

New Zone Variance Approved ► Retail & Office Uses



Flagship Commercial Building For Lease

13031 Montana Ave., Los Angeles, CA 90049

NEC Montana Ave. & 26th St.



Available

Size: ±6,433 SF

Rent: \$7.50 PSF/Mo., NNN

NNN: \$0.42 PSF/Mo. (est.)

Parking: 10 exclusive spaces

Available: Immediately

Features - Zone Variance Approved

- ▶ Unique, freestanding commercial building on the northeast corner of Montana Ave. and 26th St. (City of Los Angeles)
- ▶ Ample natural light, great window lines, and concrete floors throughout
- ▶ Exclusive 10-car parking lot on site with rear access to the building
- ▶ High visibility with ±85 feet of frontage on Montana Avenue and 75 feet on 26th Street
- ▶ Just blocks away from Montana Avenue's premiere shopping corridor
- ▶ 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: 19,874
- ▶ Excellent surrounding demographics within one half mile: Average HHI - \$302,552; college degree or higher - 79.7%; median home value - \$2.12 million
- ▶ Approved variance for commercial uses

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



Zone Variance Approved

In June 2026, a Zone Variance was approved by the City of Los Angeles to permit retail and office use in the existing commercial building located at 13031 Montana Avenue. Case No ZA-2026-644-ZV. A copy of the Zone Variance may be provided upon request.

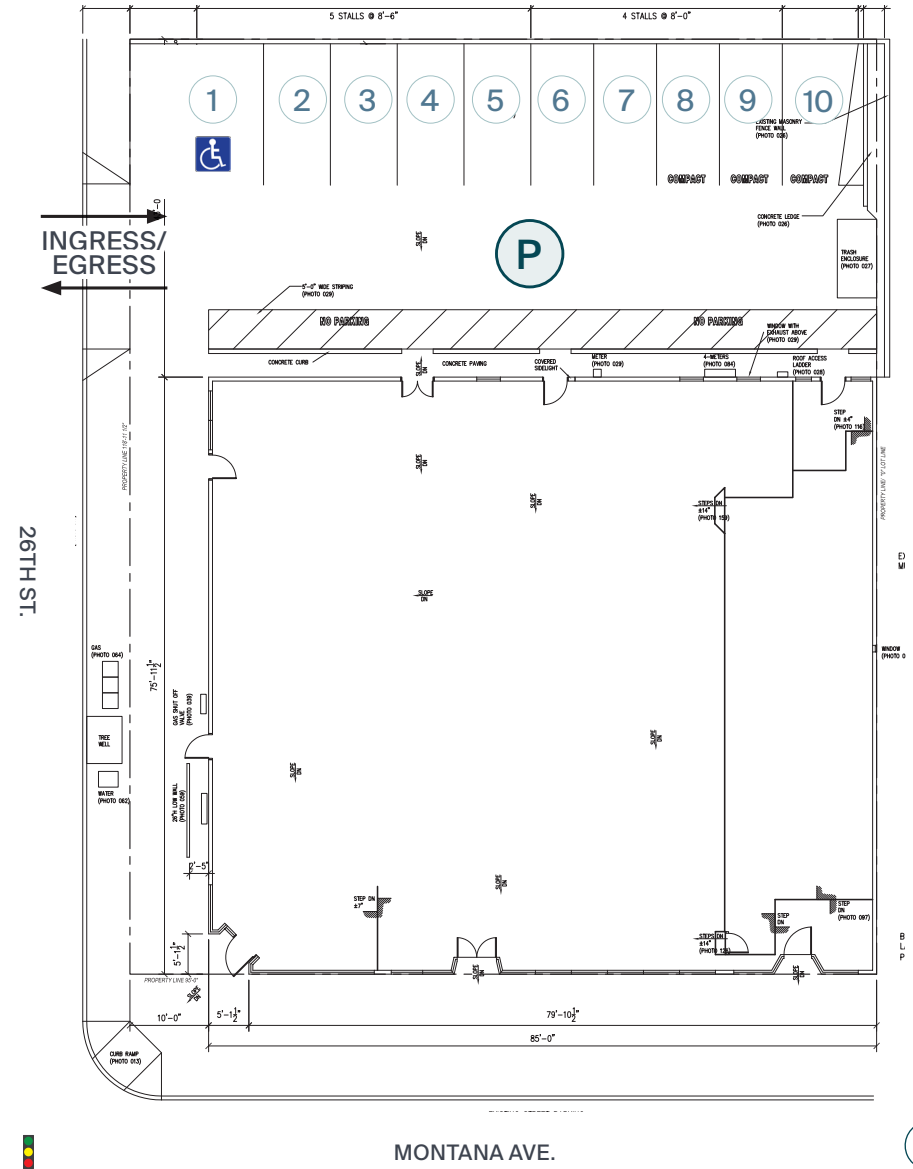
The Zone Variance approves the following:

- ▶ Retail and office use within the existing commercial building
- ▶ Maximum on-site parking required is ten (10) spaces
- ▶ Approved for up to three business identification signs, up to 20 square feet each
- ▶ Approved for all signs shall be backlit/halo illumination or goose neck lighting
- ▶ Approved for business hours from 7:00am to 10:00pm daily
- ▶ Approved for delivery hours from 7:00am to 7:00pm daily

This Zone Variance approval removes the requirement for a new tenant to apply for a zone variance.

All future tenants shall comply with the terms of the Zone Variance. A copy of the Zone Variance may be provided upon request.

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



Interiors

±6,433 SF of freestanding flagship commercial building



Incredible West Side Location

Minutes from schools, shopping, major thoroughfares, and the ocean



Commercial Amenities Nearby

Incredible west side location



Brentwood



Brentwood Country Mart



Wilshire Commercial Corridor



Montana Avenue Street Scope

12th to 17th Streets

13031 Montana Ave.
LOS ANGELES, CA 90049

15-MINUTE WALK

12th Street	13th Street	14th Street	15th Street	16th Street	17th Street
 the detox market human Element Real Estate Gateway Clinic Marc Michel Eyewear	Floorish Woven/Woods Keetan The Detox Market Artistic Nails Lüz Aesthetics Brown's Cleaners The Courtyard Kitchen Dean's Barber Shop 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 ROLLD Sushi Sam's Bagels	Peet's Coffee & Tea WHOLE FOODS Van Leeuwen Ice Cream Aesop Flannel Only Hearts Prima Baja Last Resort Peet's Coffee & Tea	citibank 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
Everbank True Pilates Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma	Brooklinen Aero Theater Splendid Eise Lingerie/Swim Clare V. Free People Montana Optometry Ernesta Kille Sugarling L.A. Hastens	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	Open Closet Moondance Jewelry Gallery Pink Chicken Eileen Fisher Breadhead Kiehl's Sogno Toscano Bacia Di Latte Laya	Open Closet Moondance Jewelry Gallery Pink Chicken Eileen Fisher Breadhead Kiehl's Sogno Toscano Bacia Di Latte Laya	Everbank True Pilates Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma
 	 	 		 	

Local Customer Base

Surrounded by a dense population with affluent demographics



Brentwood Profile



	0.5 Mile	1 Mile	2 Miles
AREA (Square Miles)	0.79	3.1	12.6
POPULATION			
2010	5,512	29,474	116,681
2026	5,350	29,546	125,529
Pop per Sq Mi (2026)	6,859	9,410	9,994
Daytime Pop (2026)	2,310	27,275	121,136
HOUSEHOLDS			
2010	2,399	13,991	59,179
2026	2,338	14,139	64,531
AVERAGE HH SIZE (2026)	2.3	2.1	1.9
MEDIAN AGE (2026)	46.4	43.4	40.9
Under 19	20.6%	17.5%	16.1%
20-64	52.7%	58.3%	62.5%
Over 65	26.7%	24.2%	21.4%
BA/BS OR ABOVE (25+ yrs) (2026)	79.7%	74.2%	71.9%
INCOME (2026)			
Median HH	\$160,116	\$142,906	\$128,590
Per-capita	\$132,270	\$114,232	\$103,178
Aggregate Income (2026) (Millions)	\$729,072	\$3,375,327	\$12,951,831
OCCUPATIONAL (2026)			
White Collar	87.3%	86.3%	83.7%
Blue Collar	12.7%	13.7%	16.3%
DWELLING UNITS (2026)	2,567	15,593	71,405
Median Home Value	\$2,120,000	\$1,950,000	\$2,293,000
ANNUAL CONSUMER SPENDING (2026) (Millions)			
Apparel and Services	\$6.2	\$34.64	\$148.7
Education	\$5.39	\$30.02	\$127.85
Entertainment	\$13.98	\$78.16	\$335.95
Food and Beverage	\$14.18	\$79.16	\$338.97
Health Care	\$16.59	\$95.55	\$421.56
HH Furnishings & Equip	\$765	\$42.74	\$183.03
Personal Care	\$2.78	\$15.59	\$67.6
Shelter	\$49.13	\$278.66	\$1,220.00

Source: Regis

Your trusted *partners*

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