

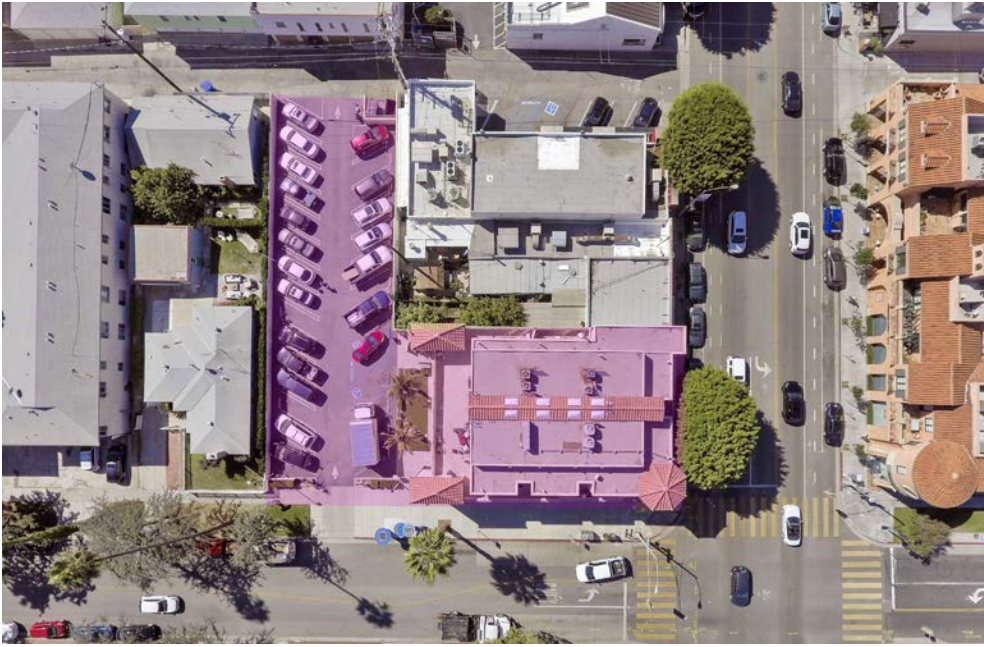


728|732|734
MONTANA AVENUE
Santa Monica, CA 90403

FOR SALE
*Mixed-use Investment in
Santa Monica's Montana
Shopping District*

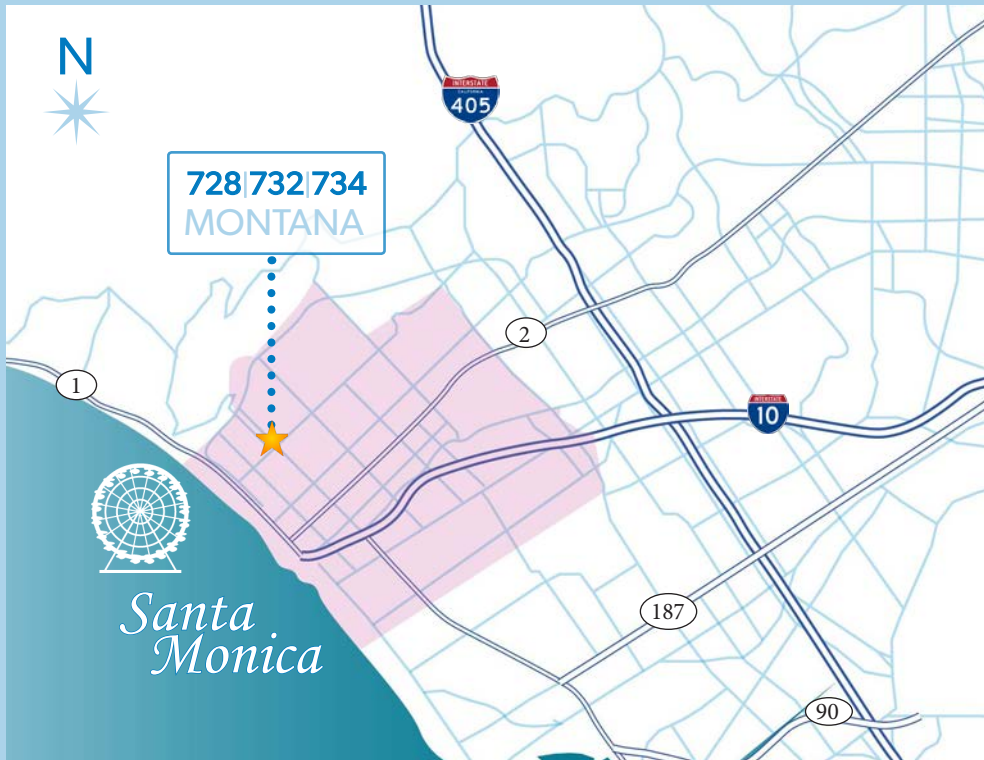
Investment Highlights

- **Stable, Increasing Cash Flow** - Annual increases built into the retail leases provide a consistently growing cash flow.
- **Value Add** - Potential to turn four second floor market rate apartments into \pm 3,000-square feet of office space; Buyers encouraged to contact City of Santa Monica directly.
- **Location Upside** - Benefits from Santa Monica's booming tourism economy and Silicon Beach market drivers, including influx of employees and demand for housing, making Santa Monica an exclusive place to live and work.
- **High Demand, Low Supply** - Supply and demand imbalance in Santa Monica leaves a lack of quality real estate options for buyers.



Property Information

TYPE	Mixed Use - Retail/Residential
APN	4292-001-001, 4292-001-004
BLDG SIZE	± 8,255-square feet (8,412 per tax record)
LAND SIZE	± 13,500-square feet
ASKING PRICE	\$10,500,000



For more information contact:



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