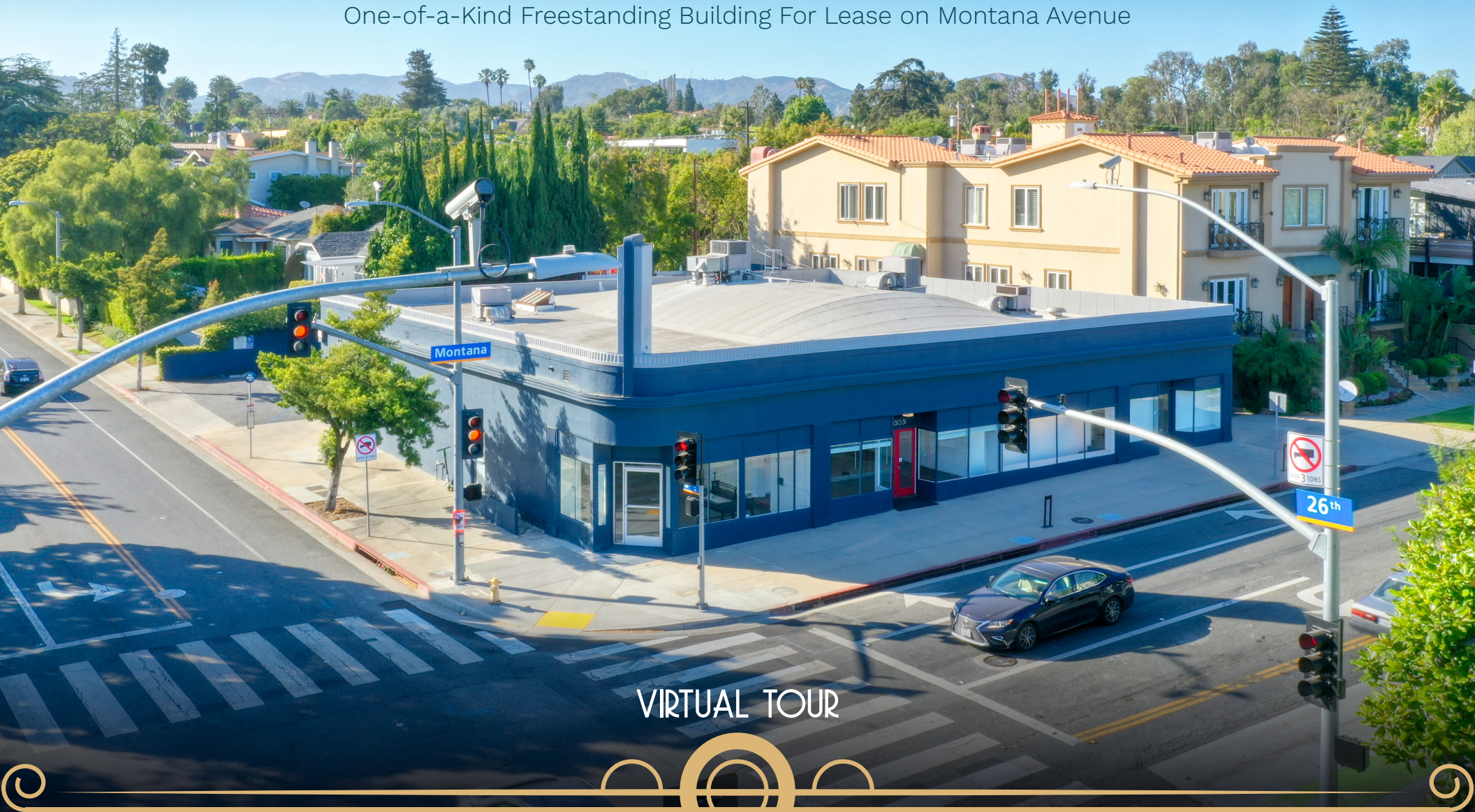


FLAGSHIP RETAIL

One-of-a-Kind Freestanding Building For Lease on Montana Avenue



VIRTUAL TOUR



13031 MONTANA AVENUE
LOS ANGELES, CA 90049

Presented by:

CHRISTINE DESCHAIINE

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ED SACHSE

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FLAGSHIP RETAIL

13031 Montana Avenue, Los Angeles, CA 90049



AVAILABLE

Size: ±6,433 SF (divisible)
Rent: \$7.50 PSF/Mo., NNN
NNN: \$0.42 PSF/Mo. (est.)
Parking: 11 exclusive parking spaces

PROPERTY HIGHLIGHTS

- Unique, freestanding commercial building on the northeast corner of Montana Ave. and 26th St. (City of Los Angeles); first time available in over 40 years
- Former art school with ample natural light, great window lines, and concrete floors throughout
- Exclusive 11-car parking lot on site with rear access to the building; accessible street parking available
- High visibility with approximately 85 feet of frontage on Montana Avenue and 75 feet on 26th Street
- Just blocks away from Montana Avenue's premiere shopping corridor with an eclectic mix of distinctive shops and cafes along an elegant tree-lined street
- Less than a mile from 26th and San Vicente Blvd's upscale retail and dining, and the Riviera and Brentwood Country Clubs
- Located on 26th Street, the major thoroughfare to the 10 Freeway, Pacific Palisades, Santa Monica and Brentwood; CPD at Montana and 26th Street: 18,238
- Excellent surrounding demographics within one half mile: Average HHI - \$244,009; college degree or higher - 72.5%; median home value - \$2.32 million
- Zoning Variance Required: Commercial uses require a zoning variance. Additional information is available to interested parties.

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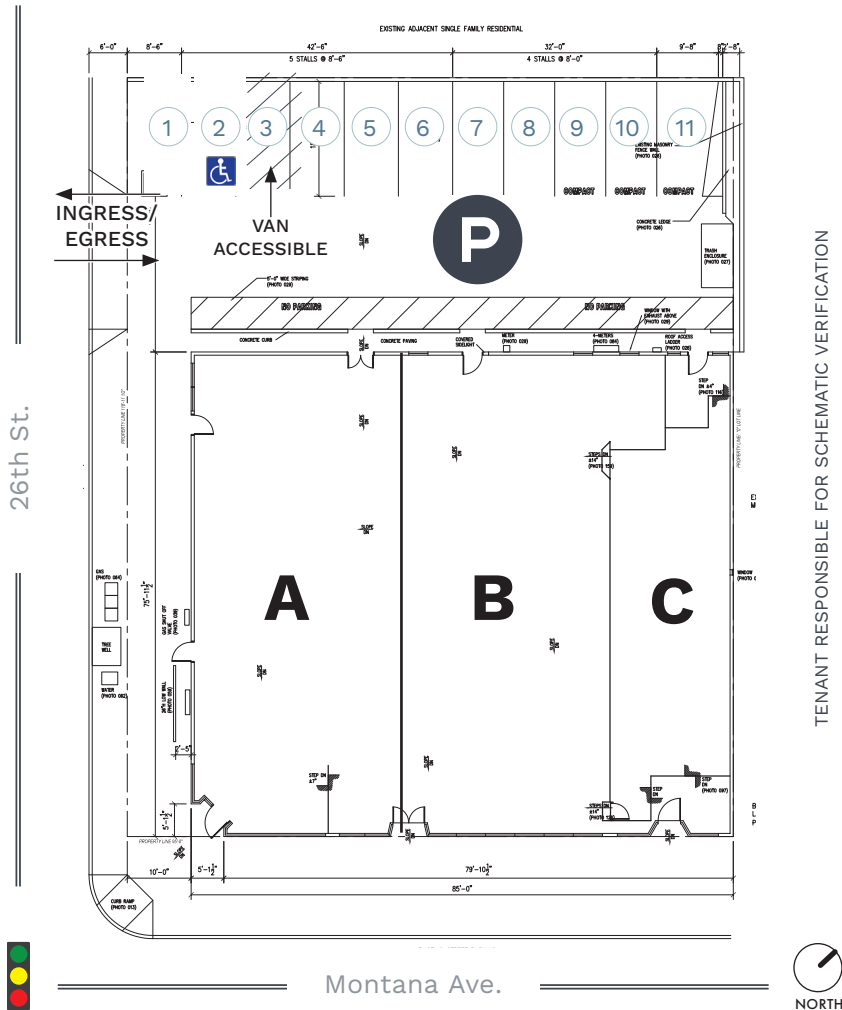
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PROPOSED DEMISING PLAN



TENANT RESPONSIBLE FOR SCHEMATIC VERIFICATION



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INTERIOR PHOTOS



CLICK TO TAKE A
VIRTUAL TOUR



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INCREDIBLE WEST SIDE LOCATION



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COMMERCIAL AMENITIES NEARBY



Brentwood



Brentwood Country Mart



Wilshire Commercial Corridor



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13031 Montana Avenue, Los Angeles, CA 90049



PARTIAL MONTANA STREET SCOPE / 12th to 17th Streets

13031 MONTANA AVENUE
LOS ANGELES, CA 90049
15-MINUTE WALK

12th Street	13th Street	14th Street	15th Street	16th Street	17th Street
 MARC MICHEL EYEWEAR STUDIO human Element Real Estate Gateway Clinic Marc Michel Eyewear	the detox market Floorish Woven Woods Keetan The Detox Market Artistic Nails Lütz Aesthetics Brown's Cleaners Dean's Barber Shop The Courtyard Kitchen Airweave Le Cafe de la Page	WARBY PARKER R+D KITCHEN Compass Gramercy J. McLaughlin Connie Engel Art ARJ R&D Kitchen Balloon Celebrations Warby Parker Nest Bedding Goodies ROLL'D Sushi Sam's Bagels Peet's Coffee & Tea	Peet's Coffee & Tea...  Van Leeuwen Ice Cream Aesop Only Hearts Flannel Prima Baja Last Resort Peet's Coffee & Tea	 MOSCOT STARKx Cami & Jax Land & Brow Masters Sweet Greens St. Geroge Lemon Modern Bread & Bagel Citibank	  Sweet Lady Jane Designers Rug Resource California Closets NWLA Bridal Nail Spa Lane Zolna Hair Salon L'Oilphant Jewellery Montana Clock Shop Citron Master Lash Rita's Rags Bellacures Zaine Color Salon Kitchens on Montana Frambridge Margaret O'Leary Curated Fine Gifts Bardonna
La La Land Cafe Self Care LA Number One Beauty Supply Cabochon Fine Jewelry Ruti Face Haus McCall's Meat and Fish Co. Drybar Paper Source Luxelab Hair Jones Lab Acme 5 Lifestyle Bluemercury	Brookline Aero Theater Splendid Elise Lingerie/Swim Clare V. Free People Montana Optometry Ernesta Kille Sugaring L.A. Hastens	Everbank True Plates Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma	Open Closet Moondance Jewelry Gallery Pink Chicken Eileen Fisher Breadhead Kiehl's Sogno Toscano Bacia Di Latte Laya	Everbank True Plates Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma	Everbank True Plates Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma
		 	 		 

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RETAIL · CREATIVE OFFICE

13031 Montana Avenue, Los Angeles, CA 90049



LOCAL CUSTOMER BASE

Brentwood

ZILLOW HOME VALUE

\$3,083,828

North of Montana

ZILLOW HOME VALUE

\$4,676,881

13031 MONTANA AVENUE

LOS ANGELES, CA 90049

CHILDREN & FAMILIES

20% of households within one mile have children
and an **average family income of \$308,123**

19,000 children under age 19 within 2 miles

15 schools within a 15-minute drive,
including 7 private institutions

HIGHLIGHTS

Average HHI within one half mile:
\$244,009

Consumer spending within 1 mile:
\$1.72 Billion

People within one half mile who have
some college or higher: 90%

Northeast Santa Monica

ZILLOW HOME VALUE

\$2,885,551

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DEM°GRAPHIC DATA



	0.5 Mile	1 Mile	2 Miles
AREA (Square Miles)	0.79	3.14	12.56
POPULATION			
2010	5,598	29,240	117,000
2020	5,524	29,455	121,327
Pop per Sq Mi (2020)	7,037	9,381	9,660
Daytime Pop (2020)	1,236	24,274	112,496
Daytime Per Sq Mi (2020)	1,575	7,731	8,957
HOUSEHOLDS			
2010	2,441	13,881	59,288
2020	2,501	14,540	64,146
AVERAGE HH SIZE (2020)	2.21	2.03	1.89
MEDIAN AGE (2020)	43.3	41.4	39.4
Under 19	21.0%	17.5%	15.6%
20-64	59.6%	62.9%	66.4%
Over 65	19.4%	19.5%	18.0%
BA/BS OR ABOVE (25+ yrs) (2020)	72.4%	71.3%	68.5%
INCOME (2020)			
Median HH	\$108,728	\$109,306	\$99,083
Per-capita	\$110,468	\$96,869	\$85,838
Aggregate Income (2020) (Millions)	\$610,225	\$2,853,276	\$10,414,467
OCCUPATIONAL (2020)			
White Collar	83.7%	83.2%	80.6%
Blue Collar	16.3%	16.8%	19.4%
DWELLING UNITS (2020)	2,647	15,228	66,860
Median Home Value	\$2,320,000	\$1,890,000	\$1,700,000
ANNUAL CONSUMER SPENDING (2020) (Millions)			
Apparel and Services	\$12.88	\$62.10	\$235.30
Education	\$12.91	\$91.31	\$228.35
Entertainment	\$20.76	\$99.83	\$375.81
Food and Beverage	\$51.09	\$247.25	\$941.40
Health Care	\$28.57	\$137.97	\$524.11
HH Furnishings & Equip	\$12.78	\$61.57	\$232.08
Personal Care	\$4.76	\$23.02	\$87.41
Shelter	\$75.29	\$364.95	\$1,390.00

Full demographic package available upon request.

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