



REAL ESTATE

# RETAIL & SHOWROOM

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



VIRTUAL TOUR



**13031 MONTANA AVENUE**  
LOS ANGELES, CA 90049

Presented by:

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DRE #01021349

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13031 Montana Avenue, Los Angeles, CA 90049



## AVAILABLE

Size: ±6,433 SF (divisible)  
Rent: Contact broker  
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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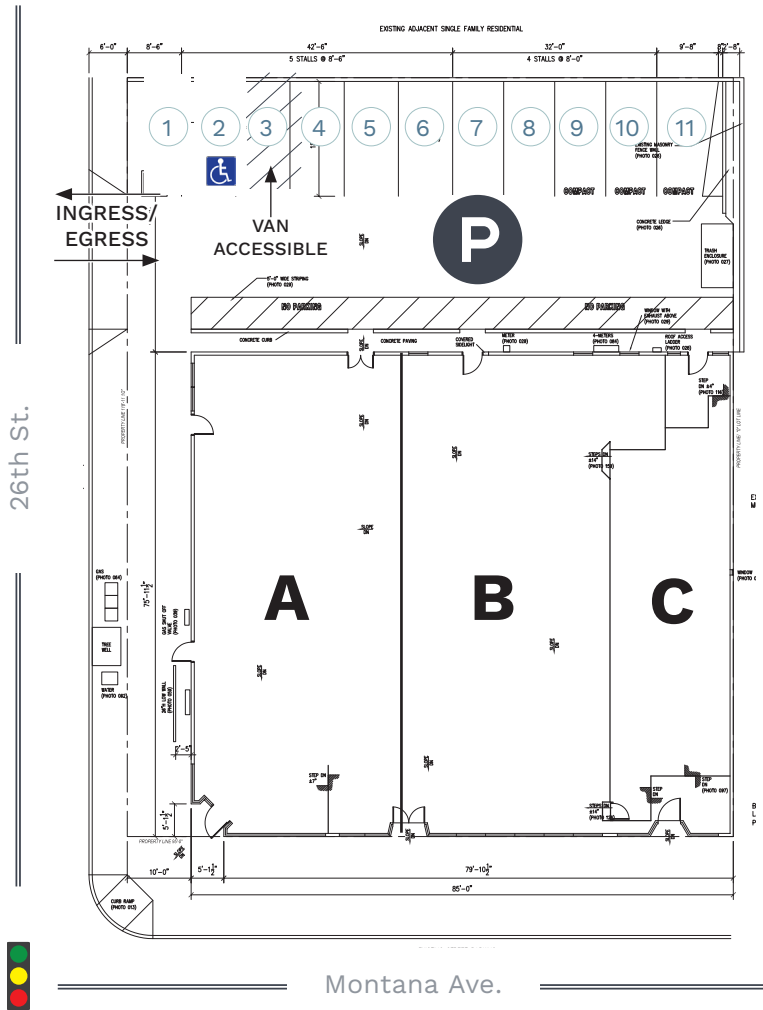
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## PROPOSED DEMISING PLAN



TENANT RESPONSIBLE FOR SCHEMATIC VERIFICATION



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## INTERIOR PHOTOS



CLICK TO TAKE A  
VIRTUAL TOUR



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## COMMERCIAL AMENITIES NEARBY



### Brentwood



### Brentwood Country Mart



### Wilshire Commercial Corridor



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## 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
the detox market Rosemarie McCaffrey Antiques Logan Hallowell Gateway Clinic human Element Real Estate Dean's Barber Shop The Courtyard Kitchen Brown's Cleaners LütZ Aesthetics Artistic Nails The Detox Market	Charleston Shoe Company Sam's Bagels Intelligentsia Goodies Nest Bedding Sugarfina Balloon Celebrations R&D Kitchen Janette Mallory Interiors Connie Engel Art J. McLaughlin Gramercy Compass	Peet's Coffee & Tea Peet's Coffee & Tea Last Resort Prima Baja Only Hearts Flannel Montana Nails Field Guide Miss McKenna's Bakery Yony Van Leeuwen Ice Cream Fireside Cellars Whole Foods Market	Citibank Bredblok Modern Bread & Bagel Cp Shades St. Geroge Sweet Greens Square 1 Cami & Jax Just Filo MOSCOT	Margaret O'Leary Curated Fine Gifts Bardonna Kitchens on Montana Zaine Color Salon Bellacures Rita's Rags Master Lash Montana Clock Shop Citron L'Oliphant Jewellery Margaret O'Leary	California Closets NWLA Bridal Nail Spa Lane Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma Margo's Moondance Jewelry Gallery Pink Chicken Breadhead Kiehl's Sogno Toscano Rangoni Firenze True Pilates Santa Monica Postal Place Sepi Casper Mattress Company Pinkberry Forma Coldwell Banker William Sonoma Margo's Moondance Jewelry Gallery Pink Chicken Breadhead Kiehl's Sogno Toscano Rangoni Firenze
<b>MONTANA AVENUE</b>					
Skin Laundry Music Castle Tracy's Nails Sparkl Kids Benefit Door to Door Valet Cleaner & Tailor	43 Brentwood General Store Alchemy 43 Montana Wellness Heist Jewelry Noir Lash Lounge Sparkl Skin Laundry	Hästens Love Sac Sugaring L.A. Hastens Clare V. Thönus USA Montana Optometry Love Sac Sugaring L.A. Hastens Brentwood General Store Alchemy 43 Montana Wellness Heist Jewelry Noir Lash Lounge Sparkl Skin Laundry	Splendid Aero Theater Splendid Clare V. Thönus USA Montana Optometry Love Sac Sugaring L.A. Hastens Brookline Aero Theater Splendid	PAPER SOURCE 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 Laya Acme 5 Lifestyle Bluemercury	drybar 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 Laya Acme 5 Lifestyle Bluemercury
<b>MONTANA AVENUE</b>					
Kiehl's William Sonoma Margo's Moondance Jewelry Gallery Pink Chicken Breadhead Kiehl's Sogno Toscano Rangoni Firenze					
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# RETAIL · CREATIVE OFFICE

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## LOCAL CUSTOMER BASE

### Brentwood

ZILLOW HOME VALUE

**\$3,083,828**

### North of Montana

ZILLOW HOME VALUE

**\$4,676,881**

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### 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%

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## DEM°GRAPHIC DATA



	0.5 Mile	1 Mile	2 Miles
<b>AREA (Square Miles)</b>	0.79	3.14	12.56
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
2010	2,441	13,881	59,288
2020	2,501	14,540	64,146
<b>AVERAGE HH SIZE (2020)</b>	2.21	2.03	1.89
<b>MEDIAN AGE (2020)</b>	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%
<b>BA/BS OR ABOVE (25+ yrs) (2020)</b>	72.4%	71.3%	68.5%
<b>INCOME (2020)</b>			
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
<b>OCCUPATIONAL (2020)</b>			
White Collar	83.7%	83.2%	80.6%
Blue Collar	16.3%	16.8%	19.4%
<b>DWELLING UNITS (2020)</b>	2,647	15,228	66,860
Median Home Value	\$2,320,000	\$1,890,000	\$1,700,000
<b>ANNUAL CONSUMER SPENDING (2020) (Millions)</b>			
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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