



625
MONTANA AVE

SANTA MONICA, CALIFORNIA

± 1,260 - 1,330 Square Feet Available



Corner Endcap & Inline Space

Rare On-Site Parking

Prime Montana Avenue Location

Western Gateway of Retail Corridor

Corner signalized intersection

[VIEW ON MAP](#)

625 MONTANA AVENUE, SANTA MONICA, CALIFORNIA

EXECUTIVE SUMMARY



625 Montana Avenue represents a rare opportunity to secure a high-quality presence at one of the most prominent locations along Santa Monica's premier neighborhood retail corridor. Positioned at the western gateway to Montana Avenue, the property is one of the first retail destinations encountered by customers traveling east from Ocean Avenue and the beach, providing exceptional visibility and exposure to both pedestrian and vehicular traffic. The location benefits from Montana Avenue's affluent residential base, strong local spending power, and highly complementary mix of premium retailers, restaurants, wellness providers, and neighborhood services.

The property offers two distinct leasing opportunities: a $\pm 1,330$ SF endcap and a $\pm 1,260$ SF inline space. The corner endcap occupies a highly visible position directly adjacent to the property's rare on-site parking lot, providing convenient access for customers and employees and a meaningful competitive advantage in a corridor where dedicated parking is extremely limited. Its prominent positioning and direct relationship to the parking lot also create the potential for a café, restaurant, or hospitality-oriented concept with a patio component. The $\pm 1,260$ SF inline space offers a more dramatic retail environment, featuring exceptionally high ceilings and a skylight that creates a bright, open, and distinctive interior.

Montana Avenue continues to strengthen as a premier Westside neighborhood destination, with an increasingly elevated tenant mix that includes brands such as Free People, Sundays, Warby Parker, The Window, Barefoot Dreams, and Pop's Bagels. The corridor combines the character and walkability of a neighborhood main street with the purchasing power of one of Los Angeles' most affluent residential markets. The recent influx of consumers from Pacific Palisades into Santa Monica has further increased the Avenue's relevance and customer base.

Adding to the property's strong positioning, 625 Montana sits directly across the street from Primo Passo, one of Montana Avenue's most popular and recognizable coffee shops. The coffee shop serves as a consistent daily traffic driver and neighborhood gathering point, creating an immediate and highly complementary amenity for the property. With limited competing availability, rare on-site parking, prominent gateway positioning, and two highly differentiated spaces, 625 Montana Avenue offers a unique opportunity for a tenant seeking visibility and a strong connection to Santa Monica's established and growing customer base.



SPACE HIGHLIGHTS



POTENTIAL FOR PATIO SEATING

Opportunity for an Inviting Indoor/Outdoor Café. Ideal for café, restaurant, or hospitality-oriented concept

HIGH CEILINGS & NATURAL LIGHT

Bright, Open Interior with an Airy and Welcoming Feel

EASY CUSTOMER ACCESSIBILITY

Convenient Access and Parking Lot

PREMIER MONTANA AVE LOCATION

Prominent Gateway Along Santa Monica's High-End Neighborhood Retail Corridor



Outdoor Patio
Rendering

SUITE A
± 1,330 SF Available

SUITE C
± 1,260 SF Available



WHOLE
FOODS
MARKET

PRIMA
CANTINA & TACOS

Peet's
COFFEE

Van Leeuwen

Hästens
since 1852

Free People
LOVESAC
Designed for Life Furniture Co.

ALCHEMY 43

THE
SHADE
STORE

FIRECLAY TILE
VISUAL COMFORT & CO.

HYDRATION ROOM
— IV AND INJECTION THERAPY —

Sofa U Love
kreation

ZIBBY'S
BOOKSHOP

sundays

JOHN KELLY
CHOCOLATES

The Brothers Sushi

FARROW & BALL
CRAFTSMEN IN PAINT AND PAPER

dermalogica

FATHER'S
OFFICE
ESTD 2012

benefit
SKIN LAUNDRY

ROOSEVELT
ELEMENTARY SCHOOL
SANTA MONICA, CA

ROSTI
TUSCAN KITCHEN

SUGARED + BRONZED

Caffe Luxxe
AN ARTISANAL EXPRESSION

Pops
BAGELS

THE
WIN-DOW

PERSPIRE
SAUNA STUDIO

PAVILIONS

W

PANDA
EXPRESS

OAK
BERRY

SPUMONI
TRATTORIA & PIZZERIA

BUENA VIDA
TEA BAR & GARDEN

savannah
BREAKFAST

625
MONTANA AVE

CHASE

EUROPEAN
WAX CENTER

STARBUCKS

PRIMO PASSO
COFFEE ROASTERS

kare
MD • SKIN HEALTH

DAVID TISHBI

WESTSIDE
DENTISTRY

7th Street

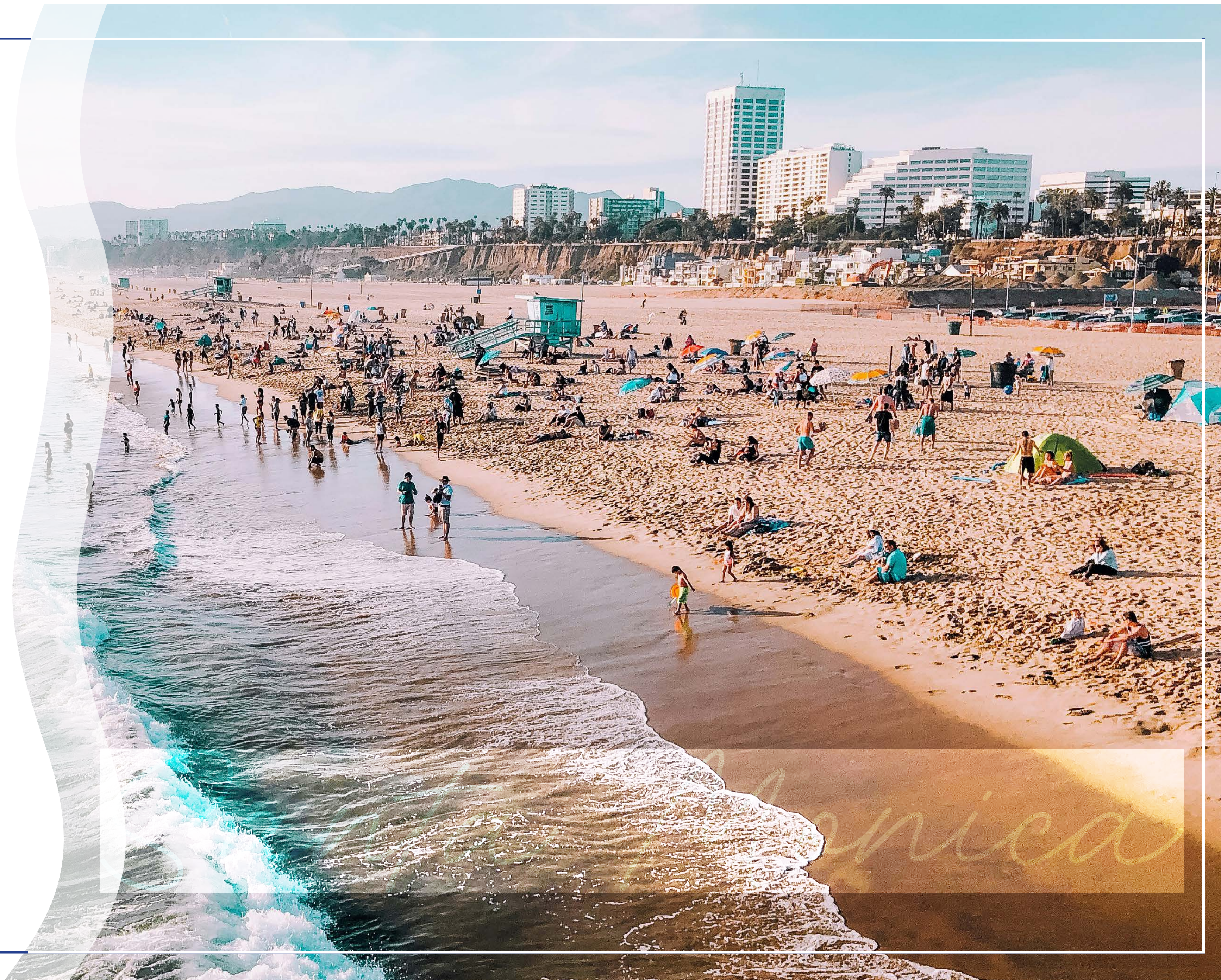
Montana Avenue

LOCATION HIGHLIGHTS



Montana Avenue is a mile-long retail corridor stretching from 7th to 17th Streets in Santa Monica, home to more than 150 upscale boutiques, restaurants, and wellness concepts. It is widely regarded as the most locally-rooted luxury retail streets in Los Angeles — a carefully composed alternative to the Third Street Promenade that draws an affluent residential base rather than tourist traffic.

The avenue's core customer is a North of Montana or Wilshire-Montana resident — educated, design-aware, and spending. Santa Monica's median household income sits at approximately \$114,885 citywide, and the neighborhoods immediately surrounding this block index significantly above that. This is a customer who walks the street multiple times per week, knows the merchants by name, and returns. Montana's retail is residential-anchored and largely insulated from the broader market trends that have softened other Los Angeles corridors — occupancy remains high, tenure is long, and turnover, when it occurs, is competitive.



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625
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