

**For Lease**

**Retail / Restaurant**

**1220 Third Street Promenade**

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**Tenzer Commercial Brokerage Group**

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## Ground Floor



### PREMISES

Ground Floor dimensions:  
Approx. 30 ft. of frontage  
Approx. 126 ft. of depth  
Totaling approx. 3,818 sq ft.  
Ceiling Height approx. 25 ft.  
Small Mezzanine Upstairs

### RENTAL RATE

Contact Barbara or Luke

### TERM

Negotiable

### PARKING

1 parking space behind the building.

Plus 90 minutes of free parking in the public structures surrounding the Third Street Promenade for customers.

### Neighboring Tenants

John Reed Fitness, Chipotle, 1212 Restaurant, Sephora, Dr. Martens, 2Bella, Cabo Cantina, Ugo Trattoria, Casa Martin, Champs, Victoria's Secret and many more...



# Ground Floor





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# Ground Floor



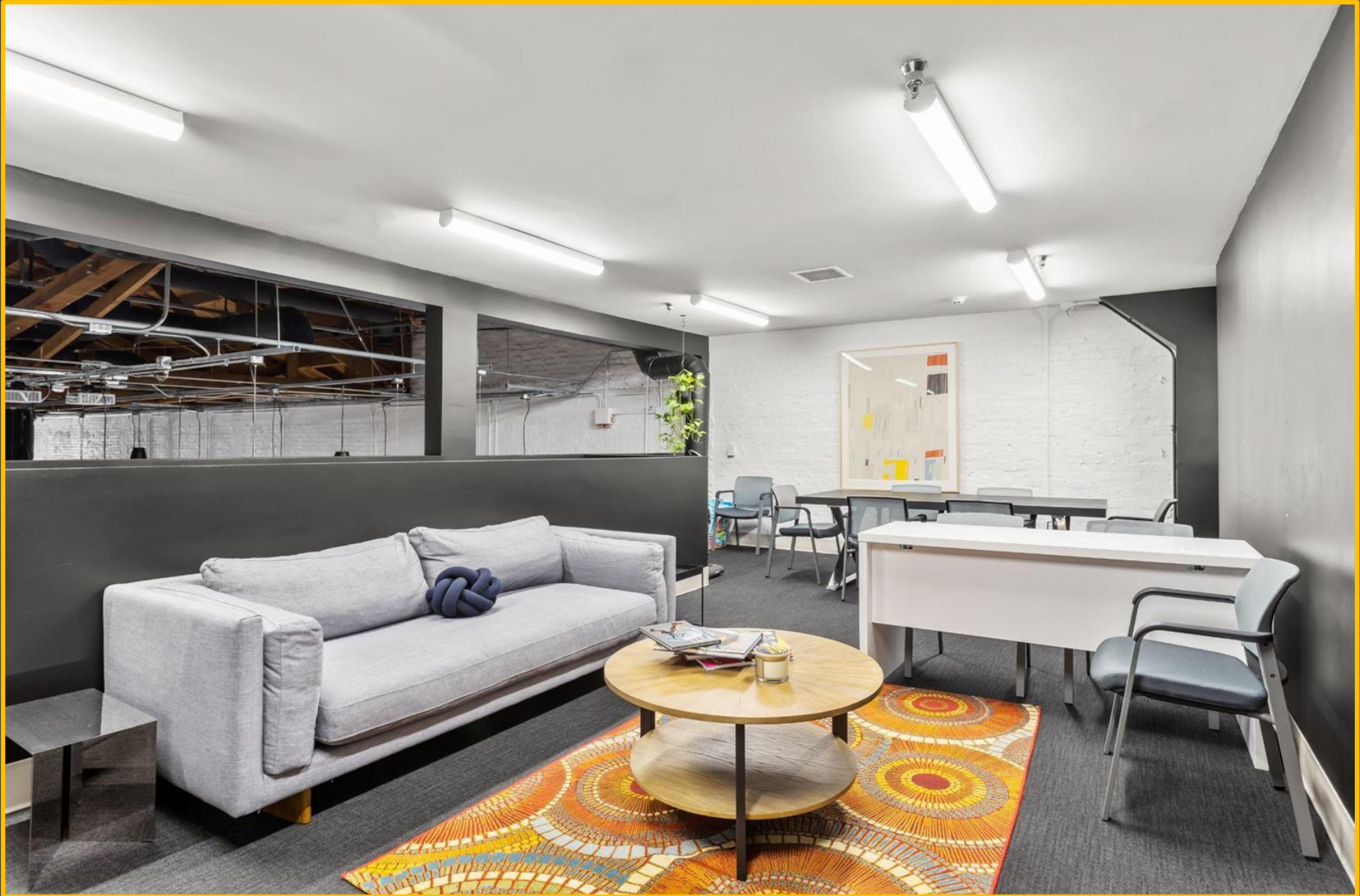


# Ground Floor





# Mezzanine





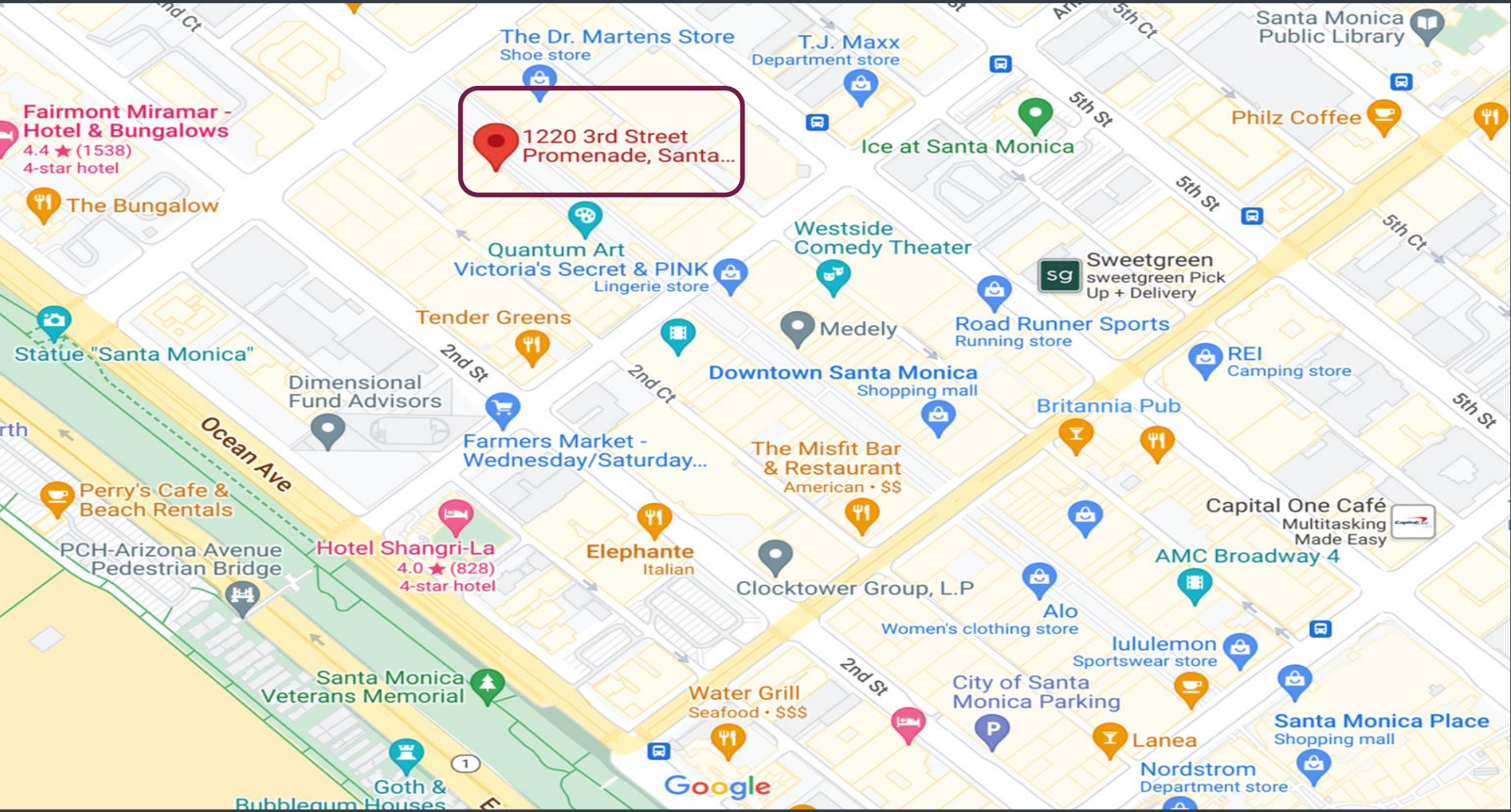
# Back Patio







# Area Map



1220 Third Street Promenade is a beautifully built out store that is in excellent condition. This location offers easy access for commuters, tourists, and shoppers to the prestigious outdoor retail and restaurant environment of the Third Street Promenade and surrounding streets.