

# FOR LEASE

NON-VENTED FOOD  
OR RETAIL SPACE

912 MONTANA AVENUE  
SANTA MONICA, CA 90403



DO NOT DISTURB TENANTS OR WALK PROPERTY - CALL BROKER TO SHOW

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# PROPERTY OVERVIEW

912 MONTANA AVENUE  
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**SIZE:** Approximately 853 square feet

**USE:** Retail Space - Currently Non-Vented Food Use

**RATE:** \$8.61 Per SF Per Month (\$7,345.67 / Mo) Plus NNN  
Estimated to be \$0.75 / SF / Mo (\$640 / Mo), Totaling  
\$7,985.76 Per Month

**RENT ESCALATIONS:** CPI with Minimum 3% - Maximum  
5%, to be Adjusted Annually

**IMPROVEMENTS:** As Is

**TERM:** Negotiable

**DEPOSIT REQUIRED:** First Month \$7,345.67 and Two  
Months Security \$14,691.34, Totaling \$22,037.01

**KEY MONEY:** \$190,000 for FF+E

**PARKING:** Two Reserved Spaces (With a Value of \$150  
Each) Are Included With Rent

**AVAILABLE:** Immediately

## FEATURES

- » Extensive build-out for non-vented food use for turnkey food operation
- » Corner alley location with 26 feet of windowline facing Montana Avenue
- » Located on high traffic block of trendy shopping along Montana Avenue

- » Includes high ceilings and a bathroom
- » Numerous amenities within walking distance
- » Walking distance to Roosevelt and Franklin schools

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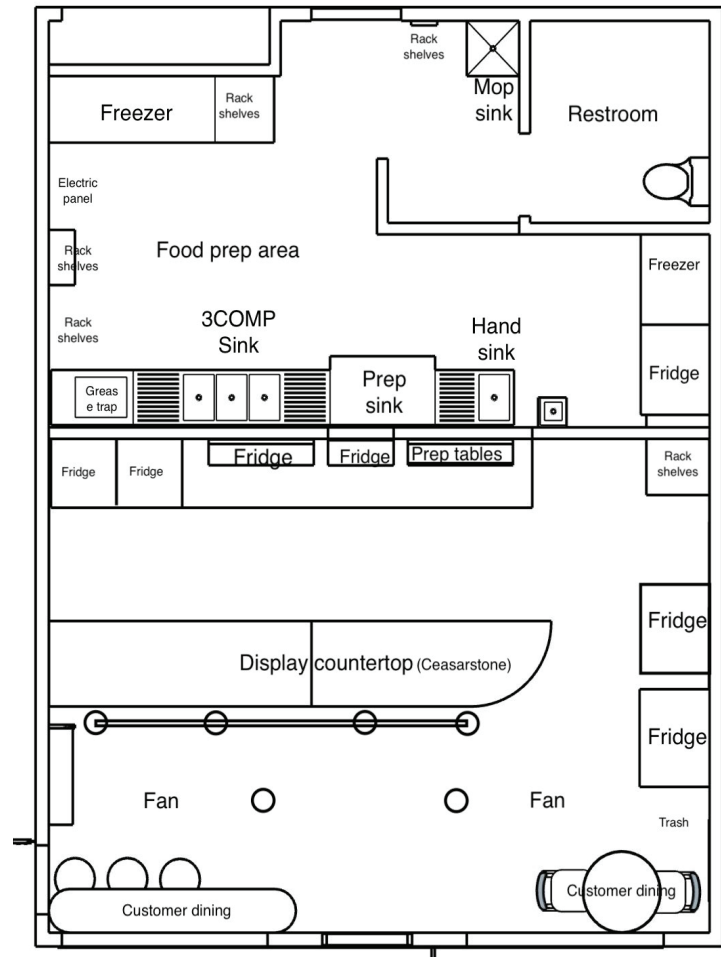
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# FLOOR PLAN

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

[www.parcommercial.com](http://www.parcommercial.com)

# PROPERTY PHOTOS

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