

1322 3rd Street Promenade, Santa Monica

Ground floor retail plus Second floor/ Restaurant lease



1334 Third Street Promenade, Suite 306, Santa Monica, CA 90401 Ph (310) 395-8383 F (310) 395-7872 www.TenzerCommercial.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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Information

You can rent the ground floor and the upstairs. Or you can rent just the ground floor or just the upstairs.

The ground floor asking is \$15.95 NNN. (See set up for the ground floor.) The total square footage for the ground floor and the 2nd floor is approx. 23,000 sq. ft.



- Asking Price: Ground floor: \$15.95 NNN per month.
Second floor: \$ 5.00 NNN per month.
- Triple Net: Triple nets approx. 80cents/sq. ft./mo.
- Size: Ground floor Approx. 6,381 sq. ft.
Second floor Approx. 15,000 sq. ft.
- Ceiling: Gorgeous bow truss ceiling on the second fl
- Elevators: Two elevators: One on the Promenade and one off the alley.
- Term: 10 years.
- Available: 2010
- Parking: There is a city parking structure directly behind the property.
- Comments: This property is located in the center of the Third Street Promenade. A fantastic location with a huge amount of pedestrian traffic. Surrounding tenants are Armani Exchange, Mac Makeup, Abercrombie, Zara, Miss Sixty and more.....There are also 13 movie theatre screens a few doors north.

Link: <http://www.loopnet.com/lid/16740095>

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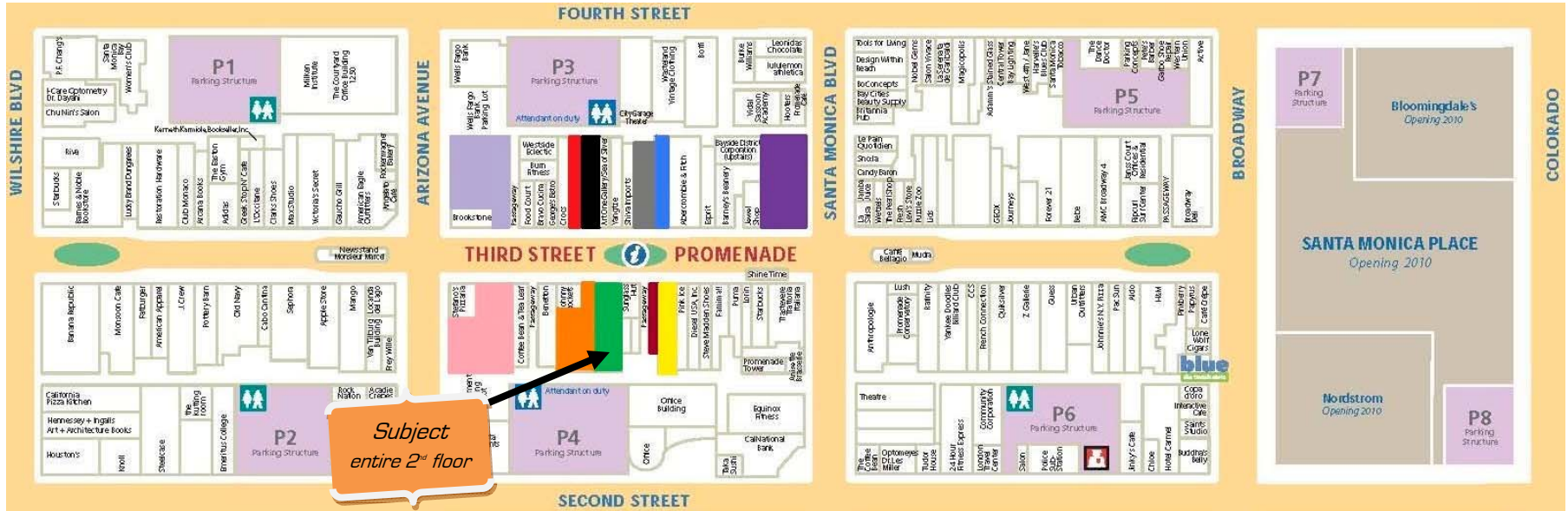
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Map



Surrounding Promenade Tenants:

- Armani Exchange
- Express
- Gap
- Mann Theatres
- Miss Sixty
- Foot Locker
- AMC Theatres
- MAC Cosmetics
- Sketchers
- Zara

Santa Monica Place Tenants:

- Kitson
- Nike
- Tiffany & Co.
- Louis Vuitton
- Charles David
- BCBG
- Ted Baker
- Burberry
- Barney's Co-op
- And more...

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