

FOR SUBLEASE

729 Montana Avenue

Santa Monica, California



SUPERB RETAIL SPACE IN UPSCALE NEIGHBORHOOD NEAR BEACH

Size:	Approximately 455 square feet
Rental Rate:	\$7.50 per square foot per month, NNN
Parking:	Shared in Common
Comments:	Great Mediterrean Architecture Includes ADA Compliant Restroom

For additional information or tour, please contact:

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VITAL STATISTICS



DEMOGRAPHIC HIGHLIGHTS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Resident Population	34,292	157,612	354,474
Average Household Income	\$100,673	\$97,969	\$95,857
Number of Businesses	3,218	12,569	24,502
Business Population	30,886	123,149	278,804
Median House Price (90403) = \$1,032,000			
Traffic Count = 25,200 Vehicles per day			

Nearest Major Shopping Areas

Montana Avenue Shopping Area	0.0 Miles
Santa Monica Place/3 rd Street Promenade	1.0 Miles
Westwood Village	4.5 Miles
Westside Pavilion Shopping Center	5.3 Miles
Century City Shopping and Marketplace	6.1 Miles

Transportation & Landmarks

Pacific Ocean	0.6 Miles
Santa Monica Freeway (10)	1.5 Miles
San Diego Freeway (405)	3.5 Miles

Piazza Montana CoTenants

World Savings
Merle Norman
Shinju Perl

Neighboring Tenants

TCBY Yogurt	Peter Fox Shoes
Starbucks	Marmalade
Diedrich Coffee	Three Bags Full
Spumoni Restaurant	Savannah
Montana Eyes	Ponte Vecchio
All Occasion Flowers	Claude Joallier
Flair Cleaners	Roosevelt Elementary School

EXTERIOR



Attractive Mediterranean Architecture of Piazza Montana



Beautiful Fountain and Floor to Ceiling Glass Highlight Entryway

INTERIOR

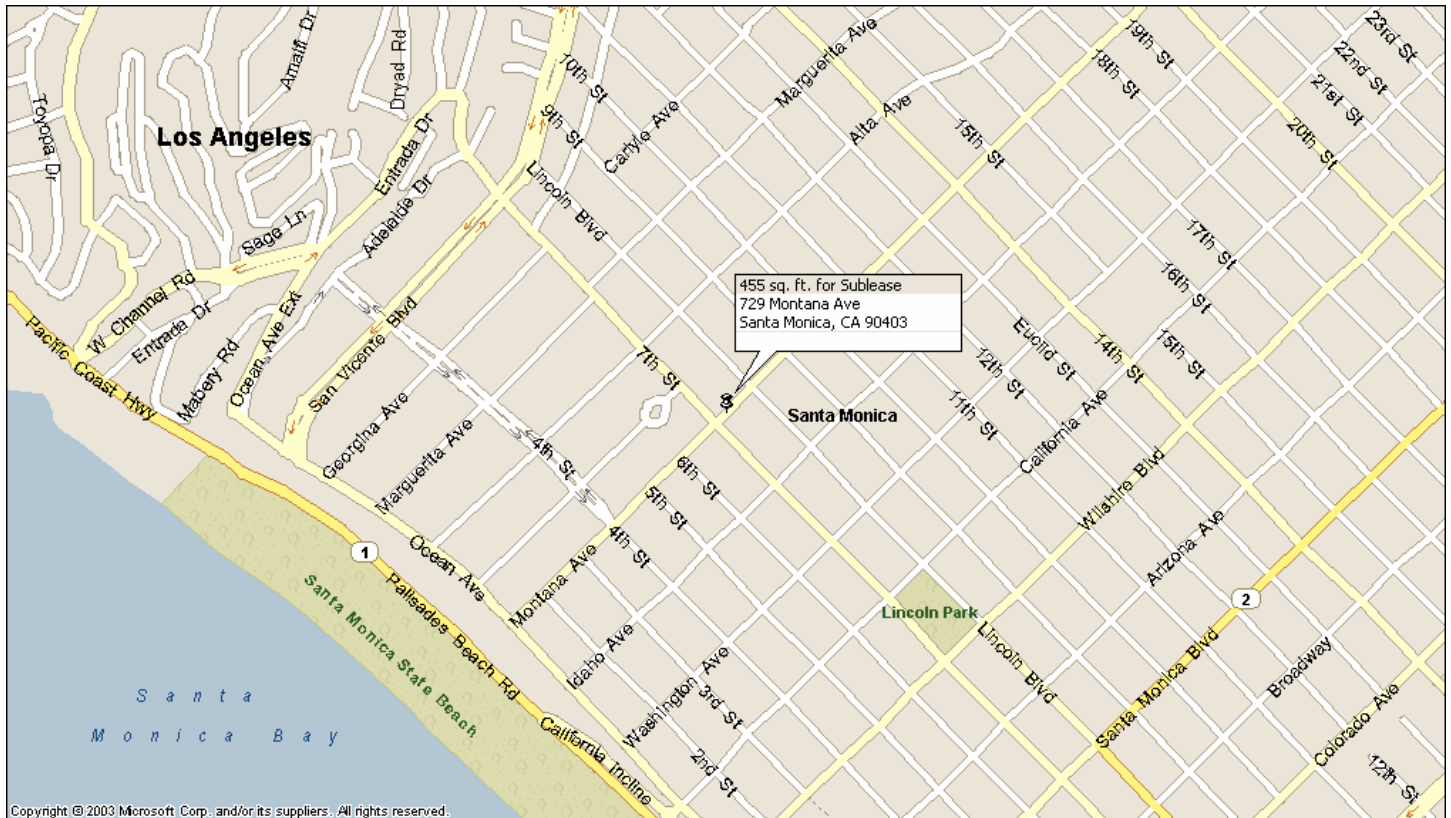


White Ceramic Tile and Halogen Track Lighting Give the Interior a Clean Contemporary Look



An Abundance of Glass Windows and Exterior Arches Draw In Customers

MAPS



1 Mile Radius Street Map



3 Mile Radius Aerial Map