

1534 MONTANA AVENUE

2ND GENERATION RESTAURANT



SPACE DETAILS

1532-1534 MONTANA AVENUE

APPROXIMATE SIZE

Ground Floor 2,050 SF

Mezzanine 94 SF

Large Parklet Patio available

AVAILABILITY

February 2027

SITE STATUS

Formerly Margo's

COMMENTS

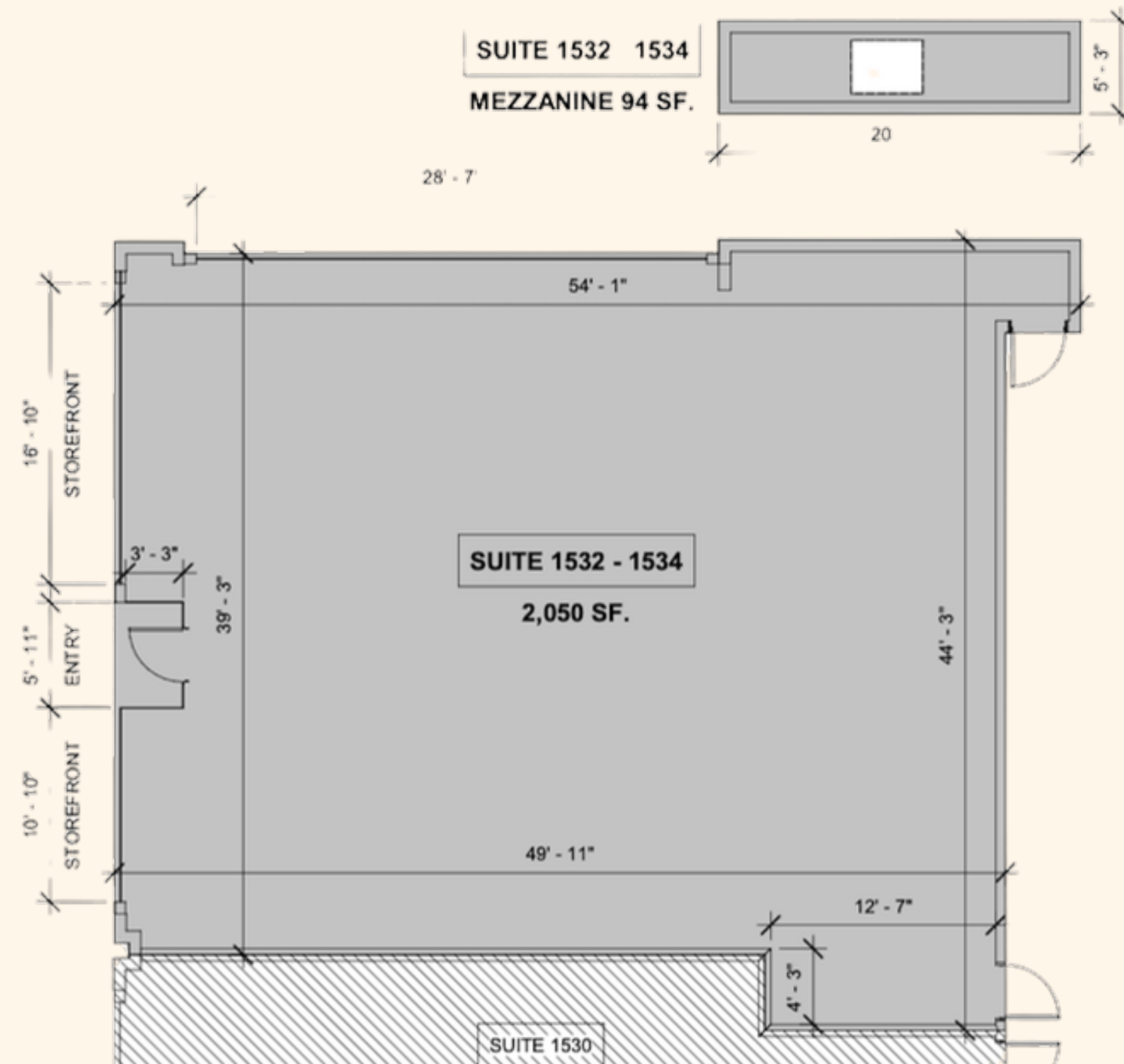
31 feet frontage on Montana

CUP for Type 47 Liquor License

On-site surface parking

Nearby Bardonna and Bread Head

MONTANA AVENUE



*Certain FF&E has been removed from the Premises. Please speak with leasing agent.

THE VISION

THE NEXT MONTANA AVENUE INSTITUTION

1534 Montana is a rare chance to build something the neighborhood will love for years to come — a one-of-a-kind restaurant led by an operator with real culinary vision.

The space comes with a **parklet patio** that's primed to become one of the **most coveted indoor-outdoor settings** on the street, and a positioning that's upscale without being precious — equally at home for a **solo lunch** or a **Saturday night out with the whole family**. Add to that one of only four full liquor licenses on Montana Avenue, and the opportunity opens up beautifully — a **well-curated wine list**, a **strong cocktail program**, the kind of evening pull that turns a daytime spot into a true neighborhood fixture.

This is a place people will come back to time and time again.



MONTANA AVENUE

SANTA MONICA, CALIFORNIA



7TH STREET

MONTANA AVENUE

17TH STREET

1534
MONTANA
AVENUE

DOWNTOWN SANTA MONICA ~1.3 MILES
ALLSAINTS BEYOND YOGA
PAIGE alo ZARA Apple NIKE

BREAD HEAD



FORMA



PRIMO PASSO



R+D KITCHEN



LA LA LAND



FATHER'S OFFICE



THE WIN~DOW



COURTYARD KITCHEN



SOGNO TOSCANO

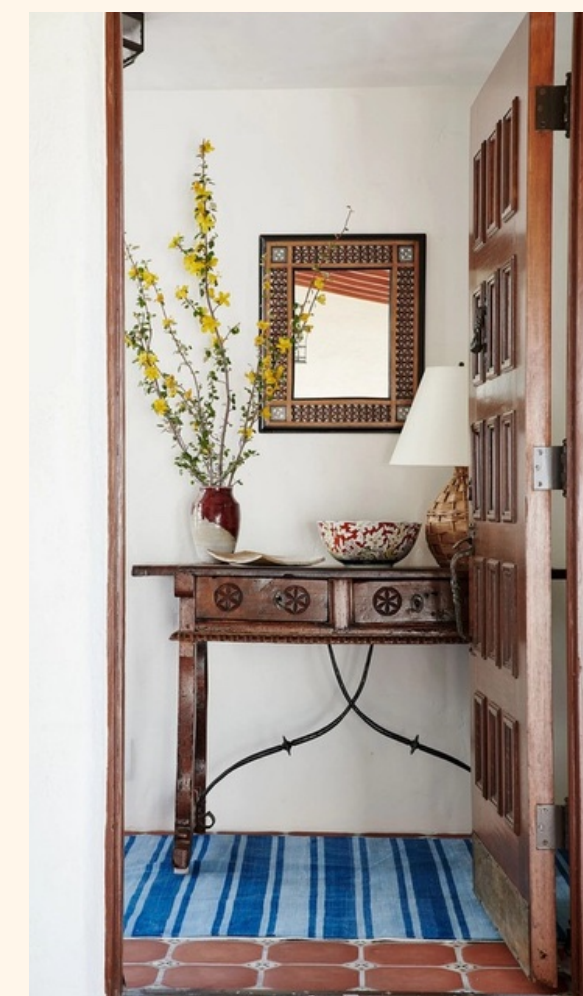
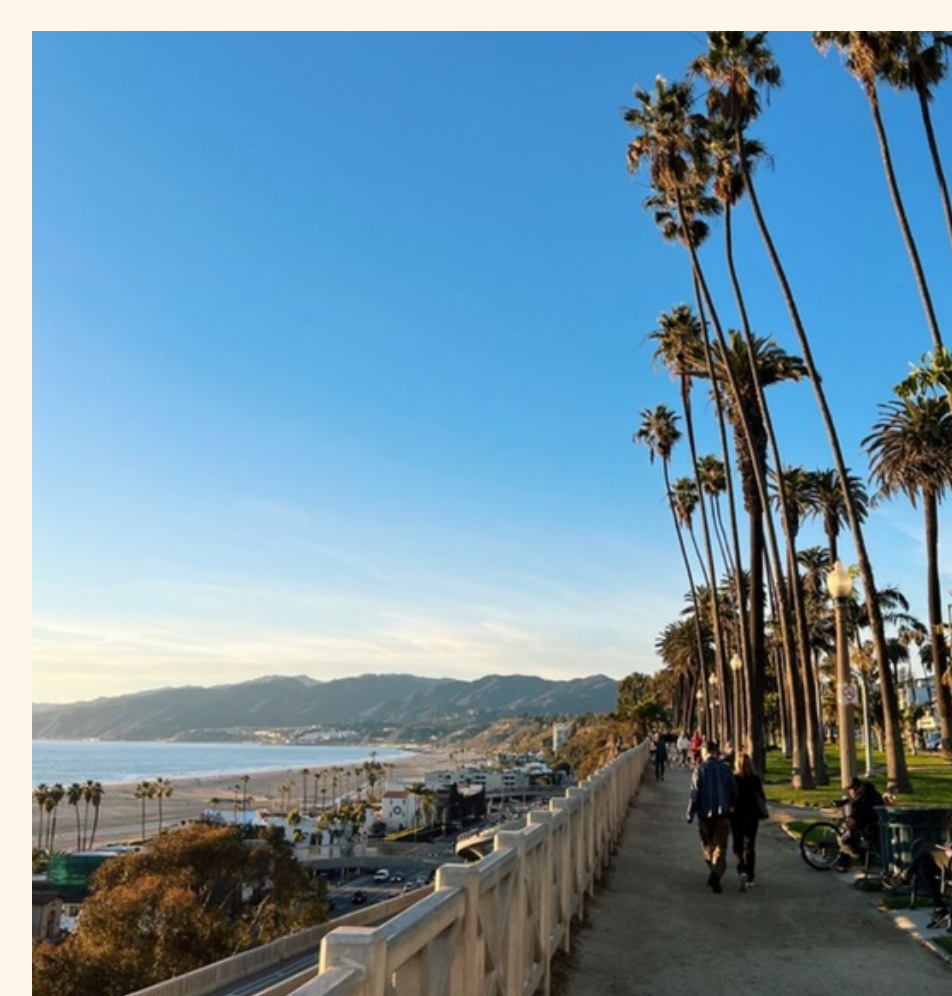


BREAKFAST BY SALT'S CURE

F&B

UNPRETENTIOUS, CAFÉ-DRIVEN,
ITALIAN LEANING, COMFORT
FOOD, LOYAL COMMUNITY





THE RESIDENCES

WALKABLE TO BOTH SAN VICENTE & MONTANA AVENUE, FLANKED BY DENSE MULTIFAMILY ON ONE SIDE & SOME OF THE CITY'S MOST DESIRABLE UPGRADE HOMES ON THE OTHER

THE TRADE AREA

MONTANA AVENUE: 7TH - 17TH STREET



LAST 12 MONTHS

3.2M VISITS
825.6K VISITORS
37,676 AVG DAYTIME POP



WALK SCORE: 93
ERRANDS REQUIRE NO CAR



~9,000 VEHICLES A DAY



FOOT TRAFFIC TRENDS

2023 - 2.1M VISITS
2024 - 2.9 M VISITS
2025 - 3.1M VISITS
2026 - ON TRACK FOR **3.8M** VISITS



NORTH OF MONTANA

AVG HH Income: \$320,812
HH Median Disposable Income: \$149,532
Median House Value: \$3.53M
Median Rent: \$2,397



SOUTH OF MONTANA (WILSHIRE)

AVG HH Income: \$185,693
HH Median Disposable Income: \$112,045
Median House Value: \$1.62M
Median Rent: \$2,317



COURTYARD KITCHEN MONTANA AVENUE

MONTANA AVENUE IS HAVING ITS MOMENT

NEW TENANT OPENINGS



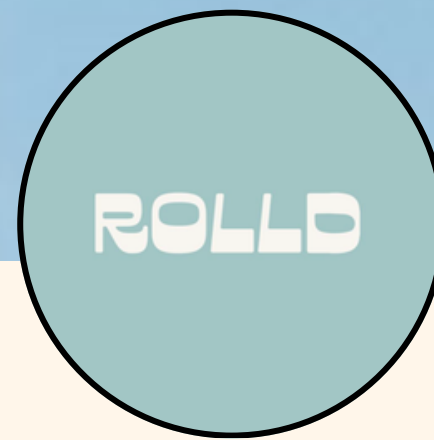
MAY 2026

Venice cult burger,
7th SoCal outpost



MARCH 2026

Swedish candy,
2nd California location



MAY 2026

Sushi burritos,
first ever location



MAY 2026

Relocated from
Brentwood, LA-born
bagel 5th location



MARCH 2026

Relocated from
Brentwood, largest
store nationally

THIRTY
THREE
GROUP



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