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BRANDON MICHAELS

Senior Managing Director Investments

Tel: 818.212-2794

brandon.michaels@marcusmillichap.com

CA License: 01434685

MATTHEW LUCHS

Chief Operating Officer First Vice President Investments

Tel: 818.212-2727

matthew.luchs@marcusmillichap.com

CA License: 01948233

GARRET CODY

Investment Associate

Tel: 818.212-2726

garret.cody@marcusmillichap.com

CA License: 02163789



3RD STREET PROMENADE

7ara

Lemonade Restaruant

Urban Outfitters

Tilly's

Sunsations

Sunglass Hut

Skechers

See Sea

Rip Cur

Quicksilver

Puzzle Zoo

Pac Sun

Oakley

Madewell

Mac Cosmetics

Lulullemon

Lids

Levi's Store

lt'sugar

Hollister

H&M

Diese

Cotton On

Chilli Beans

Brandy Melville

Apple

Anthropologie

ALO Yoga

Aldo Shoes

Ambercrombie&Fitch

MAIN STREET

2nd Street

95 Lash

Accents Jewelry

Acme 5

Alchemie Organic Spa

Angel City Book

AT&T Store

Berry Lee Shoes

Bike Attack

Billabong

Bombshell Salon

Buffalo Exchange

Buster's Shoe Repair

Cabin Creek Crystals

Caro Bambino

Cha Spa

Color Me Mine

Decenni

Deluxe Nail Bar

Designers Furniture

Dino Clark Salon

Downward Doggie

Eyes on Main

Fleurs Du Jour

Free People

Giant Santa Monica

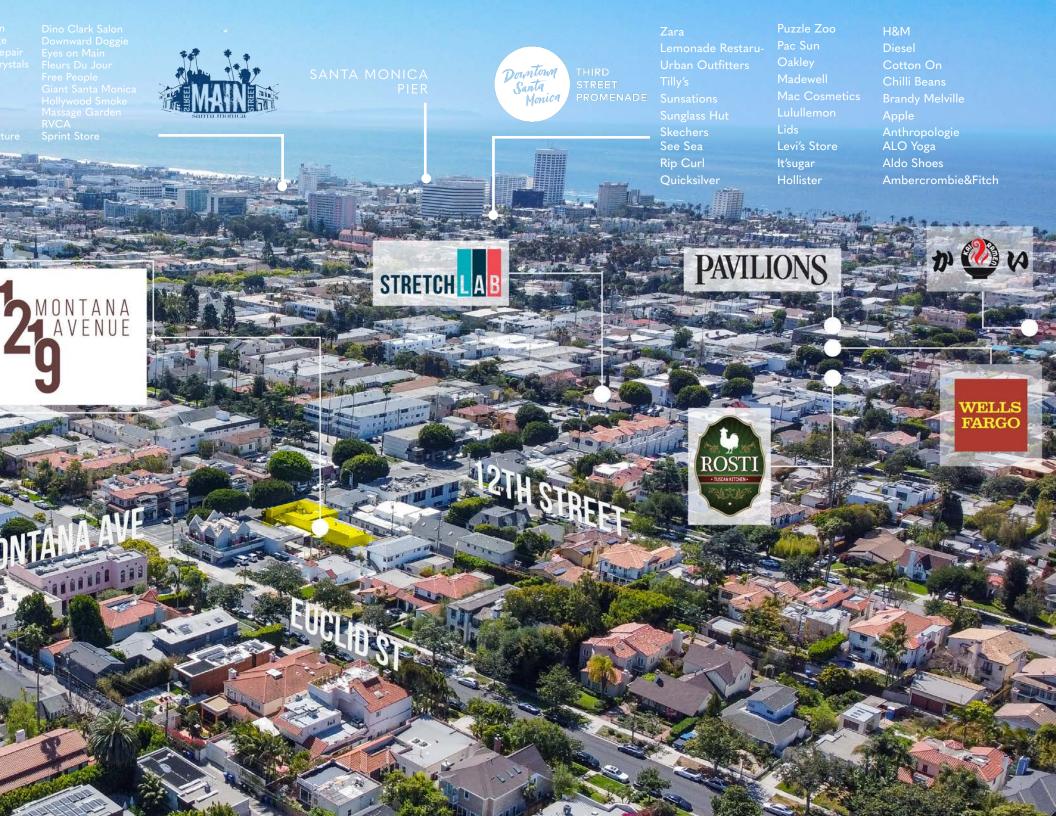
Hollywood Smoke

Massage Garden

RVCA

Sprint Store







MONTANA AVENUE

INVESTMENT HIGHLIGHTS

SANTA MONICA, CA LOCATION

5,000 SQUARE FOOT HIGH STREET RETAIL IDEALLY LOCATED IN AN IRREPLACEABLE SANTA MONICA, CA LOCATION

- 5,000 square foot retail building
- 5,365 square feet of land zoned SMC2
- Property to be delivered 100% vacant upon the Close of Escrow
- 6 parking spaces in the rear
- Three separate storefronts allow for potential reposition opportunity
- An owner-user can occupy a portion or all of the property for their own business
- Potential development opportunity

IDEALLY LOCATED ALONG MONTANA AVENUE

- Montana Avenue is most famous for more than 150 upscale boutiques and restaurants that line the street from 7th to 17th Street
- 133' Feet of Frontage along Montana Avenue
- Located just West of Euclid St and just East of 12th St
- One of the best locations in Santa Monica featuring excellent visibility and frontage along Montana Avenue
- 87 Walk Score, Very Walkable Destination

WORLD-RENOWNED SANTA MONICA, CA LOCATION

- Prime centralized Santa Monica, CA location in one of the best locations along Montana Avenue
- Located 1.4 miles away from the famous Third Street Promenade
- Located 1 mile away from the beach





DENSE IMMEDIATE SUB-MARKET WITH STRONG UNDERLYING DEMOGRAPHICS

- \$147,815 average household income within 1 mile
- 40,225 population within 1 mile and 177,356 within 3 miles
- 21,452 Households within 1 mile and 88,131 households within 3 miles
- 17,891 Average Cars Per Day
- Median home value of Over \$1,032,000 within one mile of subject property

EXECUTIVE SUMMARY

he Brandon Michaels Group has been selected to exclusively represent for sale 1219 Montana Avenue, a high street retail property consisting of 5,000 square feet situated on 5,365 square feet of land in the heart of Santa Monica, CA. The subject property is ideally positioned in one of the best locations throughout Southern California, located along world-renowned Montana Avenue, just West of Euclid St and just East of 12th St, in one of Southern California's premier neighborhoods, Santa Monica, CA.

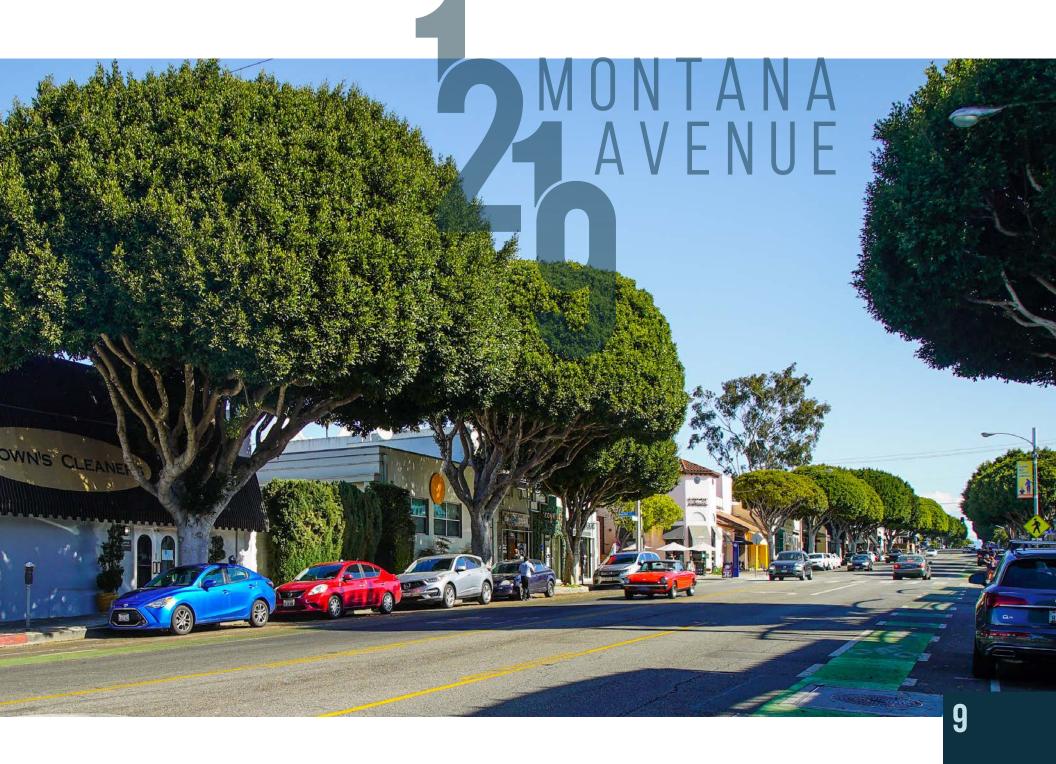
1219 Montana Avenue will be delivered vacant at the close of escrow. There are 6 parking spaces in the rearof the property. The current configuration consists of three separate storefronts, allowing for a potential reposition opportunity. An owner-user can occupy a portion or all of the property for their own business use. 1219 Montana Avenue is one of the best locations in Santa Monica, featuring excellent visibility and 133' of frontage along Montana Avenue. This highly walkable location boasts a walk score of 87, truly a Walker's Paradise. Daily traffic counts exceed 17,800 vehicles per day.

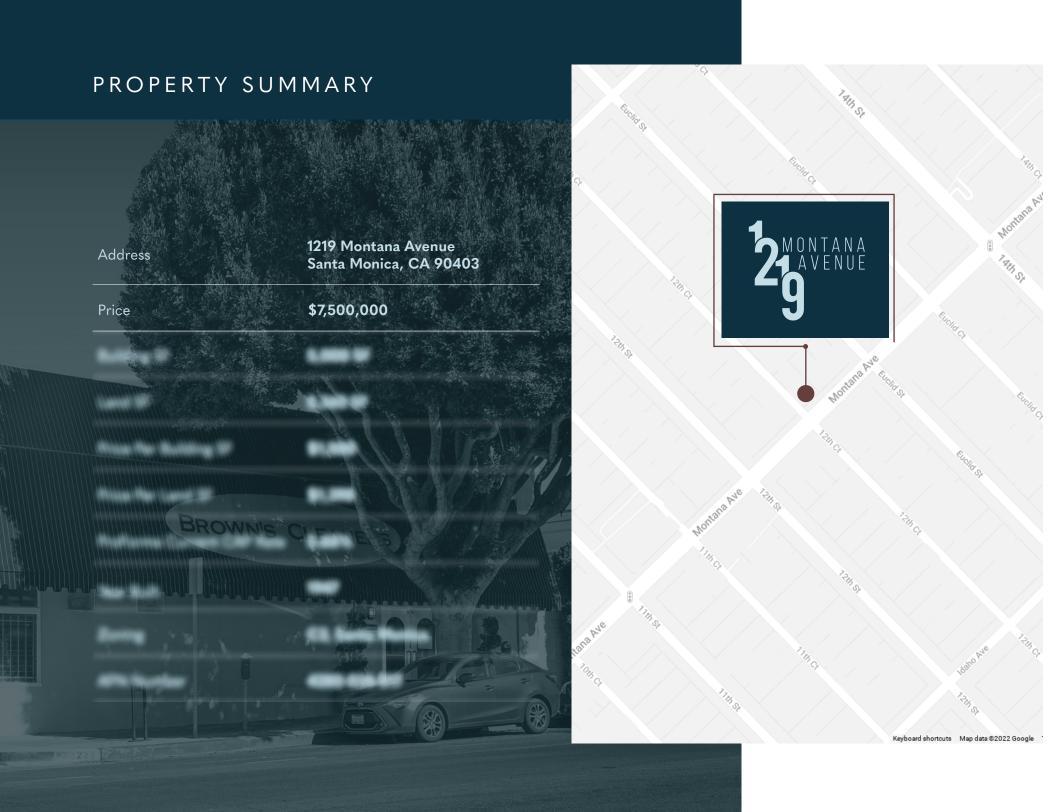
Santa Monica, CA is one of Southern California's strongest sub-markets, attracting high-end retailers and restaurants and a host of national credit tenants. Montana Avenue is most famous for more than 150 upscale boutiques and restaurants that line the street from 7th to 17th Street. The immediate area is littered with multi-million-dollar homes, with a median home price north of \$1,032,000.

National tenants in the immediate submarket include Whole Foods, Starbucks, Menchie's Frozen Yogurt, R+D Kitchen, Target, Walgreens, Chipotle, Trader Joe's, Pavillions, and Panda Express. The immediate submarket draws the like of celebrities, athletes, and business professionals attracted to the high-end, prestigious homes in the immediate area. This highly affluent submarket boasts an average household income north of \$147,000 within one mile of the property. There are over 21,000

households located within one mile of the property, 88,000 within three miles of the property, and 187,000 within five miles of the property. Over 21,000 people are located within one mile of the property, 85,000 people within three miles, and 178,000 within five miles.









PROPERTY GALLERY











2 MONTANA AVENUE

SHOPPING DINING ENTERTAINMENT

Downtown Santa Monica is equal parts shopping haven and street-performer stage. Just east of the Pier, the 3rd Street Promenade consists of three open-air, car-free blocks that are anchored by upscale Santa Monica Place, home to more than 80 retailers. With everything from fresh farmers market produce to designer fashions, it's a shopper's nirvana. Likewise, foodies rejoice in the numerous restaurants and bars, featuring locally sourced ingredients and craft cocktails. There's excitement around every corner as street performers, tourists, locals, diners, movie goers, and more flock to the area. Additionally, it's the terminus of the Metro Expo Line, which ferries riders by light rail between Santa Monica and Downtown Los Angeles.





SANTA MONICA PIER



PACIFIC PARK



VENICE BEACH



SONY PICTURES
STUDIOS

MONTANA AVENUE

DEMOGRAPHICS

With CoStar's powerful commercial real estate analytics, it's easy to assess recent trends and understand the future lookout for a market, submarket, or custom set of commercial properties-with key performance indicators based on our extensive market research.

POPULATION

EDUCATION



88,286

Total Population



48.2Male



40.1

Median Age



51.8 Female



Some High School



8%

Associate Degree



17%

Some College



36%

Bachelor's Degree



\$142,938

Average HH income within a 3-mile radius



403,222

Population within a 5-mile radius



68,444

Owner Occupied Housing within a 5-mile radius



187,587

Households within a 5-mile radius



33,535

Businesses within a 5-mile radius

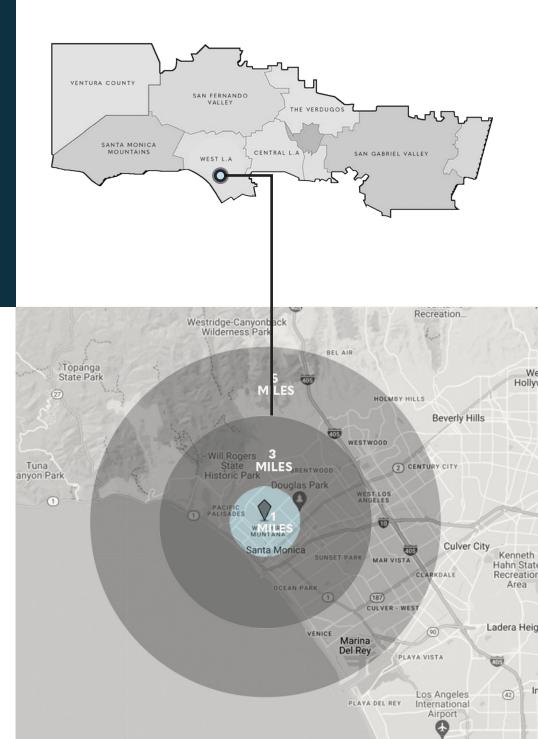


118,833

Renter Occupied Housing within 5-mile radius

Demographics	1 Mile	3 Mile	5 Mile
2021 Population	40,542	178,001	403,222
2021 Households	21,703	88,428	187,587
2021 Avg. Household Size	1.8	1.9	2
Annual Growth 2021-2026	-0.1%	-0.1%	0%
2021 Median Age	43.8	41.8	40
2021 Owner Occupied Households	5,801	28,835	68,444
2021 Renter Occupied Households	15,743	59,222	118,833
2021 Avg. Household Income	\$146,980	\$142,938	\$139,173
2021 Median Household Income	\$121,418	\$111,988	\$107,564
Businesses	4,335	17,423	33,535

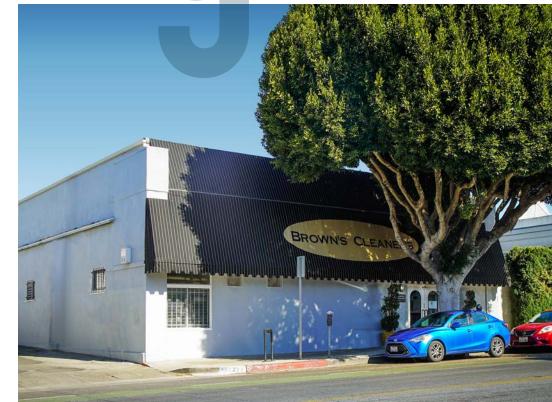
DEMOGRAPHICS BY RADIUS

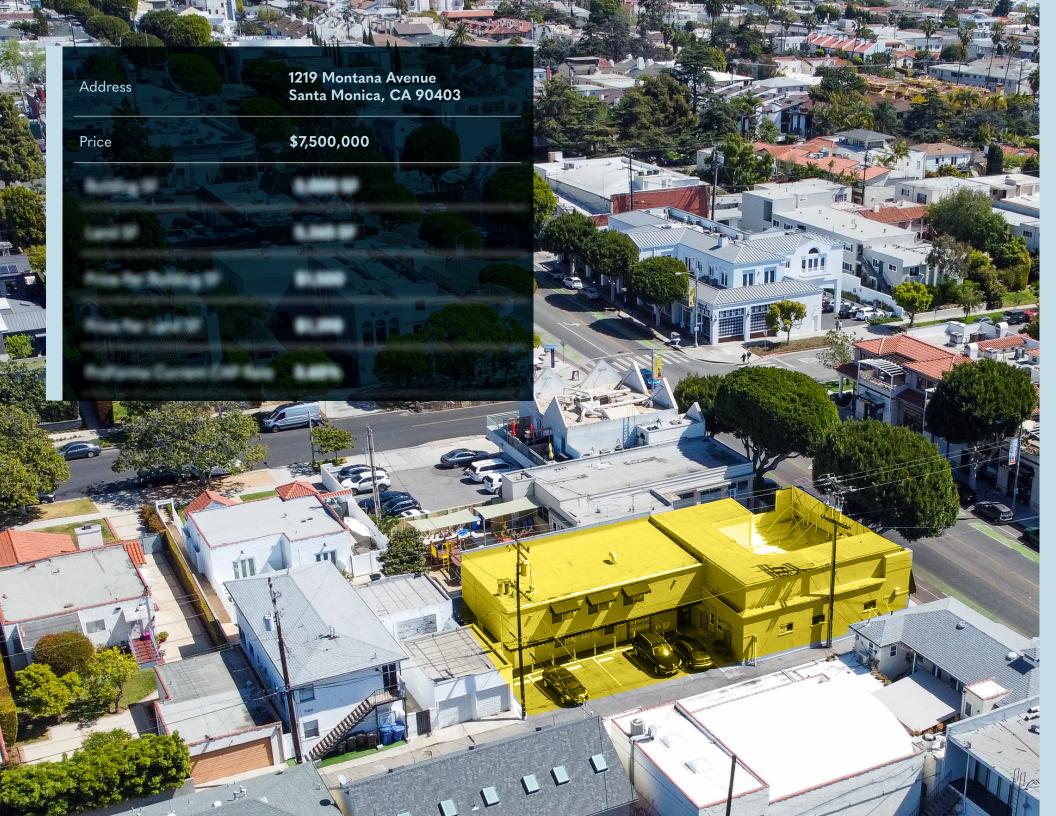


FINANCIAL ANALYSIS



MONTANA AVENUE







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