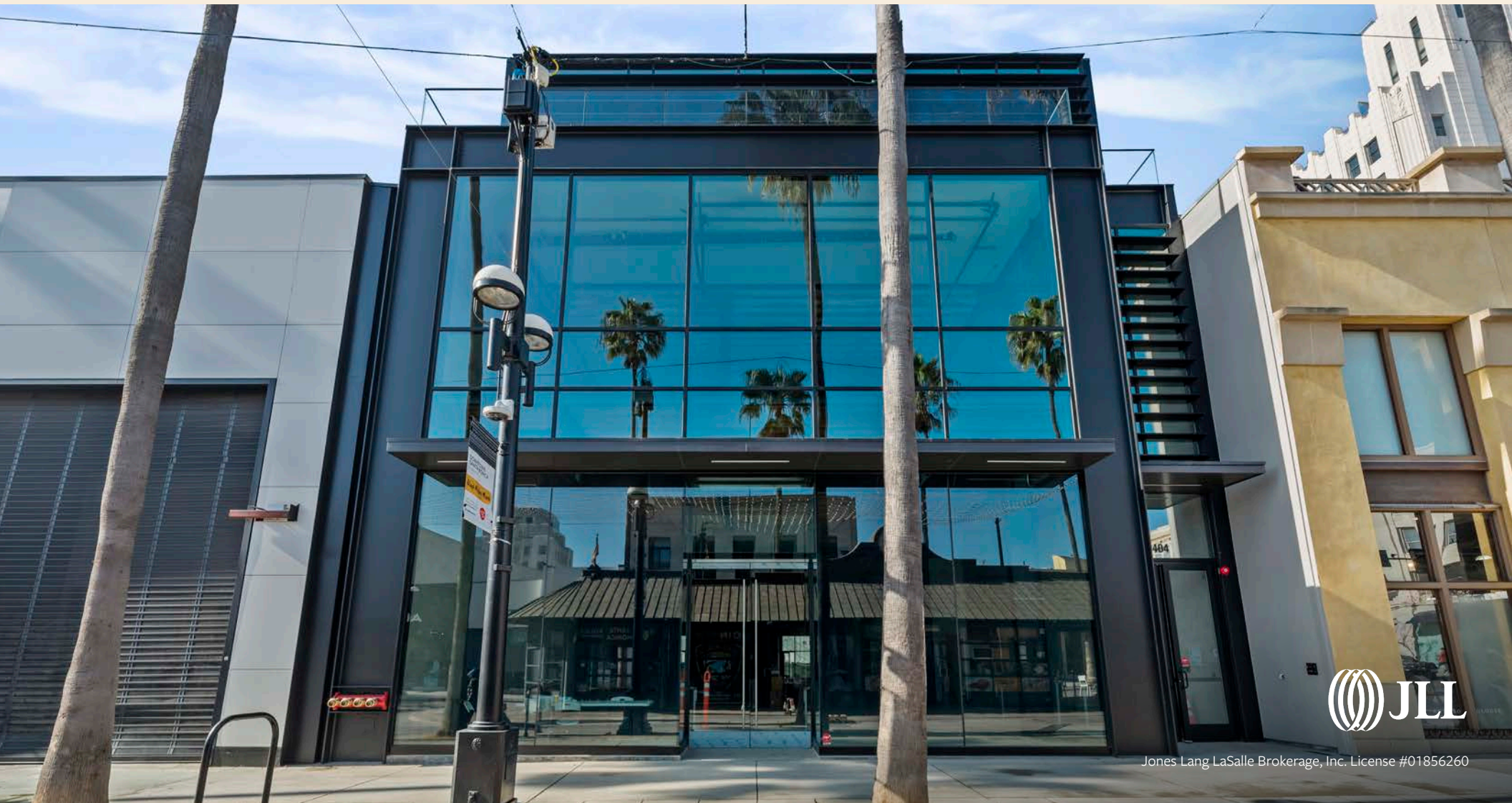


# the PROMENADE flagship

1408 3rd St. Promenade · Santa Monica

PREMIER RETAIL OPPORTUNITY in SANTA MONICA



Jones Lang LaSalle Brokerage, Inc. License #01856260



MALIBU

the  
**PROMENADE**  
flagship

PACIFIC  
PALISADES

BRENTWOOD

MONTANA AVENUE

CENTURY CITY MALL

ABBOT KINNEY  
BOULEVARD

STUDIO CITY

SUNSET STRIP

LARCHMONT

RODEO DRIVE

THE GROVE

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

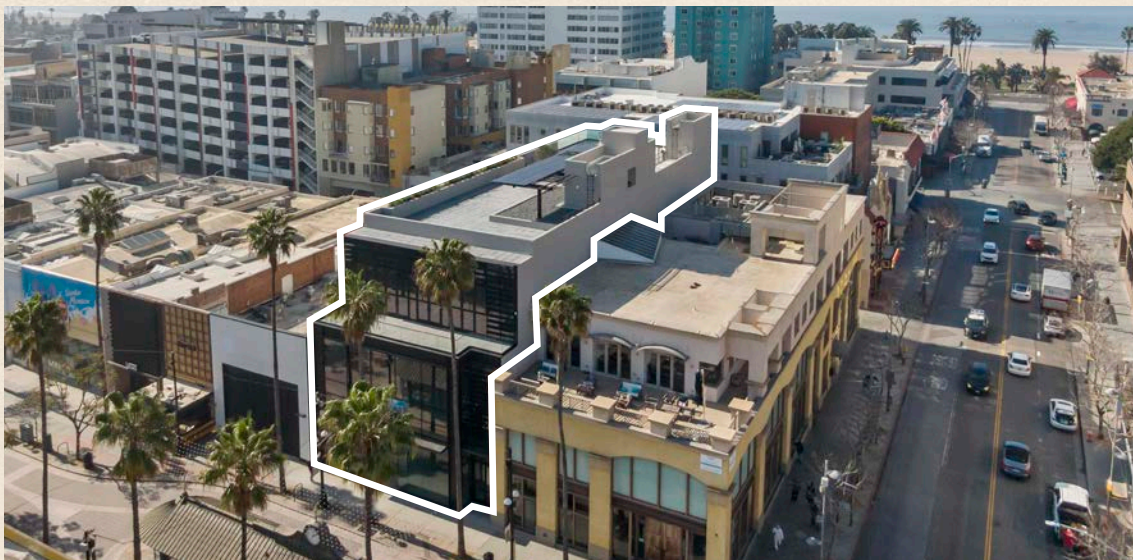
±50' on 3rd Street Promenade  
· Walk Score 90: Walker's Paradise  
· Transit Score 93: Rider's Paradise

### PARKING

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

### NEIGHBORHOOD

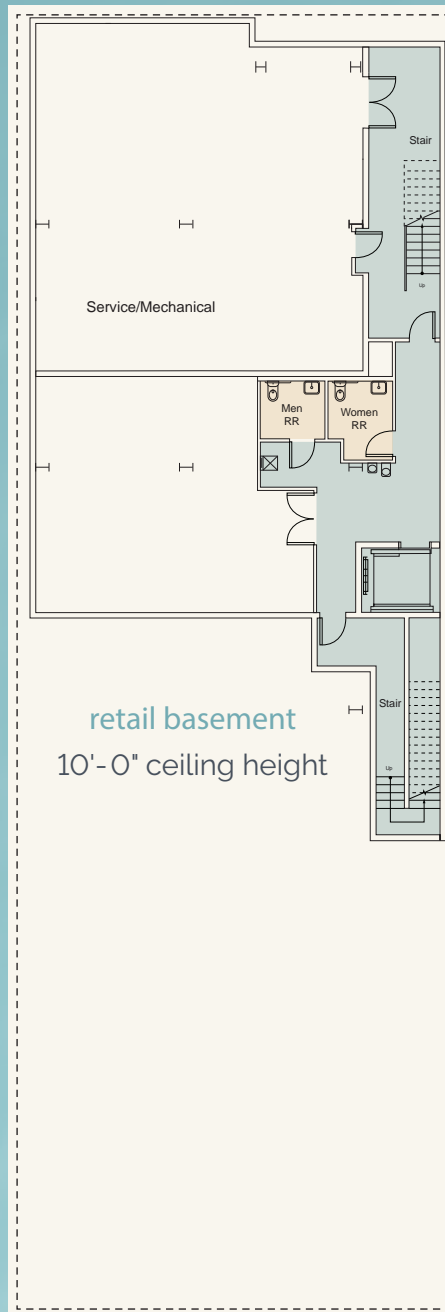
Downtown Santa Monica



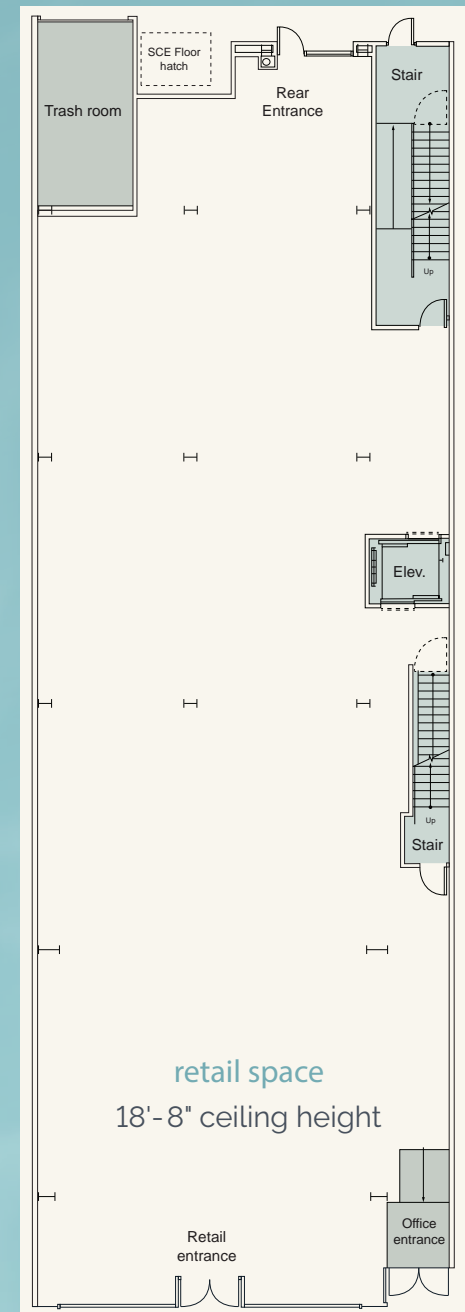
# FLEXIBLE LEASING OPTIONS AVAILABLE

entire building  
or multi-floor  
combinations

basement /  $\pm 1,525$  RSF



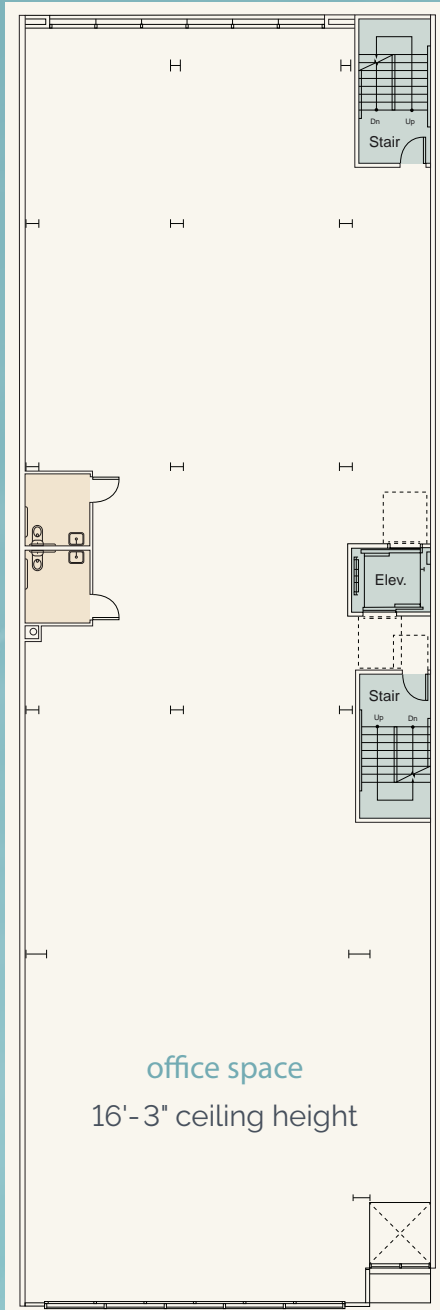
street /  $\pm 7,500$  RSF



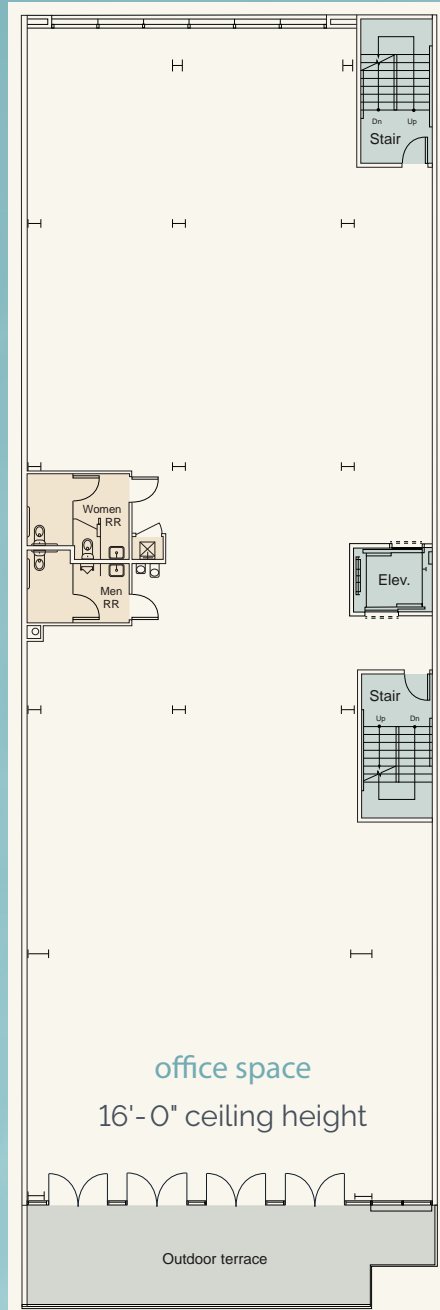
3RD ST PROMENADE



# 2nd / ±7,500 RSF



# 3rd / ±6,750 RSF



# rooftop / ±5,000 RSF



3RD ST PROMENADE



# IT'S ALL ABOUT LOCATION

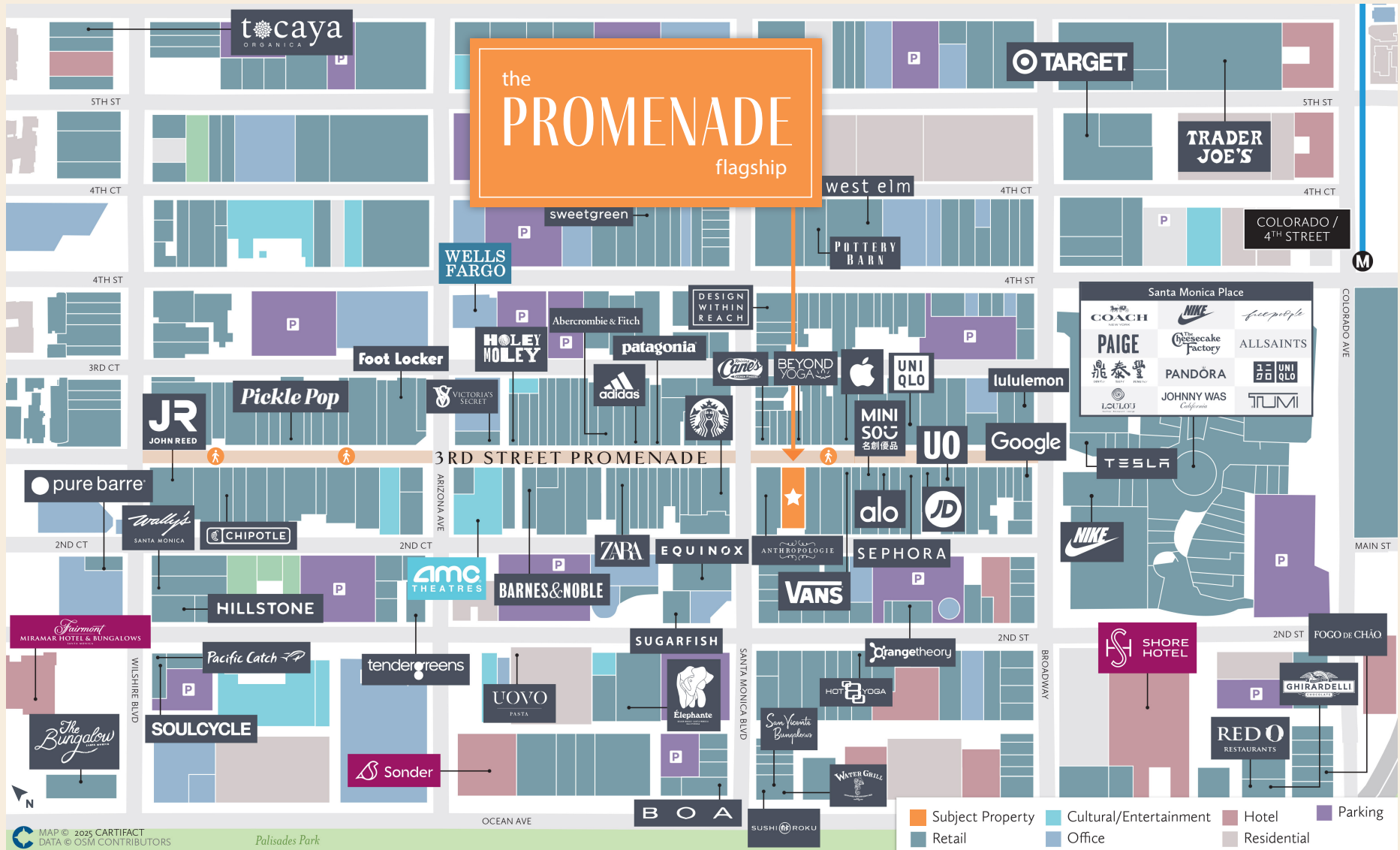
where every step connects to retail excellence

ANNUAL VISITS  
TO DOWNTOWN  
SANTA MONICA

17.5 MILLION

ANNUAL VISITORS  
TO DOWNTOWN  
SANTA MONICA

5.3 MILLION





STUDIO CITY



SUNSET STRIP



LARCHMONT

RODEO DRIVE



THE GROVE



PACIFIC PALISADES



BRENTWOOD



MONTANA AVENUE



CENTURY CITY MALL

1 MILE

2 MILES

3 MILES

MALIBU



# the PROMENADE

flagship

ABBOT KINNEY BOULEVARD



## 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

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