

1241 Third Street Promenade

Tenzer

- Santa Monica -

LEASE

Retail

Restaurant



Barbara Tenzer License# 01235150
310.395.8383 / B.TenzerCommercial@gmail.com

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

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Premises

1241 Third Street Promenade

1241 Third Street Promenade is located between Wilshire and Arizona on The Third Street Promenade. Santa Monica's prime retail district is surrounded by a dynamic mix of boutiques, restaurants, and entertainment options.

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PREMISES

Approx. 3,900 sq. ft.

RENTAL AND TRIPLE NETS

Ask Barbara

NNN Approx. \$2.30 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

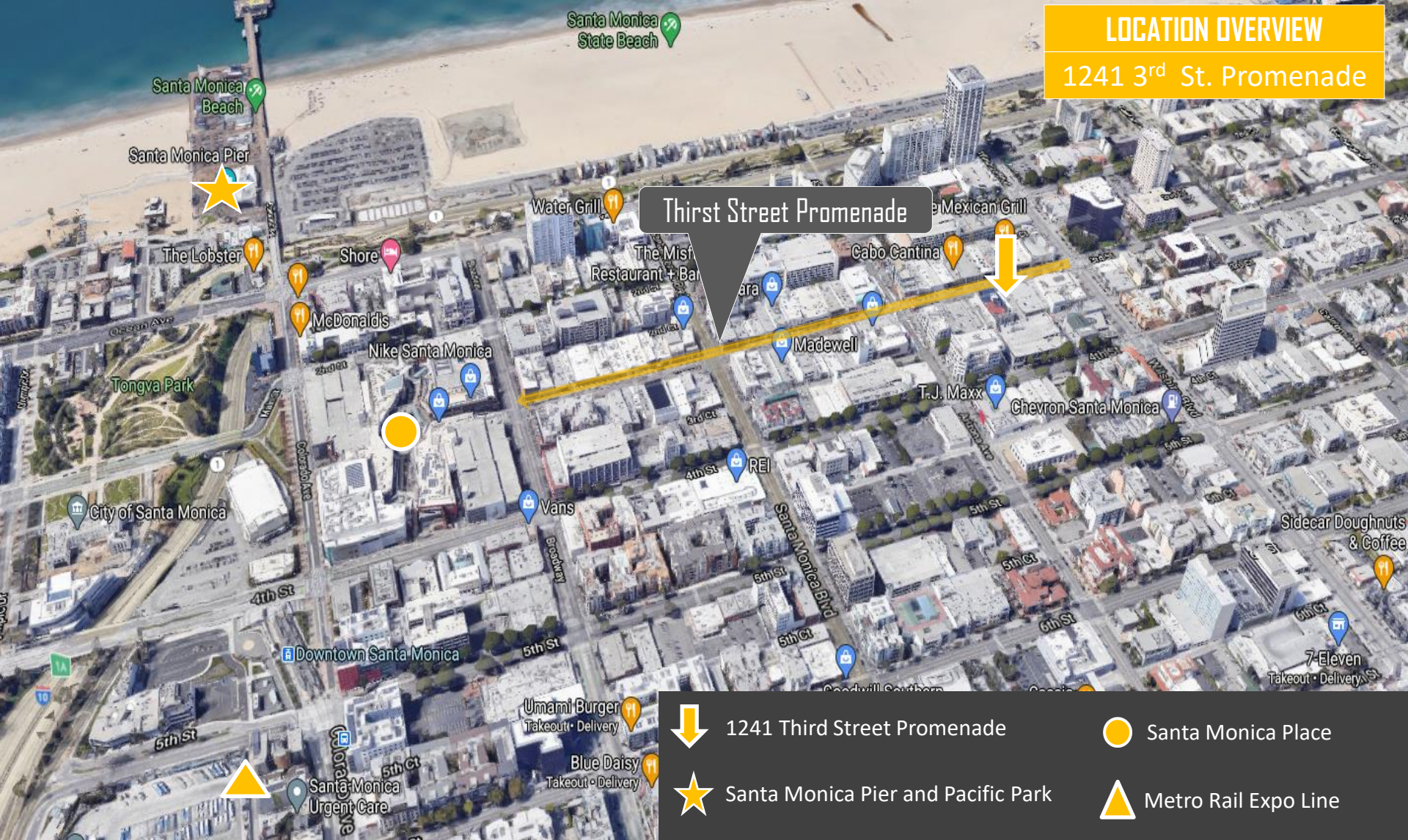
- Fantastic location
- Great frontage approx. 30 ft.
- High Ceilings

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LOCATION OVERVIEW

1241 3rd St. Promenade



1241 Third Street Promenade



Santa Monica Place



Santa Monica Pier and Pacific Park



Metro Rail Expo Line

1241 Third Street Promenade is located on the first block of The Third Street Promenade, just minutes from the Expo Line Stop which brings volumes of 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.