

909 Montana Ave.
SANTA MONICA, CA 90403

Retail Space for Lease
HARD TO FIND SMALL SPACE



J.Jill

BOCA

Join neighboring tenants

UnionBank®

kreation
ORGANIC

dermalogica
Café & Lounge



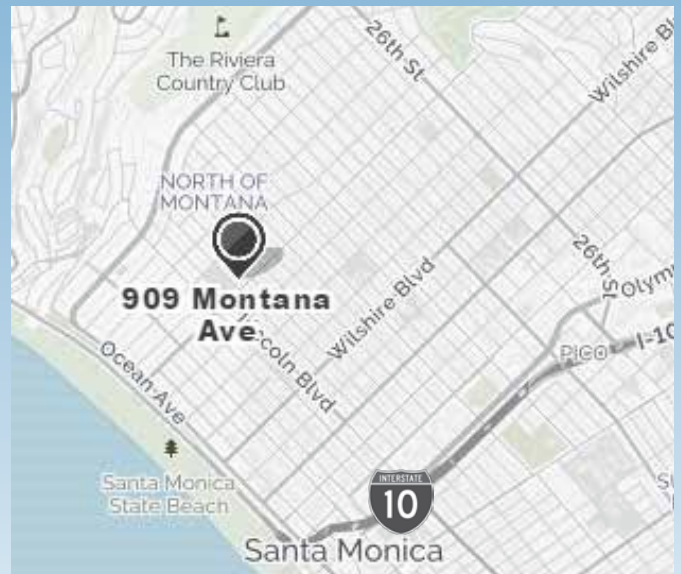
Property Description

Location: **909 Montana Ave.,** Santa Monica, CA 90403
Size: **+250 SF**
Parking: Abundant street parking

Property Highlights

- Jewel box upscale boutique retail
- Great storefront blocks from the ocean
- Easy access off Lincoln Blvd
- Redevelopment of storefront in progress
- New ownership
- Steps from upscale retailers & restaurants

Prospective tenants are hereby advised that all uses are subject to City approval.



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KENNEDY WILSON

Kennedy Wilson | 151 S. El Camino Dr., Beverly Hills, CA 90212 | 310-887-6400 | www.kennedywilson.com

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Property Views



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6th Street	<p>Santa Monica Medical Bldg.</p> <p>Drugtown Pharmacy</p> <p>Kare Plastic Surgery</p>	<p>Avanti Nail Spa</p> <p>625 Montana Ave. Available</p> <p>The Massage Place</p> <p>Subway 🍷</p> <p>European Wax Center</p> <p>Chase Bank</p> <p>CHASE</p>
7th Street	<p>Primo Passo Savannah</p> <p>Marmalade Cafe Frankie's</p> <p>Osteria Bigoli Texture</p> <p>Lark Ellen</p> <p>Flair Cleaners</p> <p>Angelo's Shoe Repair Fleur</p> <p>Andrew's Wine & Cheese</p> <p>Menchie's</p>	<p>Starbucks ☕</p> <p>Greens Up! 🌱</p> <p>American Beauty Salon</p> <p>Montana Eyes</p> <p>Spumoni Italian Restaurant 🍷</p> <p>Panache</p> <p>Panache Kids</p> <p>Frozen Fruit Co.</p> <p>Massage Envy</p>
Lincoln Boulevard		
9th Street	<p>Pavilions</p> <p>Panda Express</p> <p>Pavilions</p> <p>Starbucks</p> <p>Wells Fargo</p> <p>Estelle Boutique</p> <p>Rori's Artisanal Creamery</p> <p>Maison Fleurette</p> <p>Jill Roberts</p> <p>Fox Laundry</p> <p>Ogden's Cleaners</p> <p>Opticali</p> <p>Montana Natural</p>	<p>Roosevelt Elementary School</p> <p>Office Space</p> <p>Platino Jewelry</p> <p>Doggie Day Care</p> <p>909 Montana Ave. Available ★</p> <p>Caffe Luxe ☕</p> <p>Uprise Pilates</p> <p>Rosti 🍷</p>
10th Street	<p>Art's Table</p> <p>Step! Shoes</p> <p>A1 Chinese Hand Laundry</p> <p>Louise's Trattoria</p> <p>Gibson International</p> <p>Claude Joaillier Fine Jewelry</p> <p>Father's Office</p> <p>Dermalogica</p> <p>Esquire Barber Salon</p> <p>Ele Keats Jewelry</p> <p>Tent Stretch Lab</p> <p>Boca</p>	<p>The Shade Store</p> <p>Frilly Lilly</p> <p>Rachel Ashwell</p> <p>Peek...Aren't You Curious</p> <p>Sofa U Love</p> <p>Kreation</p> <p>Shin</p> <p>J. Jill</p>
11th Street	<p>The Duck Blind</p> <p>Master Cleaners</p> <p>Locanda Portofino</p> <p>The Quilted Monkey</p> <p>Giggle: Baby Registry & Gifts</p> <p>Brenda Himmel Stationery</p> <p>Ten Woman Gallery</p> <p>Cha Spa</p> <p>Exir</p>	<p>Union Bank</p> <p>Footsie</p> <p>Butter</p> <p>Emphatic</p> <p>John Kelly Chocolates</p> <p>Murat's European Custom Tailoring</p> <p>iSpa Lane</p> <p>La Vitrine</p> <p>Sechoir</p> <p>Engel & Völkers</p> <p>Malin+Goetz</p> <p>Larissa Love Cosmetics</p> <p>Balance Massage</p> <p>Shelley Starr</p>
12th Street		



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Demographics

	1 Mile	3 Miles	5 Miles
2016 Estimated Population	36,162	186,583	412,406
2021 Projected Population	37,659	194,190	428,324
2010 Census Population	34,627	176,608	390,104
2000 Census Population	32,655	169,073	375,097
Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2016	0.7%	0.6%	0.6%
2016 Median Age	41	39.6	38.5
2016 Estimated Households	18,569	93,994	194,968
2021 Projected Households	19,402	98,069	203,381
2010 Census Households	17,652	88,215	183,375
2000 Census Households	17,195	86,089	178,587
Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2016	0.5%	0.6%	0.6%
2016 Estimated White	79.4%	73.4%	68.8%
2016 Estimated Black or African American	2.9%	3.9%	4.1%
2016 Estimated Asian or Pacific Islander	10.4%	12.3%	15.7%
2016 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%
2016 Estimated Other Races	7.2%	10.0%	11.1%
2016 Estimated Hispanic	11.1%	16.1%	17.4%
2016 Estimated Average Household Income	\$135,160	\$141,193	\$137,660
2016 Estimated Median Household Income	\$97,968	\$94,679	\$94,004
2016 Estimated Per Capita Income	\$69,542	\$71,308	\$65,360
2016 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.4%	3.5%
2016 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.1%	3.1%
2016 Estimated High School Graduate	8.4%	9.5%	10.0%
2016 Estimated Some College	14.5%	14.9%	15.6%
2016 Estimated Associates Degree Only	4.3%	5.1%	5.3%
2016 Estimated Bachelors Degree Only	37.1%	36.5%	35.6%
2016 Estimated Graduate Degree	30.8%	27.6%	26.8%
2016 Estimated Total Businesses	3,170	17,506	32,319
2016 Estimated Total Employees	25,130	163,009	361,048
2016 Estimated Employee Population per Business	7.9	9.3	11.2
2016 Estimated Residential Population per Business	11.4	10.7	12.8

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