

The Gardens at Palisades



Presented By:
Fremont Metro Commercial, Inc.

970 Monument St, Pacific Palisades, CA 90272



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Property Details

Prime Retail, Fitness, Services, Medical & Restaurant Opportunities | Planned Reopening Summer 2026

970 Monument Street is one of the few commercial properties in the Pacific Palisades that remained structurally unaffected by the fires, positioning it among the earliest sites planned to reactivate as the neighborhood rebuilds.

Ownership is advancing a thoughtful refresh of the project with a targeted reopening of Summer 2026. As residents return and surrounding blocks redevelop, this location is poised to regain strong daily foot traffic and local support.

Recognizing current market conditions and the community’s ongoing recovery, ownership is prepared to offer flexible initial rental terms, with gradual adjustments over time as the area stabilizes. This approach provides operators a supportive runway while allowing rents to trend toward pre-fires levels as the market strengthens.

For operators seeking a foothold in a supply-constrained coastal market, 970 Monument Street offers a rare opportunity to establish a presence ahead of the broader resurgence and contribute to the revitalization of the Palisades’ commercial core.

Price: Upon Request

- Ideal for fitness, wellness, medical, retail, and café/restaurant operators.
- Restaurant infrastructure to be delivered by Landlord for select units.
- Expansive outdoor courtyard patio, ideal for food, beverage, and community-oriented concepts.
- Multiple configurations available, including second-generation restaurant and retail spaces.

View the full listing here: <https://www.loopnet.com/Listing/970-Monument-St-Pacific-Palisades-CA/38642614/>

Rental Rate:	Upon Request
Total Space Available:	17,772 SF
Min. Divisible:	878 SF
Max. Contiguous:	4,546.00 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	31,327 SF
Year Built:	1991
Walk Score ®:	90 (Walker's Paradise)
Transit Score ®:	31 (Some Transit)
Rental Rate Mo:	Upon Request

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Listing spaces

1st Floor Ste 101

Space Available:	980 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

Highly visible end-cap retail space with strong street presence. Space may be converted to food-use.

1st Floor Ste 103

Space Available:	878 SF
Rental Rate:	Upon Request
Date Available:	March 01, 2026
Service Type:	TBD
Built Out As:	Restaurants And Cafes
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

Former café/deli space; previously operated as an ice cream shop.

1st Floor Ste 109

Space Available:	1,050 SF
Rental Rate:	Upon Request
Contiguous Area:	2,573 SF
Date Available:	March 01, 2026
Service Type:	TBD
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

Standard retail space. May be combined with Unit 110 for a total of approx. 2,573 SF.

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Listing spaces

1st Floor Ste 110

Space Available:	1,523 SF
Rental Rate:	Upon Request
Contiguous Area:	2,573 SF
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Restaurants And Cafes
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

Second-generation restaurant space with an approx. 1,000 SF courtyard patio.The interior has been stripped, and Landlord will deliver the premises with restaurant infrastructure in place.Formerly operated with a beer & wine license.Space may be combined with adjacent Unit 109 for a total of approx. 2,573 SF.

1st Floor Ste 114

Space Available:	1,990 SF
Rental Rate:	Upon Request
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Medical
Lease Term:	5 - 10 Years

Second-generation medical office space.

2nd Floor Ste 203

Space Available:	1,460 SF
Rental Rate:	Upon Request
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Specialty
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 - 10 Years

Highly visible former nail spa with excellent street exposure. Open layout with direct frontage, ideal for fitness, wellness, beauty, or service-oriented uses. Strong natural light and seamless indoor-outdoor potential.

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Listing spaces

2nd Floor Ste 206	Space Available:	1,872 SF
	Rental Rate:	Upon Request
	Date Available:	March 01, 2026
	Service Type:	Triple Net (NNN)
	Built Out As:	Specialty
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	5 - 10 Years

Open floor plan with floor-to-ceiling glass and exposed ceilings—ideal for fitness, wellness, or creative service uses. Space is ready for tenant build-out.

2nd Floor Ste 210	Space Available:	2,169 SF
	Rental Rate:	Upon Request
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	5 - 10 Years

Bright, open retail shell with floor-to-ceiling window lines and exposed ceilings.Highly adaptable layout well-suited for fitness, wellness, or service uses.

2nd Floor Ste 214

Space Available:	1,625 SF
Rental Rate:	Upon Request
Contiguous Area:	4,546 SF
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Dental
Space Type:	Relet
Space Use:	Medical
Lease Term:	5 - 10 Years

Second-generation medical office, formerly occupied by a dental practice. Highly visible end-cap location.

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Listing spaces

2nd Floor Ste 216

Space Available:	1,304 SF
Rental Rate:	Upon Request
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	5 - 10 Years

Impeccably maintained former facial spa space with turnkey potential.

2nd Floor Ste 220

Space Available:	1,625 - 2,921 SF
Rental Rate:	Upon Request
Contiguous Area:	4,546 SF
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Medical
Lease Term:	5 - 10 Years

Second-generation medical office space.

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Property Photos



Property Front



End-Cap Unit 101

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Property Photos



Courtyard



Unit 103

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Property Photos



Unit 110



Unit 103

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Property Photos



Unit 110



Unit 206

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Property Photos



Unit 203



Unit 214

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Property Photos



Unit 210



Unit 216

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The Gardens at Palisades is one of the few commercial properties positioned to reactivate early as the Pacific Palisades rebuilds. With flexible lease structures, a range of configurations, and planned delivery of restaurant infrastructure for select units, the project offers operators an opportunity to secure long-term presence in a highly supply-constrained coastal market.



Dimitri Fremont

dimitrifremont@gmail.com

(323) 605-9468

**Fremont Metro
Commercial, Inc.**

506 Santa Monica Blvd, Suite
223

Santa Monica, CA 90401



To discuss availability, tour the property, or review proposed layouts and delivery conditions, please contact us.