



- SIZE APPROX. 1,750 SF GROUND, 250 SF MEZZANINE
- RENT: \$8.00/SF/MONTH, NNN
- NNN: \$0.86/SF/MONTH (\$1,500/MONTH)
- EXCEPTIONAL OPPORTUNITY
- WELL LOCATED BETWEEN 14TH STREET & EUCLID
- SHARED PARKING IN REAR
- VERY HIGH CEILINGS
- STRONG LOCATION- NEARBY R&D KITCHEN

 2,000 SF  RETAIL USE  IN REAR
IN REAR

1311 B MONTANA AVE
SANTA MONICA, CA 90403

CHUCK DEMBO

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