

1241-1247
3RD STREET
SANTA MONICA PROMENADE

1241-1247



SANTA MONICA PROMENADE

3RD
STREET

RETAIL / RESTAURANT
/ ENTERTAINMENT

FROM 3,000 TO 7,500 SF
FOR LEASE

PREMIER SANTA MONICA PROMENADE LOCATION

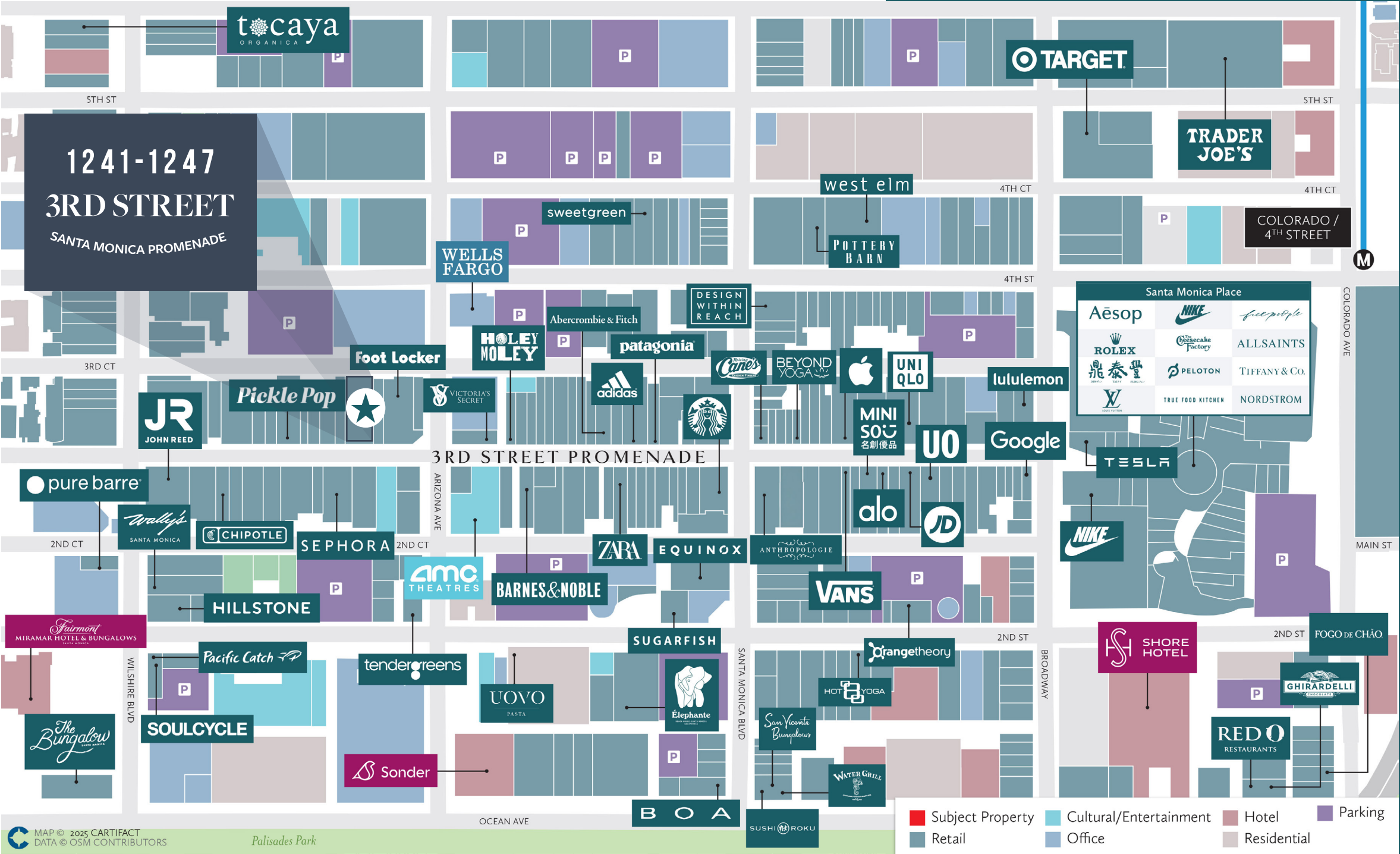
Seize this rare opportunity to establish your brand in the epicenter of Santa Monica's retail universe. This trophy assemblage of 1241-1247, 3rd Street delivers an exceptional 14,400 SF of flexible retail, restaurant, or entertainment space along the world-renowned Third Street Promenade.

-  **Prime Third Street Promenade Location** – Trophy retail space in Santa Monica's premier pedestrian district with nearly 24 million annual visitors
-  **Flexible Premium Space** – 14,400 SF total across three buildings with soaring ceilings, divisible from 3,000 SF to 7,500 SF per unit
-  **Exceptional Visibility and Traffic** – Expansive frontage with outstanding daytime and nighttime pedestrian exposure
-  **Unmatched Convenience** – Six public parking structures with 90-minute free parking and proximity to flagship retailers like Apple Store LA
-  **Entertainment District** – Heart of Santa Monica's dynamic retail and entertainment ecosystem with boutiques, restaurants, and venues



SANTA MONICA PROMENADE

3-MILE DEMOGRAPHICS



\$196,791
Average household income

\$3.8B
Total retail spending

41.0
Median age

214,181
Daytime population

\$1,933,127
Median home value

78%
College degree

Welcome to Santa Monica Promenade

Target — Apple — Google — Tesla
Nike — Uniqlo — Trader Joe's
Lululemon Patagonia — Adidas — Vans
Zara — Sephora — Barnes & Noble
Foot Locker — Wells Fargo — AMC
Starbucks — Aesop — AllSaints
Tiffany & Co. — Nordstrom

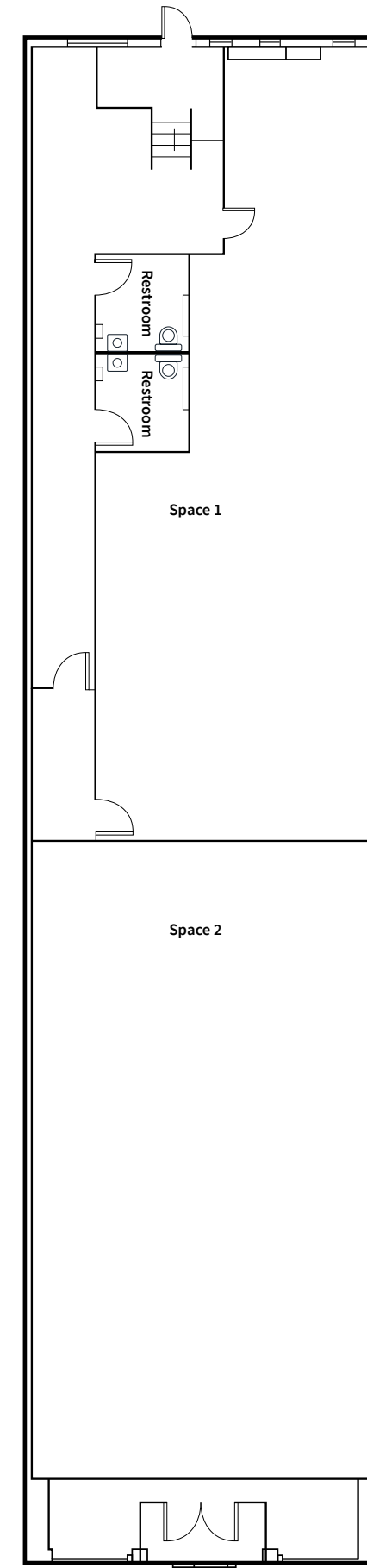
1241

3RD STREET SANTA MONICA PROMENADE

Space Features

Currently $\pm$ divided into two (2) $\pm 3,750$ SF Spaces

Space 2 includes two (2) restrooms

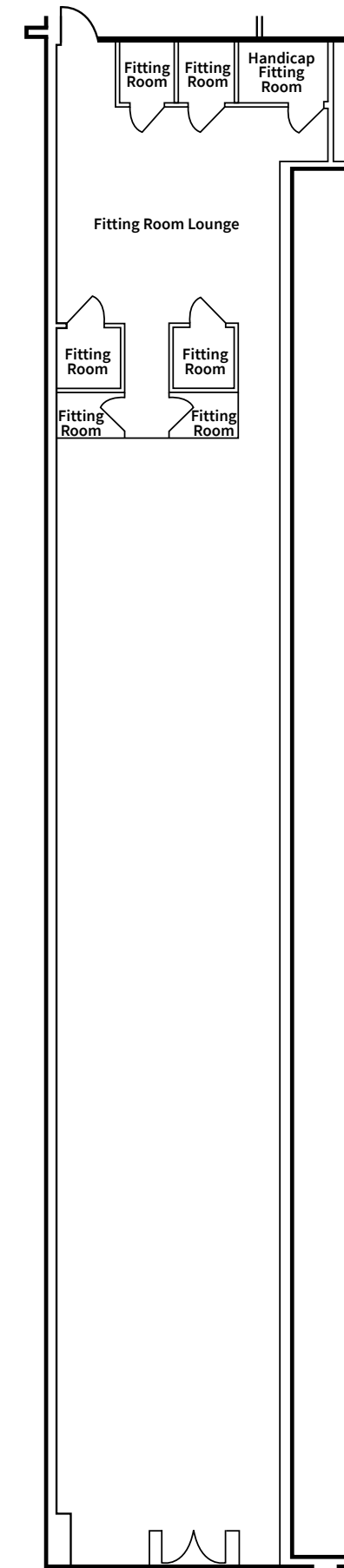
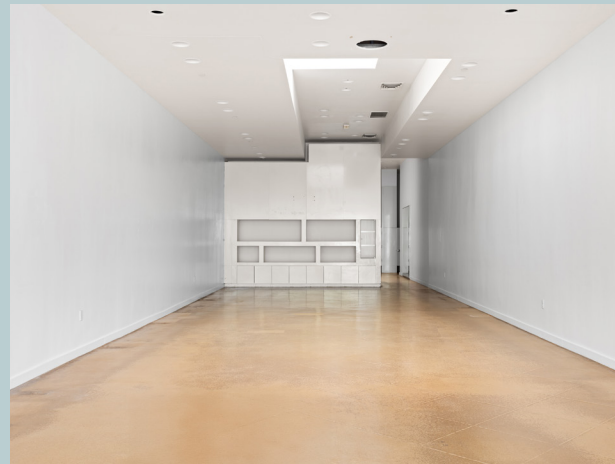


1245

3RD STREET SANTA MONICA PROMENADE

Space Features

Seven (7) fitting rooms

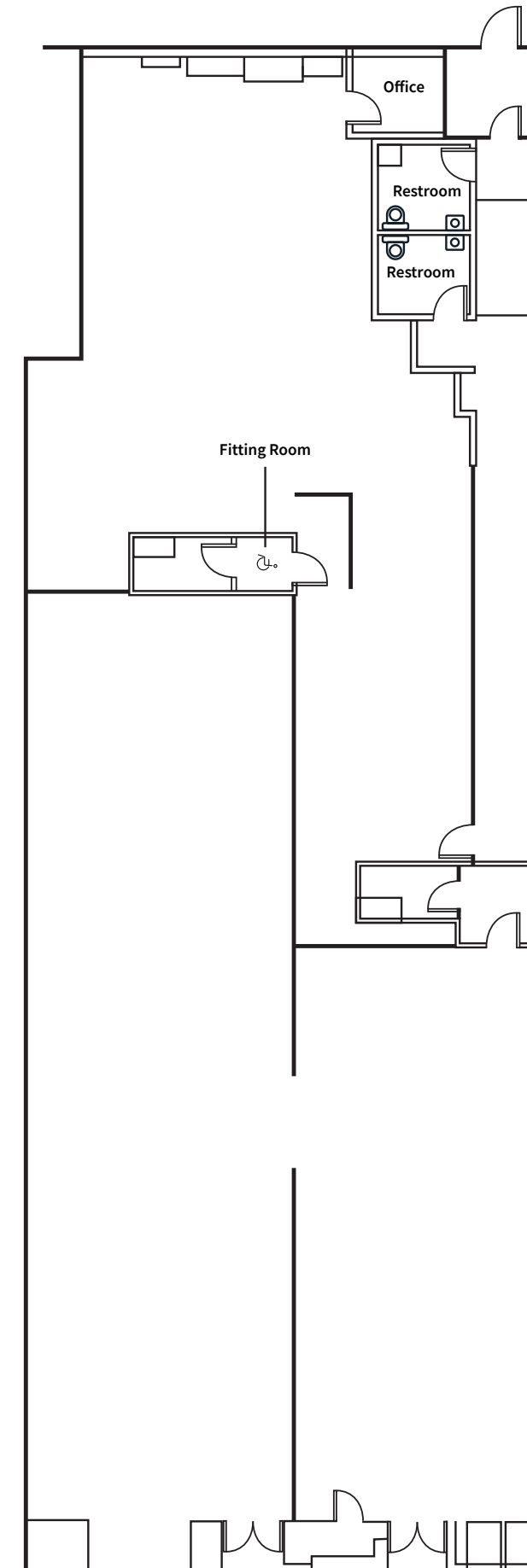
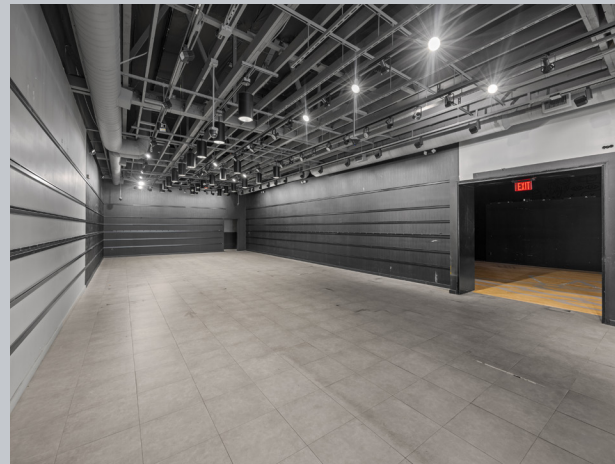


1247

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Space Features

Two (2) restrooms, an office, and fitting rooms



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RETAIL /
RESTAURANT
/ ENTERTAINMENT

SANTA MONICA PROMENADE

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