

Retail for Lease on Third St. Promenade's Best Block **Between the Apple Store and Uniqlo**



1427 3rd St. Promenade, Santa Monica, CA 90403



Available

Suite 101: ±3,470 SF

Suite 102: ±2,342 SF

Rent: Call broker for pricing

Parking: City structures;
First 90 minutes free

Available: Q3 2026

Features

- ▶ FIFA World Cup pop-up occupying Suite 101
- ▶ Retail or non-hooded food use
- ▶ Prime location just steps from the Santa Monica Pier and Pacific Ocean
- ▶ Surrounded by major hotels and high-traffic tourist destinations
- ▶ Abundant nearby public and private parking options
- ▶ Strong pedestrian activity from visitors, locals, and hotel guests
- ▶ Located among established credit tenants and national retailers such as Urban Outfitters, T-Mobile, Apple, Google, Lululemon, Anthropologie, Tesla, Din Tai Fung, Nike, Alo Yoga, Patagonia, Fogo de Chao, Sephora, and more
- ▶ Excellent visibility and accessibility in a vibrant coastal setting

Prospective tenants are hereby advised that all uses are subject to City approval



Suite 101

±3,470 SF next to Apple Store



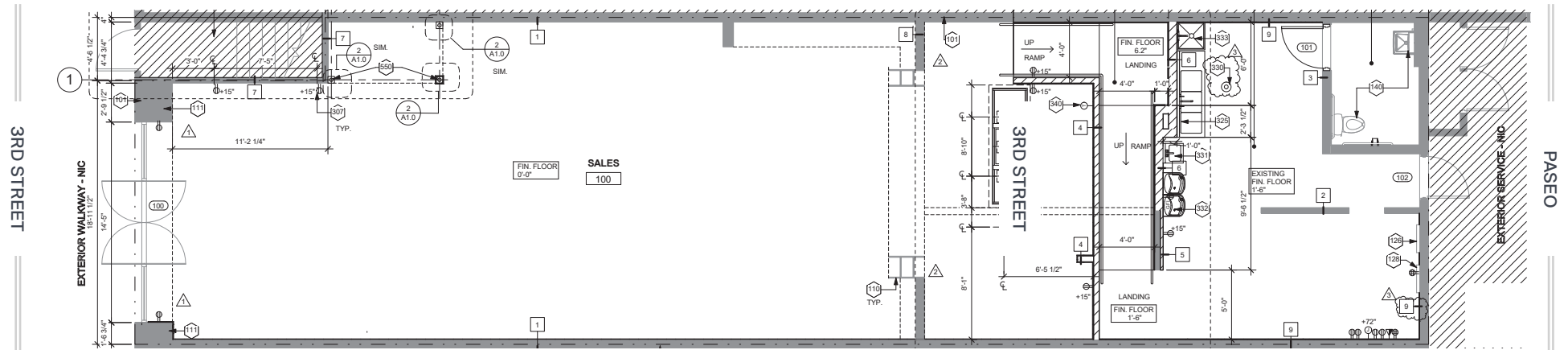
Suite 102

±2,342 SF next to Uniqlo



Suite 102

±2,342 SF next to Apple Store



Immediate Vicinity

1427 3rd Street is located in between the Apple Store and Uniqlo and across from Alo and Urban Outfitters



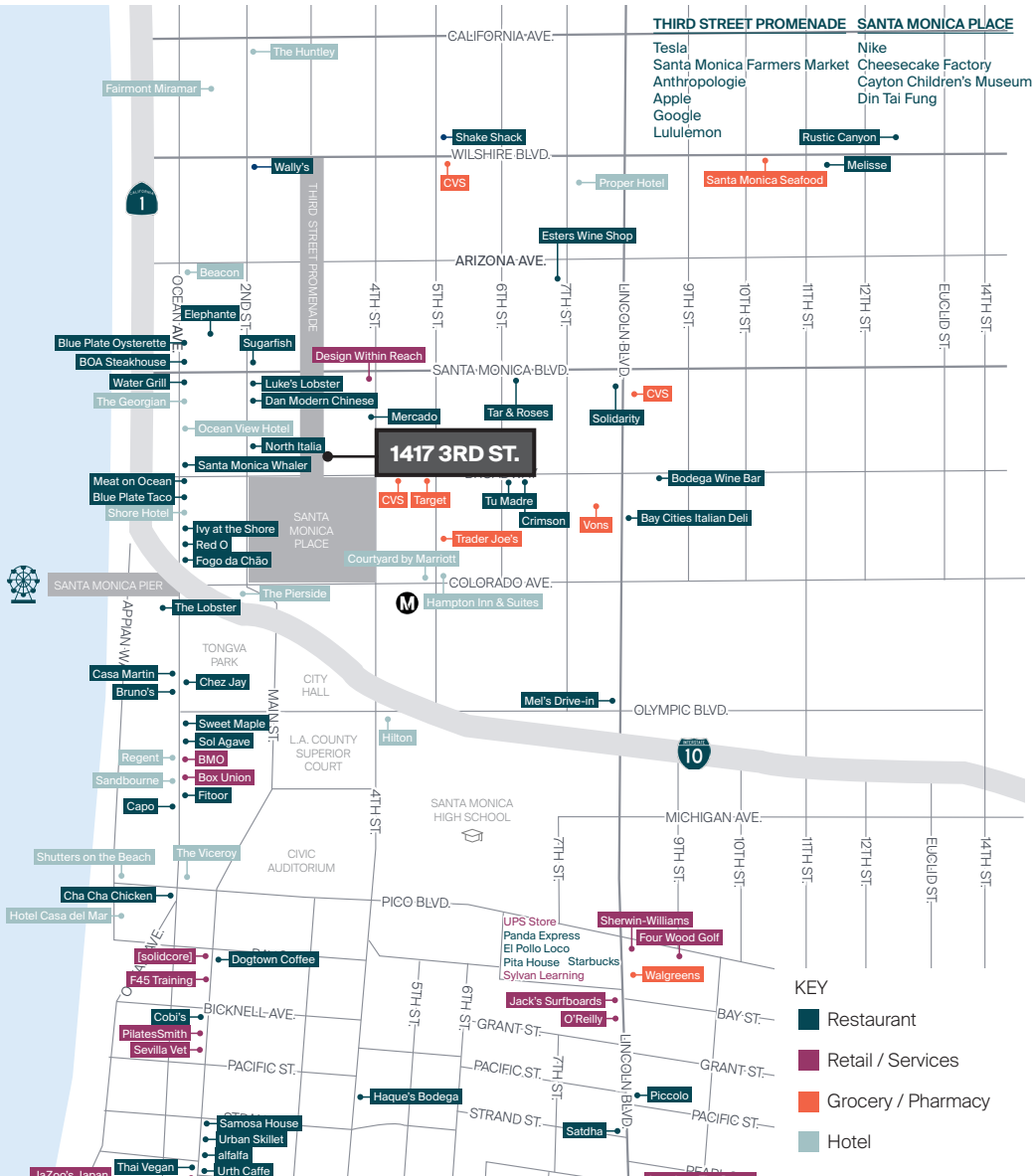
Third Street Promenade

Just east of the Pier, the Third Street Promenade consists of three open-air, car-free blocks that are anchored by upscale Santa Monica Place, home to more than 80 retailers.

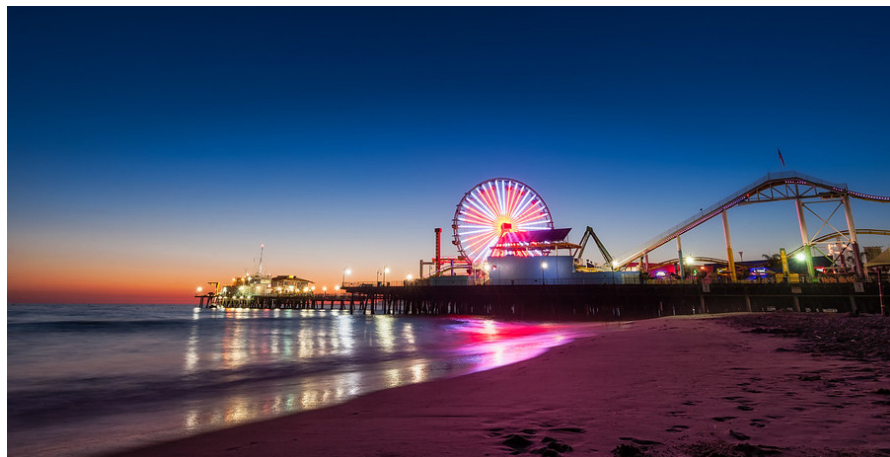


Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	9,294	37,450	95,411
2030 Projected Population	9,480	36,285	91,174
2020 Census Population	7,523	34,007	90,711
2010 Census Population	6,222	31,642	87,135
Projected Annual Growth 2025 to 2030	0.4%	-0.6%	-0.9%
Historical Annual Growth 2010 to 2025	3.3%	1.2%	0.6%
2025 Median Age	40.5	41.5	42.5
HOUSEHOLDS			
2025 Estimated Households	5,523	20,850	48,193
2030 Projected Households	5,878	20,948	47,637
2020 Census Households	4,736	19,572	46,820
2010 Census Households	4,008	18,800	45,961
Projected Annual Growth 2025 to 2030	1.3%	-	-0.2%
Historical Annual Growth 2010 to 2025	2.5%	0.7%	0.3%
RACE & ETHNICITY			
2025 Estimated White	59.8%	64.1%	64.0%
2025 Estimated Black or African American	8.4%	6.0%	5.5%
2025 Estimated Asian or Pacific Islander	12.6%	11.6%	11.4%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	18.7%	17.9%	18.6%
2025 Estimated Hispanic	22.5%	22.0%	22.6%
INCOME			
2025 Estimated Average Household Income	\$172,496	\$172,741	\$197,049
2025 Estimated Median Household Income	\$107,880	\$112,540	\$125,429
2025 Estimated Per Capita Income	\$103,489	\$96,706	\$99,928
EDUCATION			
2025 Estimated High School Graduate	7.9%	9.2%	8.8%
2025 Estimated Some College	11.0%	11.2%	11.3%
2025 Estimated Associates Degree Only	5.1%	5.3%	5.6%
2025 Estimated Bachelors Degree Only	47.7%	39.9%	38.4%
2025 Estimated Graduate Degree	24.4%	29.0%	30.1%
BUSINESS			
2025 Estimated Total Businesses	2,816	4,875	10,470
2025 Estimated Total Employees	25,510	39,075	81,207
2025 Estimated Employee Population per Business	9.1	8.0	7.8
2025 Estimated Residential Population per Business	3.3	7.7	9.1

Your trusted *partners*

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