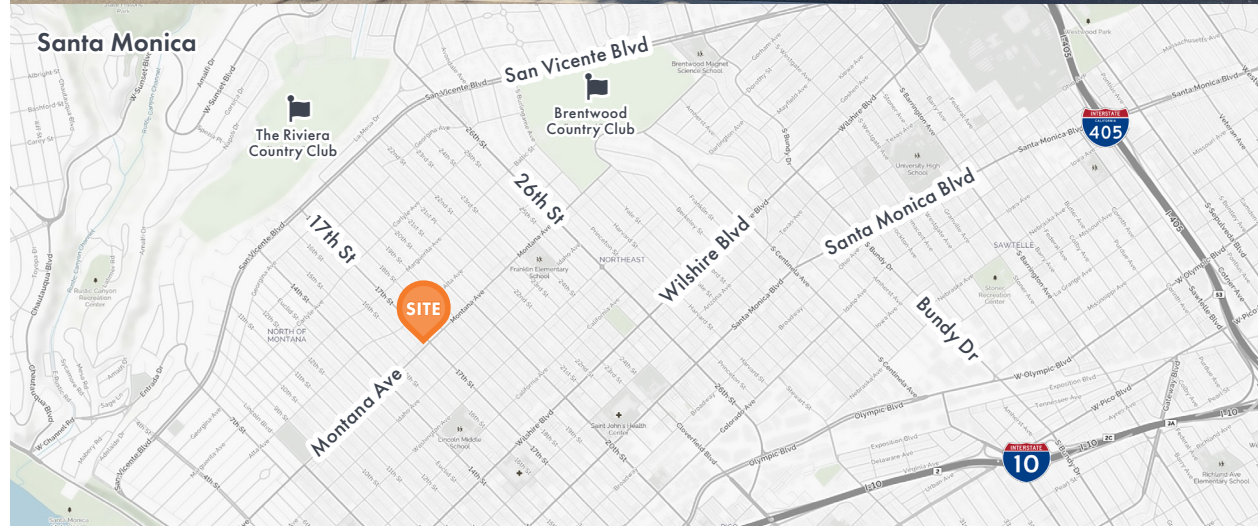
Available:	±1,420 SF
Rent:	\$6.25 PSF/Month, NNN NNN: ±\$0.40 PSF/Month
Parking:	Metered Street Parking
Term:	5 years

Property Highlights

- Signalized intersection at Montana Ave. and 17th Street
- Montana Avenue is home to luxury brands and local shops
- Excellent upscale boutique retail corridor
- Excellent demographics and busy pedestrian traffic
- Shop, dine, and explore
- High ceilings and skylights
- One Mile from Riviera and Brentwood Country Clubs

**Prospective tenants are hereby advised that all uses are subject to City approval*

Neighboring Tenants



ED SACHSE
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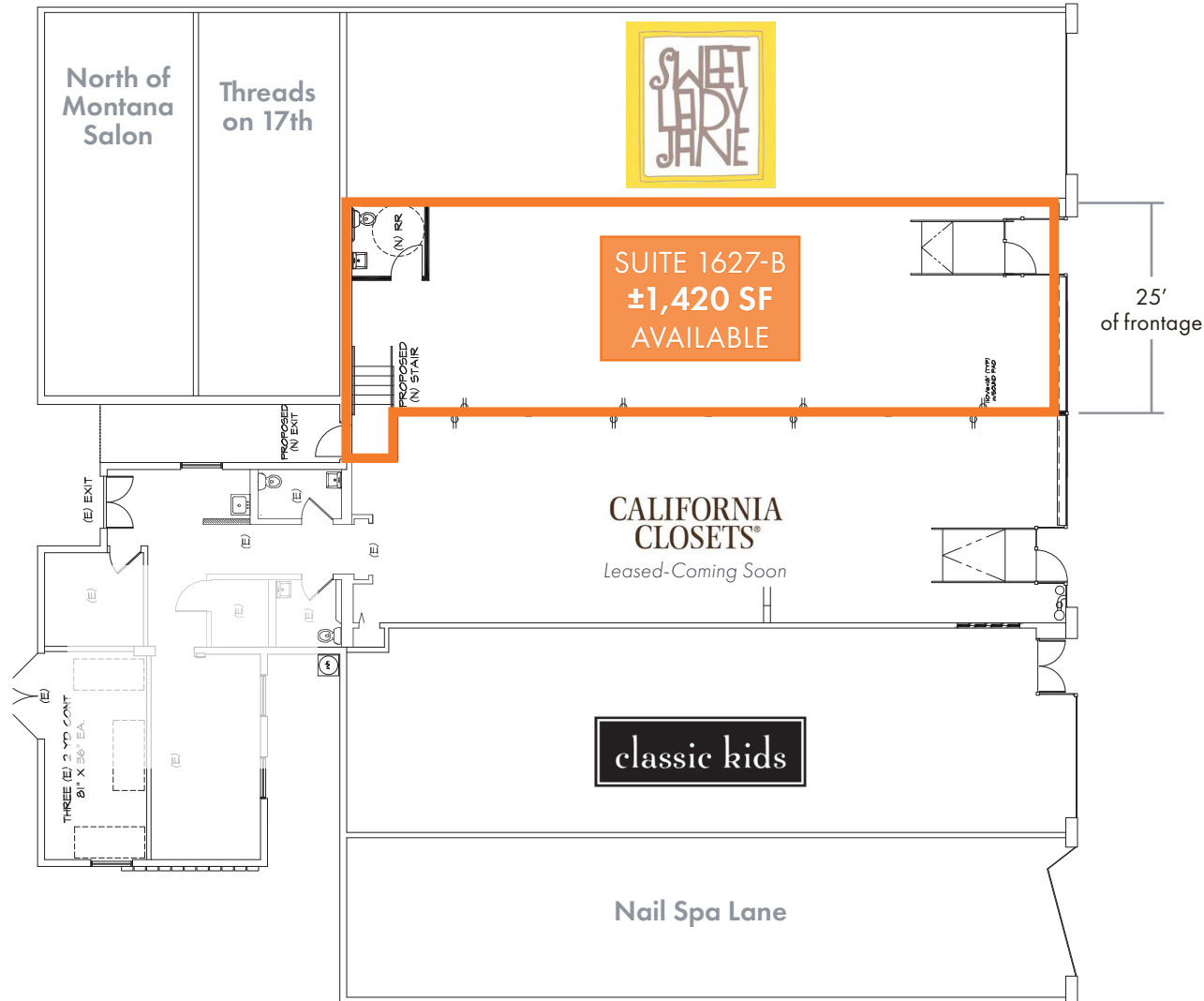
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Site Plan

17th Street



Montana Ave.

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Suite 1627-B is $\pm 1,420$ square feet of prime boutique space featuring high ceilings and skylights and 25 feet of frontage on chic Montana Avenue.



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Montana Avenue Street Scope

12th Street  the detox market The Detox Market Brown's Cleaners The Courtyard Kitchen Revolution Fitness Masaki Matsuka Voyant Soulers Rosemarie McCaffrey Antiques	13th Street  le macaron french pastries R+D KITCHEN Partners Trust Gramercy Sogno Amour Vert Limonaia R&D Kitchen Ballon Celebrations Janie & Jack Rooms & Gardens Bamboora JJ Design Jewelry Healthy Italian Gelato Sushi Sho Le Macaron	14th Street Peet's Coffee & Tea...  Peet's Coffee & Tea Prodeep's Indian Cuisine Mattias Only Hearts Jigsaw Montana Nails Voyant Fireside Cellars Whole Foods Cibank	15th Street  Citibank Beauty Park Medical Spa Spazio Cafe Cibank	16th Street  Margaret O'Leary Kicks L.A. Bardonia Kitchens on Montana Zaine Color Salon Bellacures Rita's Rags Shopholic Citron Montana Clock Shop L'Oilphant Jewelry Antione Pierre Nail Spa Lane Classic Kids California Closets	17th Street  1627 Montana Avenue - Available Sweet Lady Jane California Closets Classic Kids Nail Spa Lane Antione Pierre L'Oilphant Jewelry Montana Clock Shop Citron Shopholic Rita's Rags Bellacures Zaine Color Salon Kitchens on Montana Jane Margaret O'Leary Kicks L.A. Bardonia
Montana Avenue					
OneWest Bank Montalvo Tailor Santa Monica Postal Place Seph 1620 Montana Available Yogahop Pinkberry Forma Caldwell Banker Williams-Sonoma	Mango's Moonance Jewelry Gallery Rose Pope Pink Chicken LF Montana Kye's Kiehl's Nest Bedding Rangoni Firenze Speciech	Starbucks YogaWorks Voyant Number One Beauty Supply Cabochon Fine Jewelry Olive & June Voyant Beaming Drybar Papyrus Luxelab Art Lab Rui Morgane Le Foy Blumercury	Planet Blue Aero Theater Splendid Sleepy Jones Clare Viver Chico's Montana Optometry Sweaty Betty Talia Jewelry Sugaring L.A. Talia Jewelry Hstens	Brentwood General Store Alchemy 43 Francesca's El Salon of Beverly Hills Euro Time & Jewels Noir Lash lounge Ouidad Skin Laundry Music Castle Tracy's Nails Benefit America's Best Cleaners	            

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Demographics

					
	HOUSEHOLDS	POPULATION	BUSINESSES	EMPLOYEES	AVG. INCOME
1 MILE	21,802	38,724	3,717	31,986	\$145,603
2 MILES	44,401	85,435	9,210	84,346	\$162,267
3 MILES	87,885	171,997	15,647	135,709	\$155,048



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