

1444 Third Street Promenade

- Santa Monica -

Sublease/Assignment

Retail

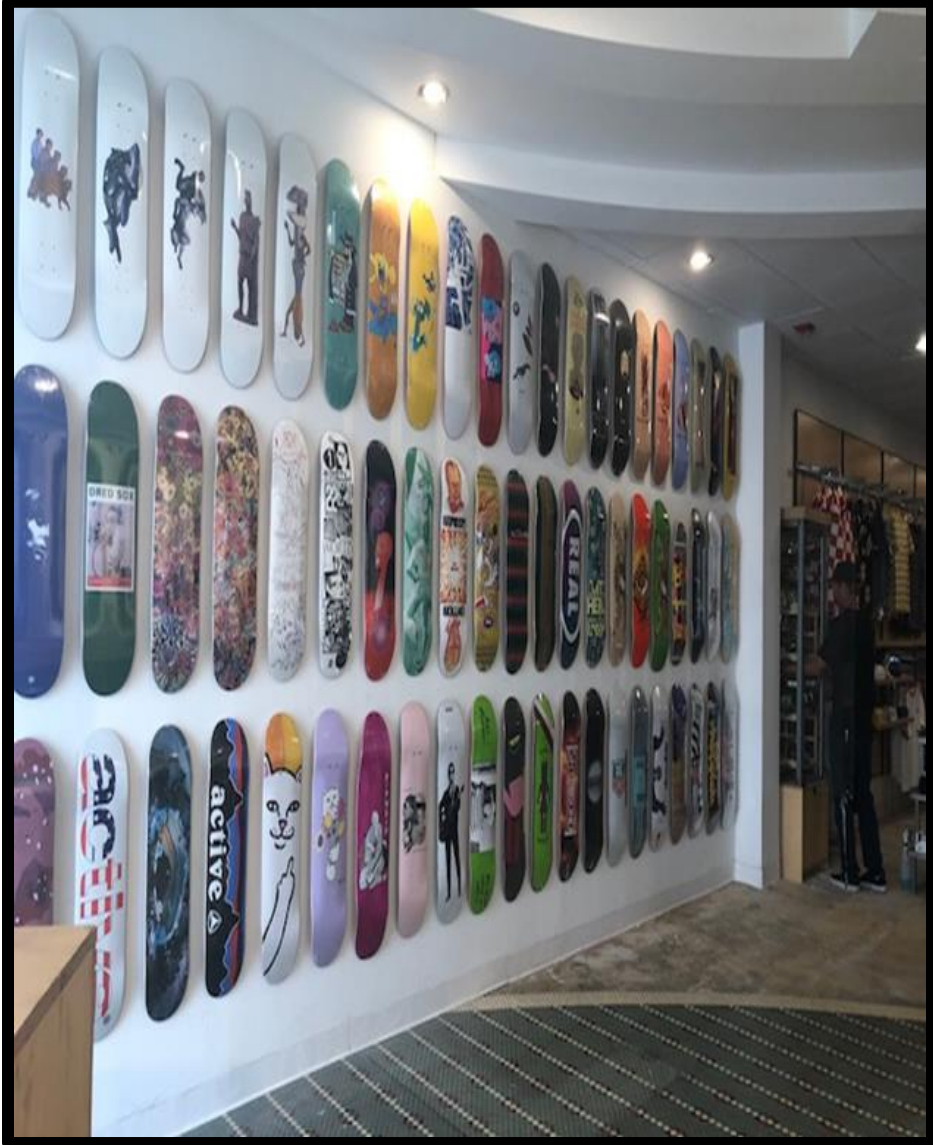
Restaurant

Tenzer



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



Premises

1444 Third Street Promenade

1444 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. 3,450 sq. ft. ground floor

Approx. 3,450 sq. ft. second floor

Approx. 2,874 sq. ft. basement

Total = 9,774 sq. ft.

Elevator

Ceiling Height: Approx. 12-14 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

- Fantastic location. Create a one story retail with a two story look or develop a two story retail.
- National retailers, restaurants, and theatres a few steps away.
- Could be fabulous restaurant.

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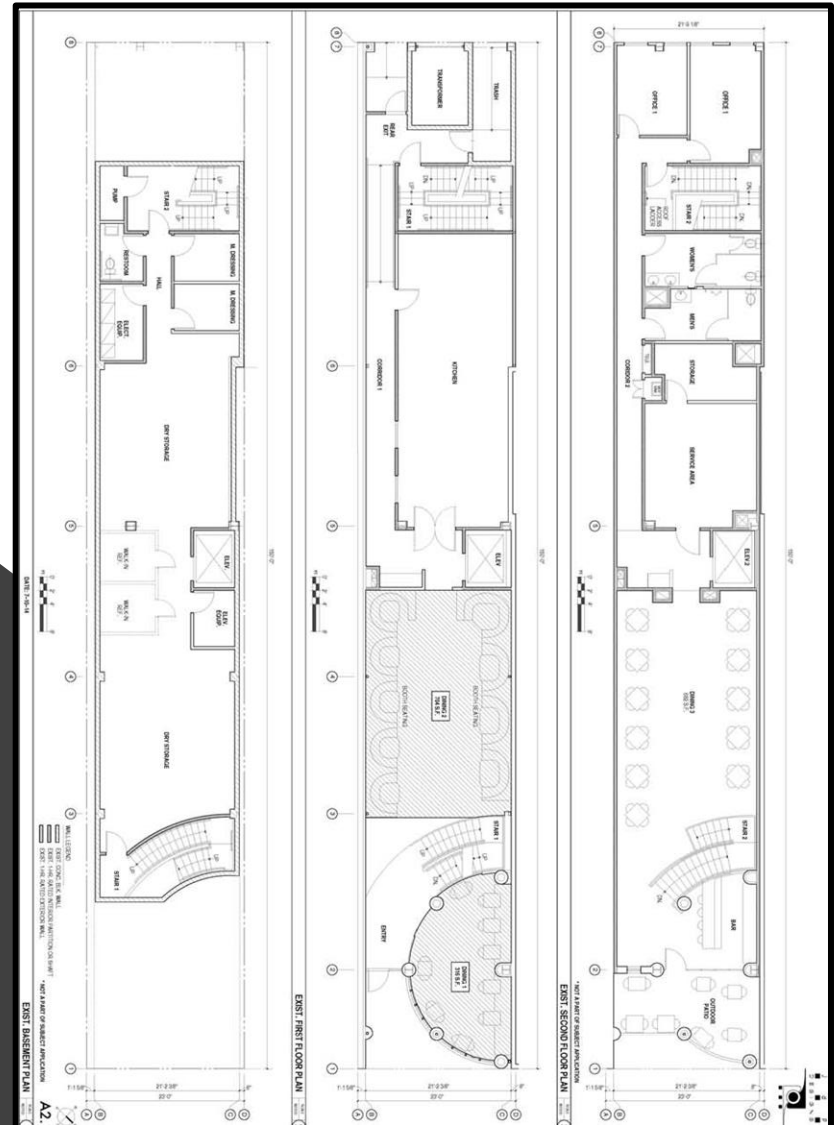
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BACK

Front



BASEMENT





FIRST FLOOR

SECOND FLOOR

LOCATION OVERVIEW

1444 3rd St. Promenade



-  1444 Third Street Promenade
-  Santa Monica Place
-  Santa Monica Pier and Pacific Park
-  Metro Rail Expo Line

1444 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.