

# I334

## THIRD STREET PROMENADE

3,616 RSF retail space  
for lease





# property highlights



BUILD-OUT  
**SECOND  
GENERATION  
RETAIL STORE**



SIZE  
**3,616 RSF**  
Ground: 3,300 SF  
Mezzanine: 316 SF



MIN HEIGHT  
**14'**  
FRONTAGE  
**23'**



RENT  
**PRICE UPON  
REQUEST**



PARKING  
**AMPLE PARKING  
VIA NEARBY  
PARKING STRUCTURES**



AVAILABILITY  
**IMMEDIATE**

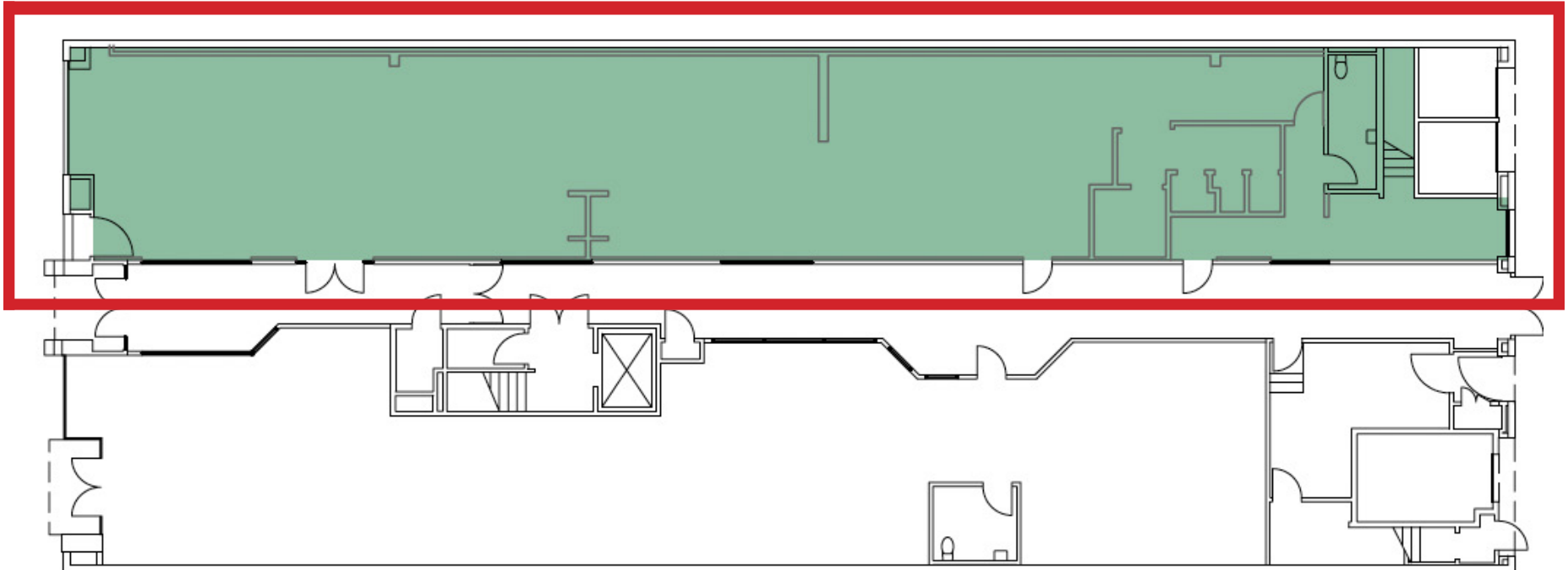


# site plan

MEZZANINE  
316 SF

GROUND FLOOR  
3,300 SF

THIRD STREET



nearby  
tenants

*Pickle Pop*



alo

TESLA

HILLSTONE

ZARA



鼎 泰 豐  
DIN TAI FUNG





# area highlights

## Welcome to Santa Monica

Santa Monica attracts over 8 million visitors annually and has firmly established itself as one of Southern California's go-to destinations for shopping and site seeing. Strategically imbedded in LA's "Silicon Beach", 1334 Third Street also offers access to millennial and Gen Z residents and daytime workers with high levels of disposable income.

### 2 MILE



**85,289**

Total Population

**\$107,983**

Avg. HH Income

**\$1,055,195**

Median Home Value

### 5 MILES



**377,040**

Total Population

**\$107,684**

Avg. HH Income

**\$1,047,631**

Median Home Value

### 10 MILES



**1,084,069**

Total Population

**\$98,208**

Avg. HH Income

**\$1,021,082**

Median Home Value





# property images







For more information, please contact:

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