

1321 Third Street Promenade

Tenzer

- Santa Monica -

LEASE

Retail

Restaurant



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Tenzer Commercial Brokerage Group, Inc.
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401

1321 Third Street Promenade

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Premises

1321 Third Street Promenade

1321 Third Street Promenade is located on the middle block of The Third Street Promenade, which is the center of The Promenade. Santa Monica's prime retail district has a dynamic mix of boutiques, restaurants, and entertainment options.

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PREMISES

Approx. 1,499 sq. ft. ground floor

RENTAL AND TRIPLE NETS

Ask Barbara

NNN \$1.50 sq. ft. monthly

OCCUPANCY

Immediate

TERM

Negotiable

PARKING

There are six Santa Monica city public parking structures with 90 minutes free surrounding the Third Street Promenade.

COMMENTS

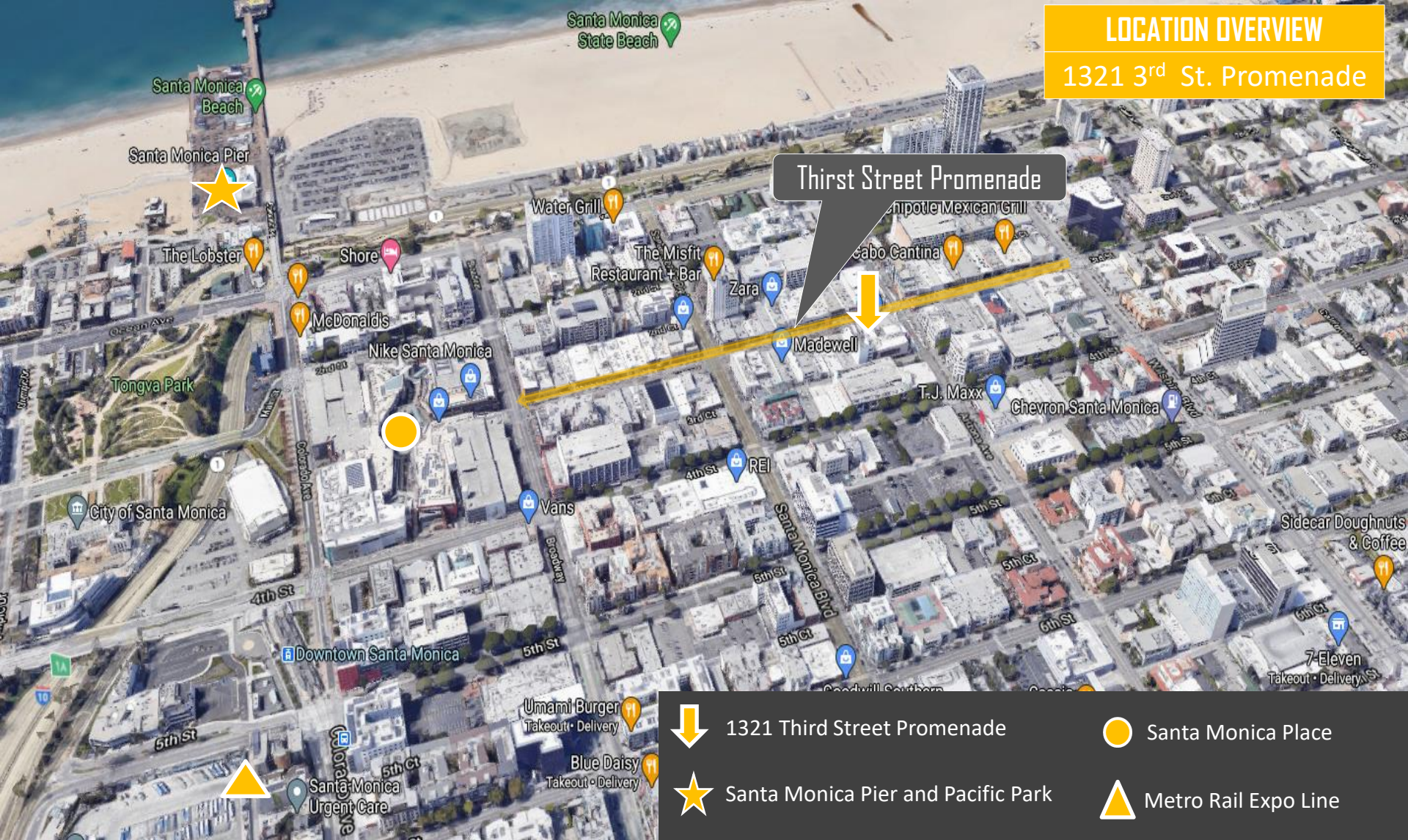
- Façade of building completely redone.
- Great frontage
- Only space on the promenade that is 1,499 sq. ft.





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LOCATION OVERVIEW

1321 3rd St. Promenade



-  1321 Third Street Promenade
-  Santa Monica Place
-  Santa Monica Pier and Pacific Park
-  Metro Rail Expo Line

1321 Third Street Promenade is located on the center block of The Third Street Promenade, just minutes from the Expo Line Stop which brings commuters, tourists, and shoppers to the prestigious outdoor retail environment of Downtown Santa Monica and the surrounding streets. Downtown Santa Monica attracts nearly 24 million visitors each year. Spending has reached roughly \$1.9 billion annually and consist of approximately 60% tourists and 40% locals. Planned developments along the Expo Line will add approximately 525 housing units just blocks away.