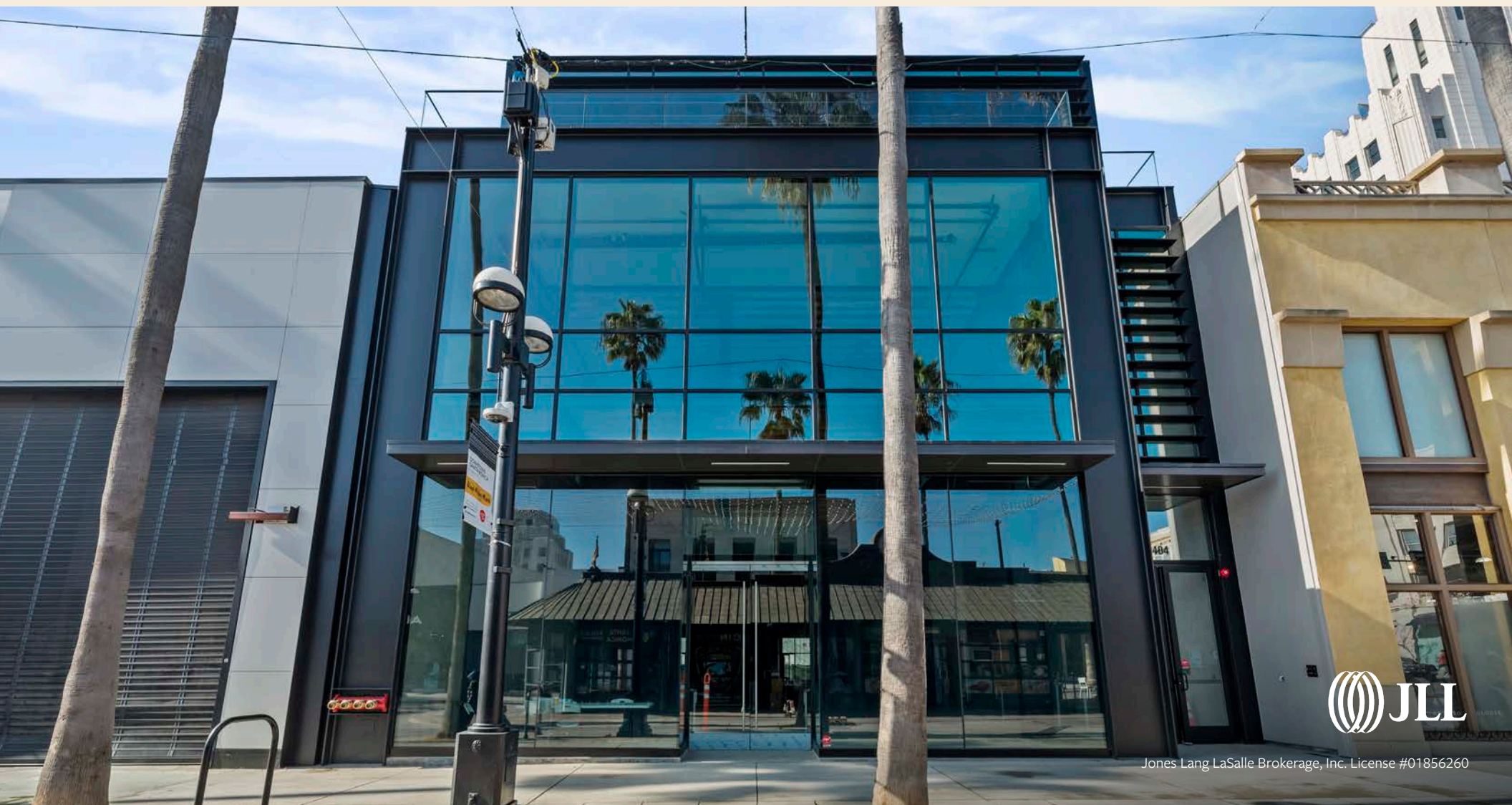


the PROMENADE flagship

1408 3rd St. Promenade · Santa Monica

PREMIER RETAIL OPPORTUNITY in SANTA MONICA



Jones Lang LaSalle Brokerage, Inc. License #01856260

A stylized map of Los Angeles with a purple-to-blue gradient background. White lines represent major roads and highways. Various locations are marked with teal stars and labels. The locations include Studio City, Sunset Strip, Larchmont, Rodeo Drive, The Grove, Century City Mall, Brentwood, Pacific Palisades, Montana Avenue, Abbot Kinney Boulevard, and Malibu. A central location, 'the PROMENADE', is highlighted with a larger teal star inside a white circle. A line connects this central location to the text 'retail for lease' and the main title below. A north arrow is located in the bottom right corner.

MALIBU

the
PROMENADE
flagship

retail for lease

WHERE CALIFORNIA BEACH VIBES MEET PRIME RETAIL

Prime retail opportunity in one of Los Angeles' most vibrant shopping destinations. Located on Third Street Promenade, Santa Monica's car-free shopping haven and Los Angeles' only pedestrian shopping street, this property offers unparalleled visibility and foot traffic in a retail paradise. Nearby tenants include Apple, Anthropologie, ZARA, Nike, The Cheesecake Factory, and Equinox. With proximity to Santa Monica Pier and beach, the area ensures a buzzing crowd of both residents and visitors.



ABOUT THE PROPERTY

the details

LOCATION

1400 Block, 3rd Street Promenade
(Pedestrian-only)

ADDRESS

1408 3rd Street Promenade

FRONTAGE

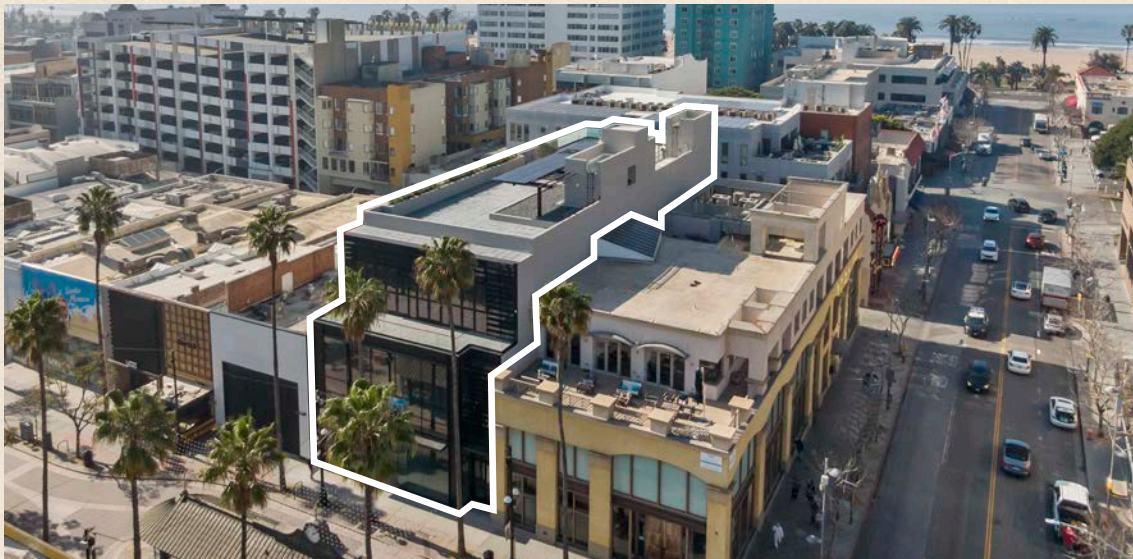
±50' on 3rd Street Promenade
· Walk Score 90: Walker's Paradise
· Transit Score 93: Rider's Paradise

PARKING

Over 3,000 public parking spaces available
throughout Downtown Santa Monica

NEIGHBORHOOD

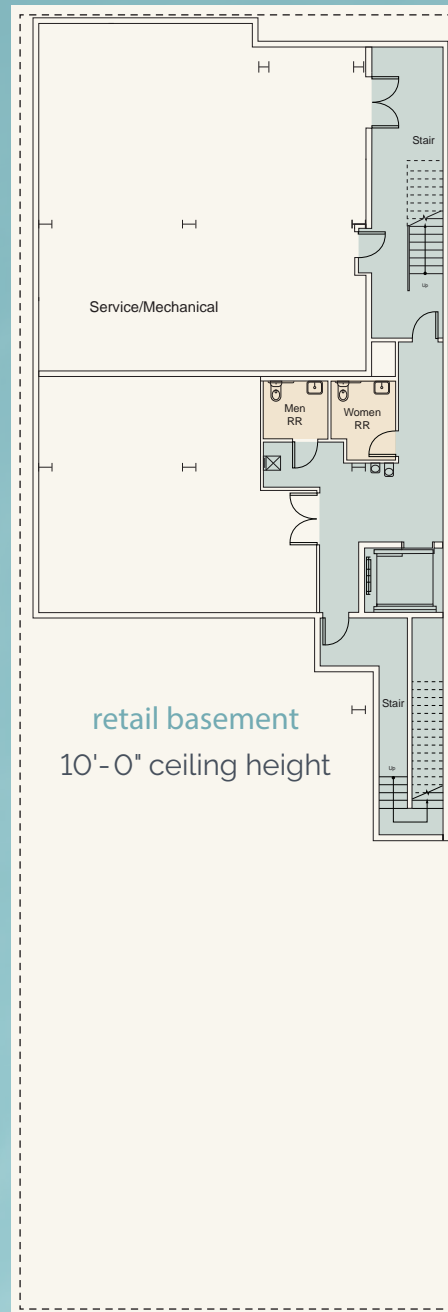
Downtown Santa Monica



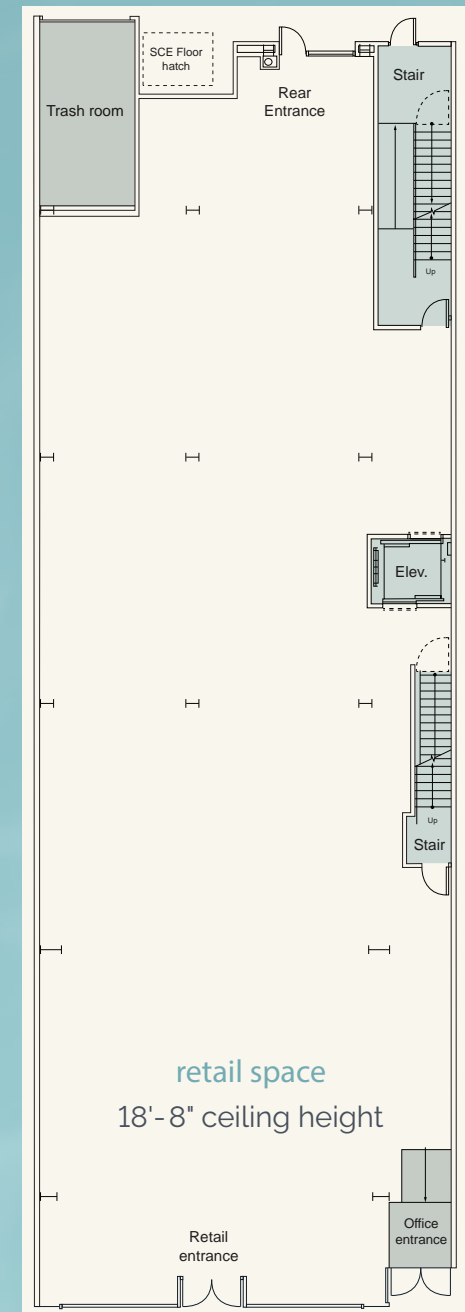
FLEXIBLE LEASING OPTIONS AVAILABLE

entire building
or multi-floor
combinations

basement / $\pm 1,525$ RSF



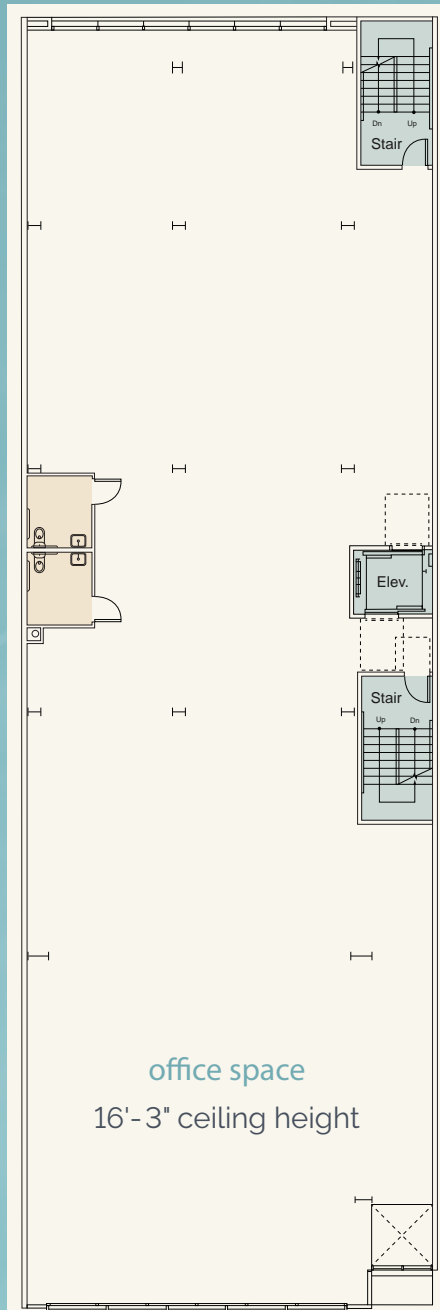
street / $\pm 7,500$ RSF



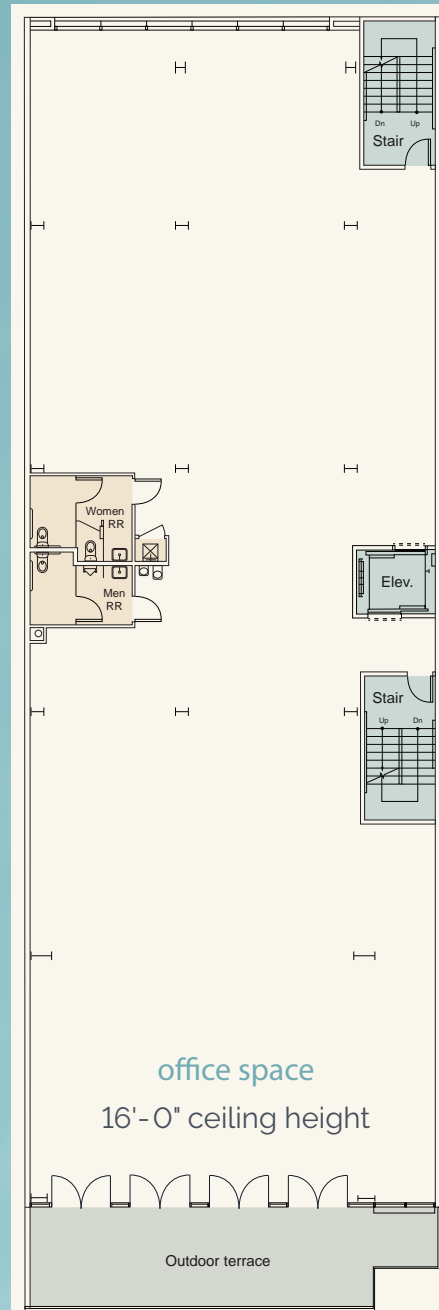
3RD ST PROMENADE



2nd / $\pm 7,500$ RSF



3rd / $\pm 6,750$ RSF



rooftop / $\pm 5,000$ RSF



3RD ST PROMENADE



IT'S ALL ABOUT LOCATION

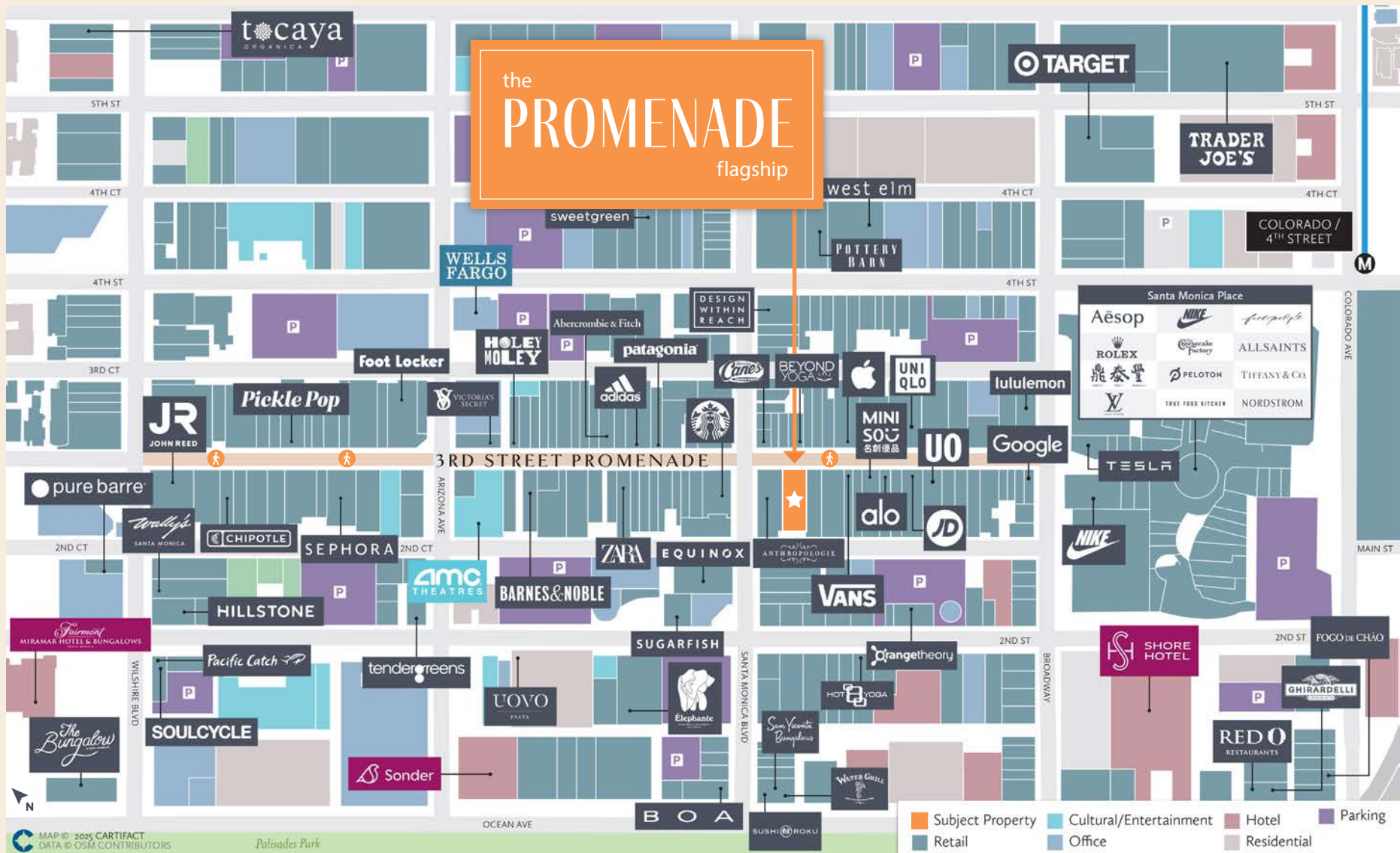
where every step connects to retail excellence

ANNUAL VISITS
TO DOWNTOWN
SANTA MONICA

17.5 MILLION

ANNUAL VISITORS
TO DOWNTOWN
SANTA MONICA

5.3 MILLION





the
PROMENADE
flagship

IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

\$185,048

Average House
Hold Income

65%

College Degree
or Higher

\$1.9M

Median Home Value

228,133

Daytime Population

\$3.9B

Retail Spending

40.2

Median Age

the PROMENADE flagship

get in contact

MATTHEW FAINCHEIN

Managing Director

matthew.fainchtein@jll.com

+1 310 430 2548

CA LIC. #01503546

DEVIN KLEIN

Vice President

devin.klein@jll.com

+1 310 595 3641

CA LIC. #01471525

RYAN HAWLEY

Vice President

ryan.hawley@jll.com

+1 213 393 3300

CA LIC. #02146998



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