

1455 Third Street Promenade



Tenzer Commercial Brokerage Group

Barbara Tenzer – License # 01235150
Office: 310-395-8383 / Cell: 310-678-7886
B.tenzercommercial@gmail.com

Luke Cain - License # 02141506
Cell: 310-804-0157
Luke.tenzercommercial@gmail.com



PREMISES

Approx. 3,484 SF

Approx. 33 Feet of Frontage

RENTAL RATE

Call for details

TERM

Negotiable

PARKING

Building has a garage and offers valet parking.

90 minutes of free parking is offered at all 8 public parking structures that surround the Promenade.

HIGHLIGHTS

High pedestrian count

Prime corner location

High ceilings

Foldable windows / doors

Large outdoor patio

Fantastic co-tenancy - see photos

COMMENTS

The plethora of restaurants in Downtown Santa Monica and the popularity of the Santa Monica Pier contribute to the high foot traffic on the Promenade.



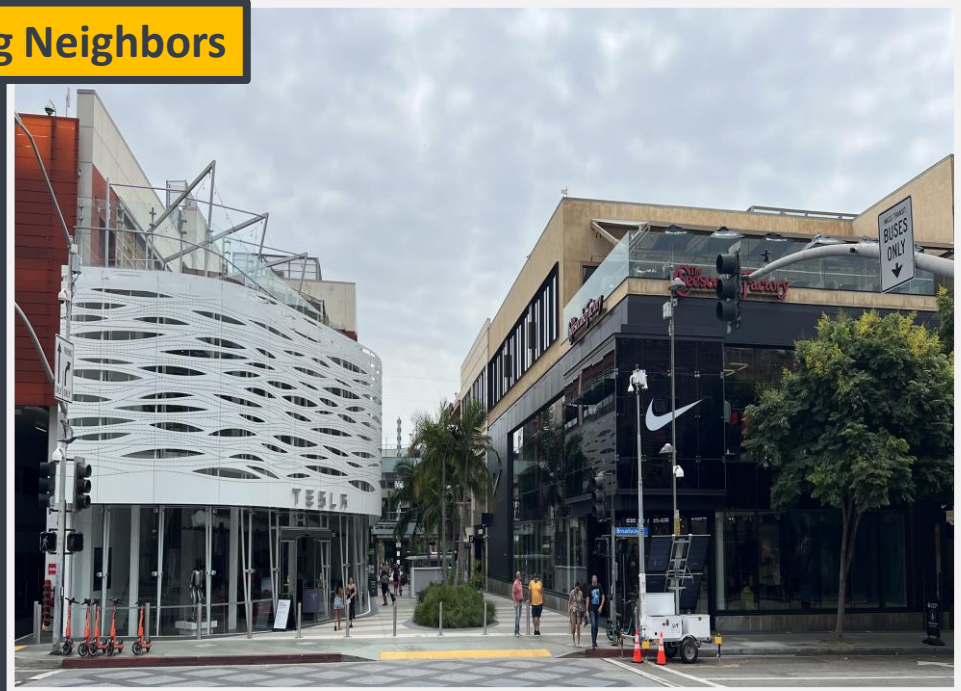
1455 Third Street Promenade is located within the most prestigious building on the best block of the Third Street Promenade. This location has the highest pedestrian count on the Promenade and is surrounded by many strong retailers, which include Lululemon, Apple, Herschel Supply, Alo Yoga, Urban Outfitters, H&M and more... Nike and Tesla are located directly across the street in Santa Monica Place.

Floorplan



THIRD STREET PROMENADE

Surrounding Neighbors



1455 Third Street Promenade

Surrounding Neighbors



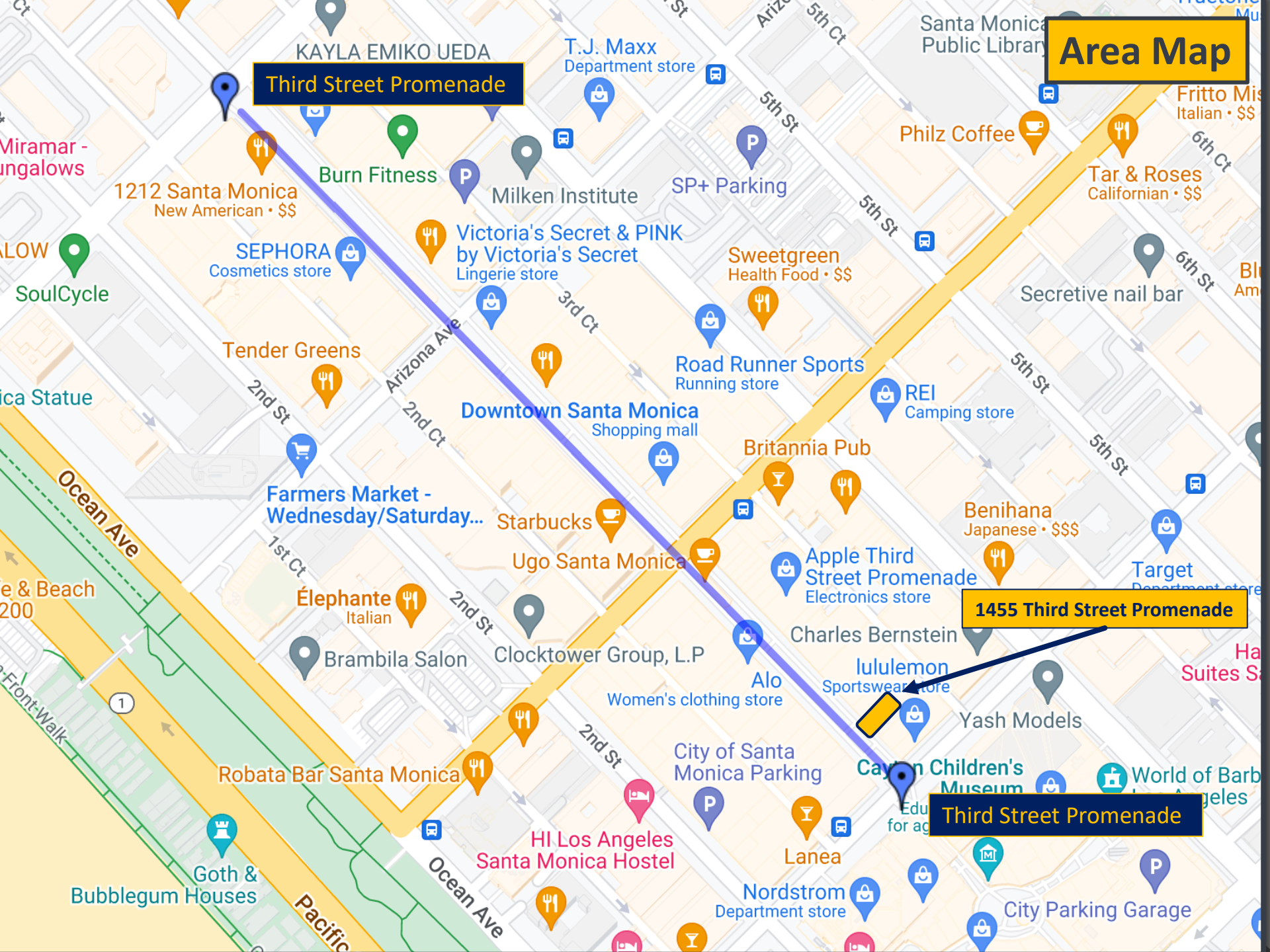
Surrounding Neighbors



Surrounding Neighbors



Area Map



Third Street Promenade

1455 Third Street Promenade

Third Street Promenade

KAYLA EMIKO UEDA

T.J. Maxx
Department store

Santa Monica
Public Library

Fritto Mis
Italian • \$\$

Miramar -
ungalows

1212 Santa Monica
New American • \$\$

Burn Fitness

Milken Institute

SP+ Parking

Philz Coffee

Tar & Roses
Californian • \$\$

LOW
SoulCycle

SEPHORA
Cosmetics store

Victoria's Secret & PINK
by Victoria's Secret
Lingerie store

Sweetgreen
Health Food • \$\$

Secretive nail bar

Tender Greens

Downtown Santa Monica
Shopping mall

Road Runner Sports
Running store

REI
Camping store

ca Statue

Ocean Ave

Farmers Market -
Wednesday/Saturday...

Starbucks

Britannia Pub

Benihana
Japanese • \$\$\$

e & Beach
200

Éléphante
Italian

Ugo Santa Monica

Apple Third
Street Promenade
Electronics store

Target
Department store

Brambila Salon

Clocktower Group, L.P

Charles Bernstein

lululemon
Sportswear store

Yash Models

Ha
Suites S

Robata Bar Santa Monica

HI Los Angeles
Santa Monica Hostel

City of Santa
Monica Parking

Cayton Children's
Museum

World of Barb
Los Angeles

Goth &
Bubblegum Houses

Pacific

Ocean Ave

HI Los Angeles
Santa Monica Hostel

Lanea

Nordstrom
Department store

City Parking Garage