

# 1260 3rd Street Promenade,

*North Pavilion Kiosk*  
- Santa Monica -

Sublease/Assignment

Incidental food

Tenzer



**Barbara Tenzer** License# 01235150  
310.395.8383 / [B.TenzerCommercial@gmail.com](mailto:B.TenzerCommercial@gmail.com)

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





## Premises

1260 3rd Street Promenade

1260 Third Street Promenade is located on the first block of The Third Street Promenade, Santa Monica's prime retail district, surrounded by a dynamic mix of boutiques, restaurants, and entertainment options.



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### PREMISES

Approx. 750 sq. ft. ground floor

### RENTAL RATE

\$3,883 Gross

### OCCUPANCY

Immediate

### TERM

Expiration July 31, 2022

There after M/M.

### KEY MONEY

\$75,000

### PARKING

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

### COMMENTS

- Fantastic location.
- National retailers, restaurants, and theatres steps away.

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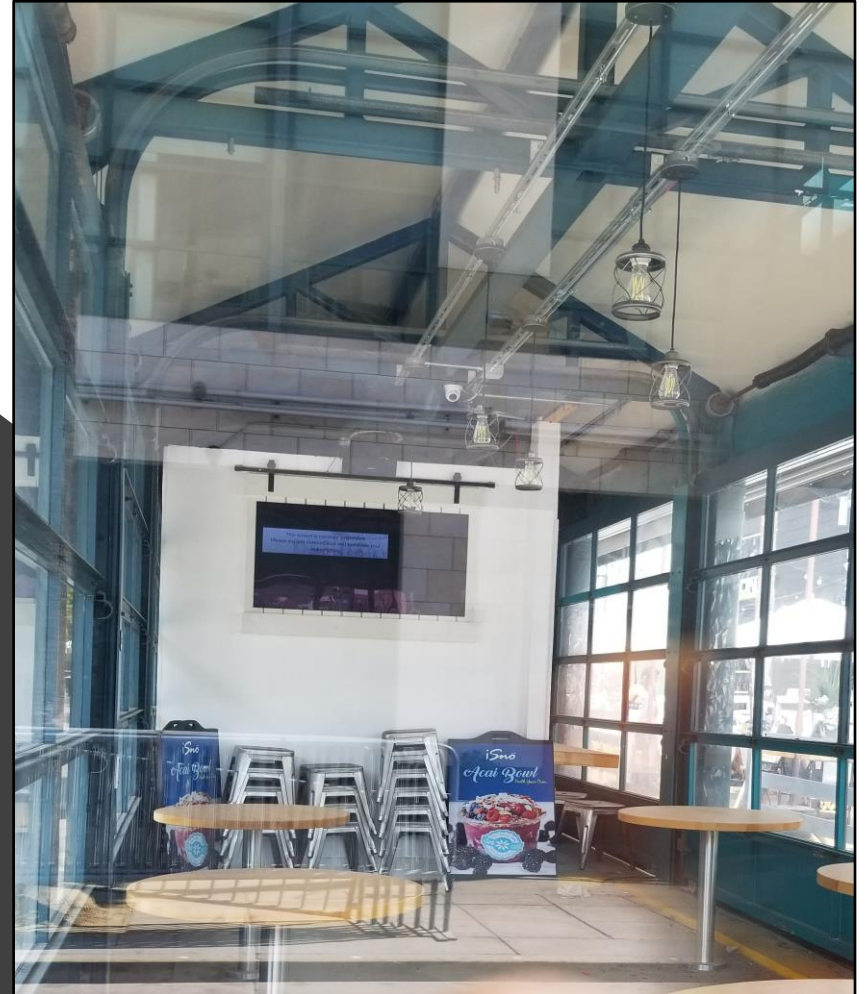
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## LOCATION OVERVIEW

1260 3<sup>rd</sup> St. Promenade



1260 Third Street Promenade



Santa Monica Place



Santa Monica Pier and Pacific Park



Metro Rail Expo Line

1260 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.