

# 1031 - 1033

MONTANA AVE, SANTA MONICA CA 90402

NNN LEASED INVESTMENT | FOR SALE

NEW  
PRICING



A DIVISION OF



LEE &  
ASSOCIATES

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## EXECUTIVE SUMMARY

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**1031 - 1033 Montana Avenue** presents a rare opportunity to acquire a fully leased, single-tenant NNN retail investment located along one of Montana Avenue's most coveted corridors. The  $\pm 2,929$  SF building, situated on a  $\pm 5,380$  SF lot, has been fully renovated and offers exceptional street frontage, prominent visibility, and strong pedestrian traffic driven by affluent surrounding demographics.

The property is 100% leased to Restore Hyper Wellness, a nationally recognized, membership-based wellness concept, under a long-term triple net lease providing stable, passive income with 3% annual increases and minimal landlord responsibilities. Positioned in the heart of Santa Monica's premier coastal market, just moments from the beach, Palisades Park, and high-end retail and dining—this asset combines secure cash flow with long-term appreciation potential in one of Los Angeles' most supply-constrained and desirable submarkets.





## OFFERING SUMMARY

# 1031-1033

MONTANA AVENUE

### PROPERTY DETAILS:

|                |             |
|----------------|-------------|
| Land:          | ± 5,380 SF  |
| Building Size: | ± 2,929 SF  |
| Price:         | \$6,995,000 |
| Zoning:        | SMC2YY      |
| Parking:       | SURFACE - 8 |

### FEATURES:

- Exceptional visibility along one of Santa Monica's most sought-after retail corridors
- Large display windows for maximum exposure
- Surrounded by high-income demographics with strong consumer spending
- Steps from premier dining, boutique retail, and everyday amenities
- Consistent tenant demand with a strong mix of local and national brands
- Close proximity to Palisades Park and the beach
- Easy access to Pacific Coast Highway and key Westside thoroughfares
- Fully Renovated in 2015



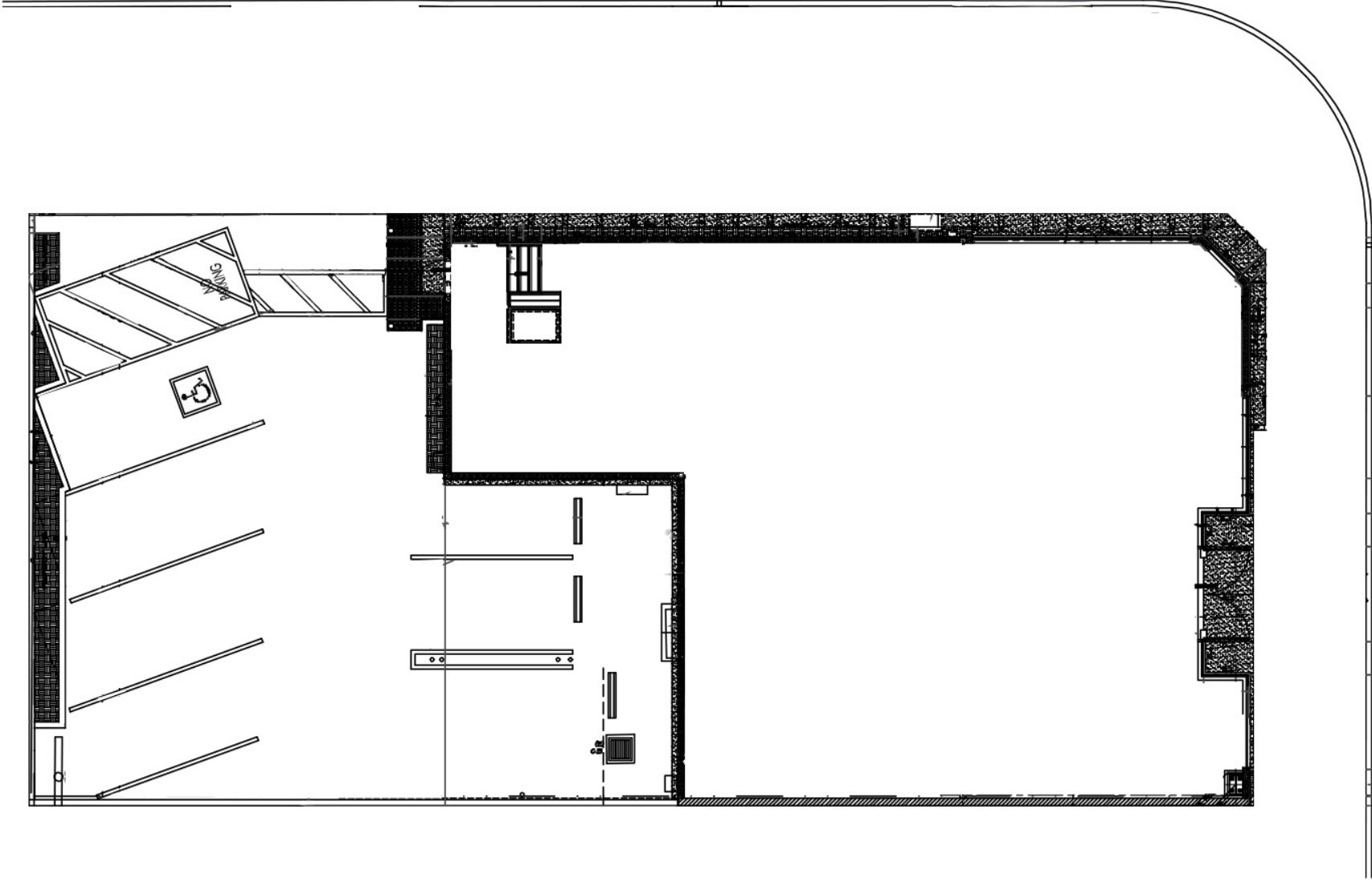


## INTERIOR PHOTOS



FLOOR PLAN

11TH STREET



MONTANA AVENUE

# LEASE ANALYSIS

2,900 SF · 100% LEASED  
SINGLE -TENANT NNN

## SCHEDULED BASE RENT

| LEASE YR | PERIOD              | MONTHLY RENT | \$/SF/MO | ANNUAL RENT  | \$/SF/YR | %CHANGE |
|----------|---------------------|--------------|----------|--------------|----------|---------|
| YR 1     | Apr 2023 – Mar 2024 | \$21,750.00  | \$7.50   | \$261,000.00 | \$90.00  | —       |
| YR 2     | Apr 2024 – Mar 2025 | \$22,402.50  | \$7.73   | \$268,830.00 | \$92.70  | +3.0%   |
| YR 3     | Apr 2025 – Mar 2026 | \$23,074.58  | \$7.96   | \$276,894.96 | \$95.48  | +3.0%   |
| YR 4 ▶   | Apr 2026 – Mar 2027 | \$23,766.81  | \$8.20   | \$285,201.72 | \$98.35  | +3.0%   |
| YR 5     | Apr 2027 – Mar 2028 | \$24,479.82  | \$8.44   | \$293,757.84 | \$101.30 | +3.0%   |
| YR 6     | Apr 2028 – Mar 2029 | \$25,214.21  | \$8.69   | \$302,570.52 | \$104.34 | +3.0%   |
| YR 7     | Apr 2029 – Mar 2030 | \$23,970.64  | \$8.96   | \$287,647.68 | \$107.52 | +3.0%   |
| YR 8     | Apr 2030 – Mar 2031 | \$26,749.76  | \$9.22   | \$320,997.12 | \$110.69 | +3.0%   |
| YR 9     | Apr 2031 – Mar 2032 | \$27,552.25  | \$9.50   | \$330,627.00 | \$114.01 | +3.0%   |
| YR 10    | Apr 2032 – Mar 2033 | \$28,378.82  | \$9.79   | \$340,545.84 | \$117.43 | +3.0%   |

Source: Triple Net Lease dated July 18, 2022, Section 1.6 (Base Rent). Rent figures reflect base rent only. Lease is structured as Triple Net (NNN); CAM, taxes, insurance, and operating expenses are reimbursed by tenant. Lease commenced March 11, 2023; rent commenced April 1, 2023. Schedule presented as written in the executed lease.

## KEY LEASE TERMS

### LEASE TYPE / TERM

Triple Net · 10 Years

### LEASE COMMENCEMENT

March 11, 2023

### LEASE EXPIRATION

March 31, 2033

~6.9 years remaining

### EXTENSION OPTIONS

Two (2) · 5-Year Options

Potential term through 2043

### CURRENT ANNUAL RENT

\$285,202

\$98.35/SF · Yr 4 of 10

### RENT AT EXPIRATION (YR 10)

\$340,546

\$117.43/SF · +19.4% over current

## TENANT PROFILE



**restore**  
HYPER WELLNESS

### THE LEADING HYPER WELLNESS RETAIL CONCEPT IN THE U.S.

Restore Hyper Wellness operates 210+ studios nationwide, delivering science-backed therapies including cryotherapy, IV drip therapy, red light therapy, infrared sauna, mild hyperbaric oxygen, HydraFacial, biomarker assessments, and medically-supervised GLP-1 weight management. The membership-driven model generates predictable, recurring revenue across multiple service categories, with clinical oversight from a Chief Medical Officer and a Nurse Practitioner on-site at every studio. Restore has positioned itself as the premium destination for proactive, personalized wellness — a strong fit for Montana Avenue's affluent, health-conscious consumer base.

## AREA SUMMARY

Montana Avenue is one of Santa Monica's most cherished corridors, a tree-lined stretch that blends relaxed coastal charm with refined sophistication. Rooted in the early growth of the city, Montana Avenue evolved from a quiet residential road into a vibrant neighborhood main street, shaped by decades of local entrepreneurship and a strong sense of community. Today, it stands as a cultural anchor that reflects the lifestyle and values of the Westside: walkable, stylish, and effortlessly livable.

The avenue is known for its curated mix of independent boutiques and high-end luxury shops, where fashion, design, and wellness intersect. Upscale retailers sit comfortably alongside locally owned stores, giving Montana its distinctive balance of exclusivity and approachability. This same spirit carries into its dining scene; an array of acclaimed restaurants, cozy cafés, and destination eateries that range from casual neighborhood favorites to elevated culinary experiences.

Location is central to Montana Avenue's appeal. Perched just minutes from the Pacific Ocean and bordered by some of Santa Monica's most desirable residential neighborhoods, it offers both convenience and escape. Shaded by mature trees and animated by pedestrians, cyclists, and outdoor dining, Montana Avenue feels lively yet unhurried, a place where culture, commerce, and community come together in one of Southern California's most vibrant settings.



NEARBY TENANTS



## Montana Ave in Santa Monica

Positioned along the iconic Montana Avenue, 1031 Montana Ave benefits from one of Santa Monica's most desirable retail corridors, known for its walkable charm, upscale boutiques, and strong local foot traffic driven by affluent Westside residents.

Located within Santa Monica, the property is surrounded by some of Los Angeles' most sought-after coastal neighborhoods, offering close proximity to the beach, top-tier amenities, and a lifestyle that consistently drives long-term demand and investment stability.



# DEMOGRAPHICS

## 2026 POPULATION

|         |         |           |
|---------|---------|-----------|
| 96,200  | 485,500 | 1,465,000 |
| 2 MILES | 5 MILES | 10 MILES  |

## AVERAGE HOUSEHOLD INCOME

|           |           |           |
|-----------|-----------|-----------|
| \$138,000 | \$127,000 | \$105,000 |
| 2 MILES   | 5 MILES   | 10 MILES  |

## 2031 PROJECTION

|         |         |           |
|---------|---------|-----------|
| 97,500  | 488,000 | 1,490,000 |
| 2 MILES | 5 MILES | 10 MILES  |

## INCOME OVER \$200k

|         |         |          |
|---------|---------|----------|
| 28,500  | 240,000 | 570,000  |
| 2 MILES | 5 MILES | 10 MILES |

## MEDIAN AGE

|         |         |          |
|---------|---------|----------|
| 38.7    | 39.7    | 37.5     |
| 2 MILES | 5 MILES | 10 MILES |

## MEDIAN HOME VALUE

|             |             |             |
|-------------|-------------|-------------|
| \$2,200,000 | \$2,150,000 | \$1,400,000 |
| 2 MILES     | 5 MILES     | 10 MILES    |



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