

# 1353 Third Street Promenade

- Santa Monica -

Sublease/Assignment

Retail

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

1353 Third Street Promenade

1353 Third Street Promenade is located in the center 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. 957 rentable sf.  
Frontage. 25 ft.

## RENTAL AND TRIPLE NETS

Contact Barbara

## OCCUPANCY

Immediate

## TERM

Negotiable

## PARKING

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

## COMMENTS

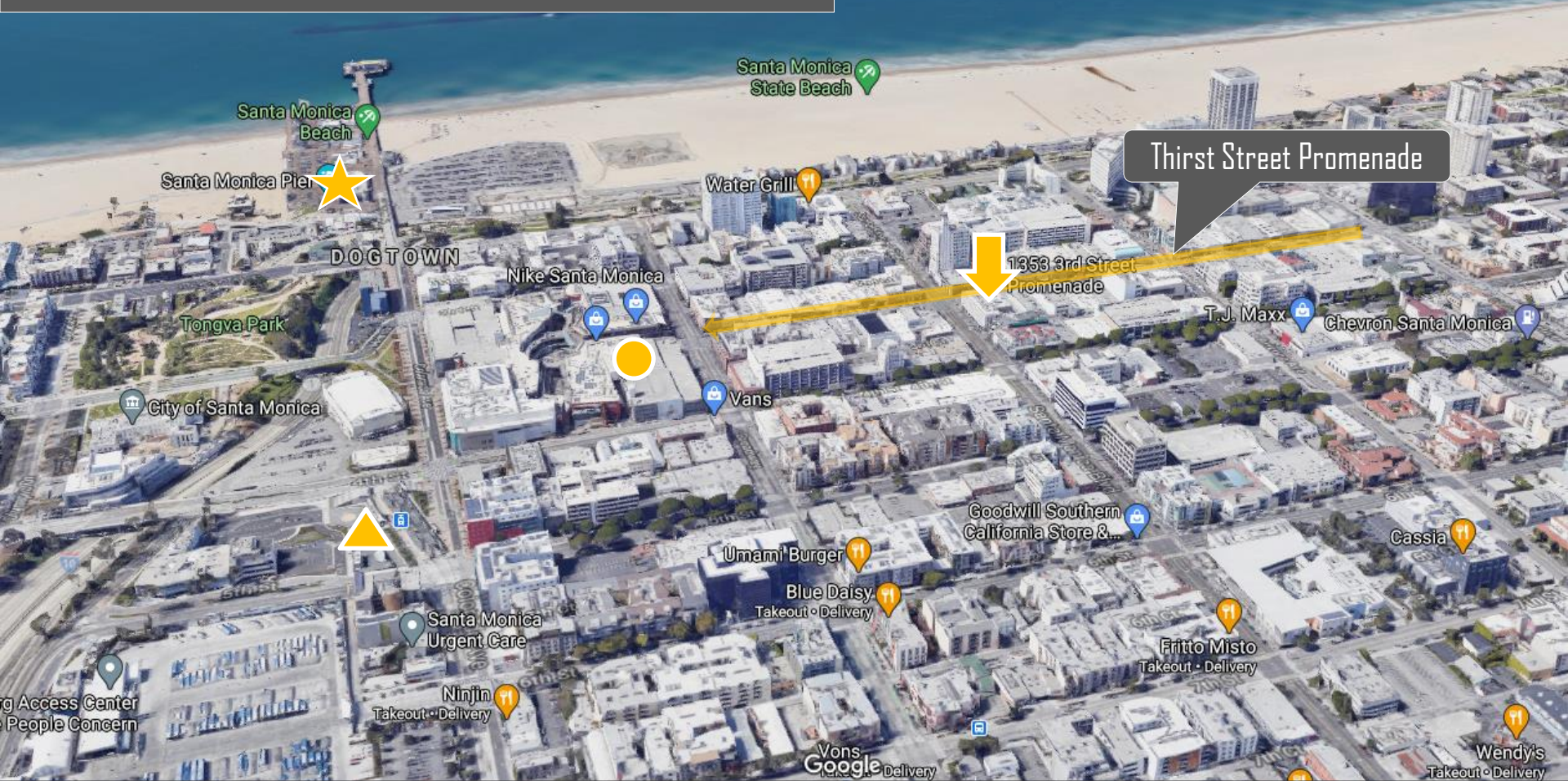
- The only location on the Promenade that is 957 sf, with a 25 ft. frontage.
- National retailers, restaurants, and theatres a few steps away.
- Short term Pop Up or long term lease.

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- ↓ 1353 Third Street Promenade
- ★ Santa Monica Pier and Pacific Park
- Santa Monica Place
- ▲ Metro Rail Expo Line

## LOCATION OVERVIEW

1353 3<sup>rd</sup> St. Promenade



Third Street Promenade

1353 3<sup>rd</sup> Street Promenade

1353 Third Street Promenade is located in the heart of The Third Street Promenade, just minutes from the Expo Line Stop which brings tremendous 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.