

PREMIERE RETAIL RESTAURANT/  
OFFICE SPACE FOR LEASE

CBRE



1315

Third St Promenade

SANTA MONICA | CA



1315

# WELCOME TO SANTA MONICA

Santa Monica delivers one of Southern California's most compelling retail opportunities, combining strong local demographics with unmatched tourist volume. At the heart of it all, the Third Street Promenade offers retailers exceptional visibility and daily foot traffic, just steps from the world-renowned Santa Monica Pier and Boardwalk. Surrounded by a dense mix of hotels, restaurants, entertainment venues, and residential neighborhoods, the Promenade benefits from consistent daytime, nighttime, and weekend activity. Direct access to a Metro stop further expands its reach, seamlessly connecting shoppers from across Los Angeles. As a premier open-air pedestrian destination at the intersection of live, work, and play, the Third Street Promenade continues to attract leading national, global, and experiential brands seeking sustained exposure, strong sales performance, and long-term growth in a proven retail corridor.

1 MILE      3 MILES      5 MILES

2025 POPULATION	1 MILE	3 MILES	5 MILES
	<b>35,577</b>	<b>168,904</b>	<b>410,782</b>

2025 AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	<b>\$159,813</b>	<b>\$180,566</b>	<b>\$175,786</b>

2025 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	<b>20,294</b>	<b>84,264</b>	<b>189,263</b>

2025 PLACE OF WORK	1 MILE	3 MILES	5 MILES
(BUSINESSES)	<b>5,329</b>	<b>17,657</b>	<b>34,407</b>
(EMPLOYEES)	<b>44,552</b>	<b>138,233</b>	<b>371,959</b>

# PROPERTY HIGHLIGHTS



This prime ground floor retail opportunity is direct on the Third Street Promenade and currently built as a second gen food hall space that features a patio opening directly onto one of the most active pedestrian corridors in the area. The existing layout can be converted to accommodate a single master tenant, making it ideal for a flagship restaurant or retail concept. With exceptional visibility, strong signage potential and foot traffic, this location presents a great opportunity to establish a standout presence in a premier retail destination.



**GROUND FLOOR RETAIL:**  
+/-5,821 SF (SECOND GEN  
RESTAURANT/FOOD HALL)



**OFFICE SPACES:**  
FOURTH FL: +/-5,630 SF  
& FIFTH FL: +/-4,973 SF



**AVAILABLE:**  
IMMEDIATELY



**RENT:**  
CONTACT BROKER FOR  
PRICING



**STRONG WINDOW LINE**



**SIGNAGE POTENTIAL**



**HIGH FOOT  
TRAFFIC**

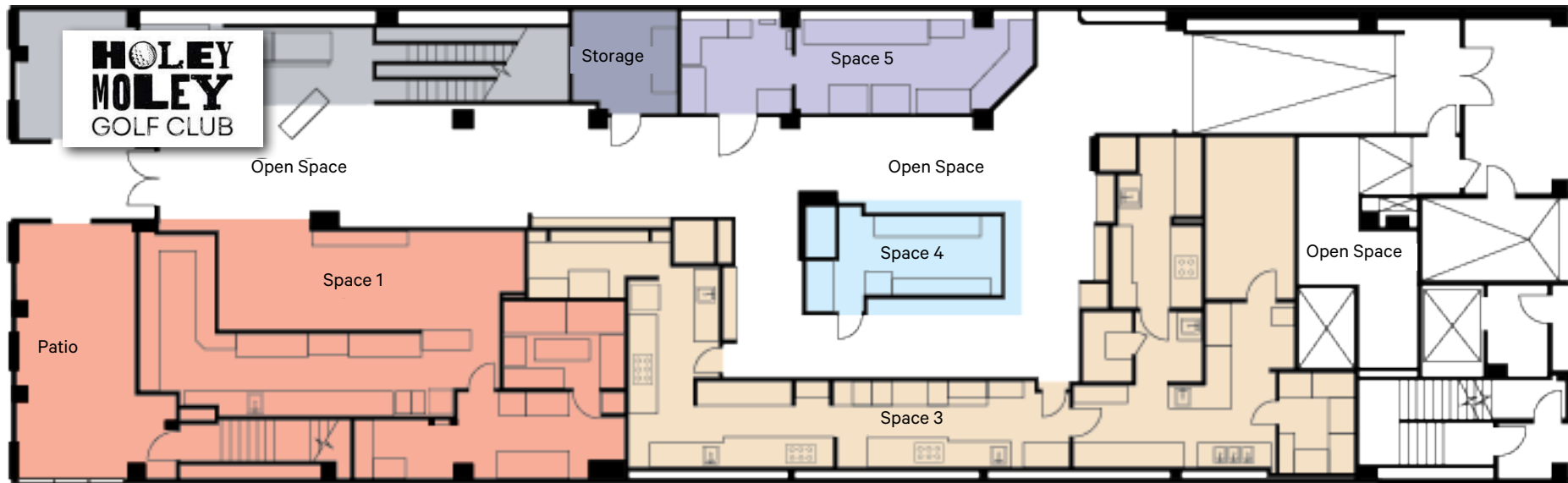


**STRONG COTENANCY  
ON BLOCK**

# EXISTING SITE PLAN

**Ground: ±5,821 SF**

-----Third Street Promenade-----



# CONCEPTUAL SITE PLAN

**Ground: ±5,821 SF**

-----Third Street Promenade-----

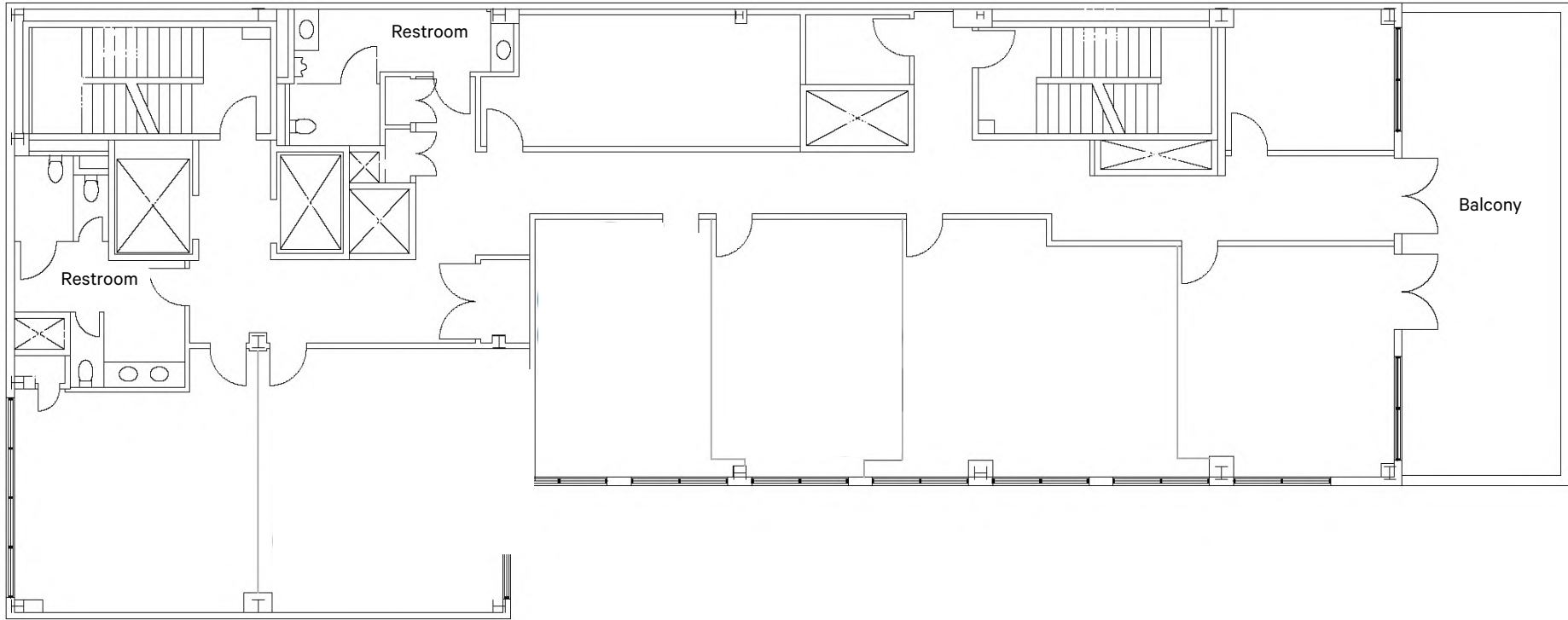


# INTERIOR- GROUND



# EXISTING SITE PLAN

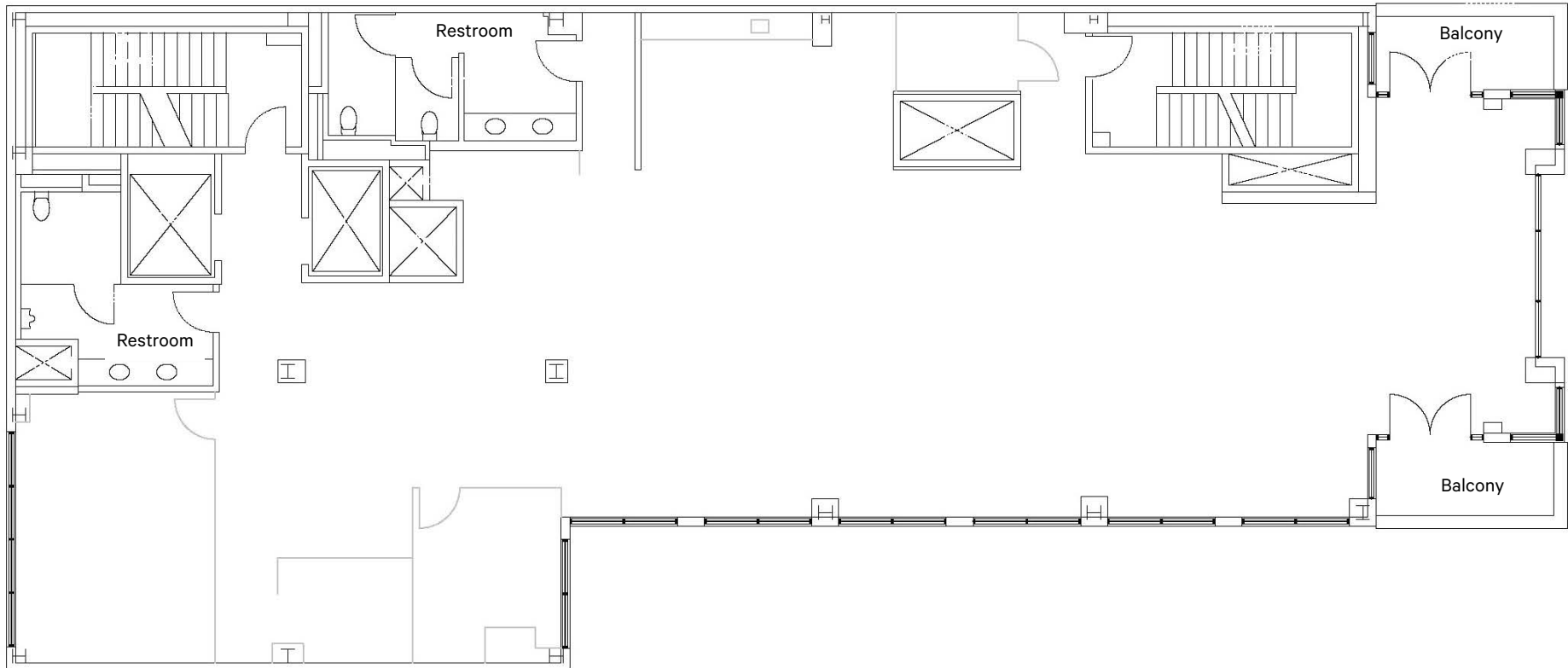
4th Fl: ±5,630 SF



-----Third Street Promenade-----

# EXISTING SITE PLAN

5th Fl: ±4,973 SF



-----Third Street Promenade-----

# EXTERIOR



EXISTING PATIO

# LOCATION MAP



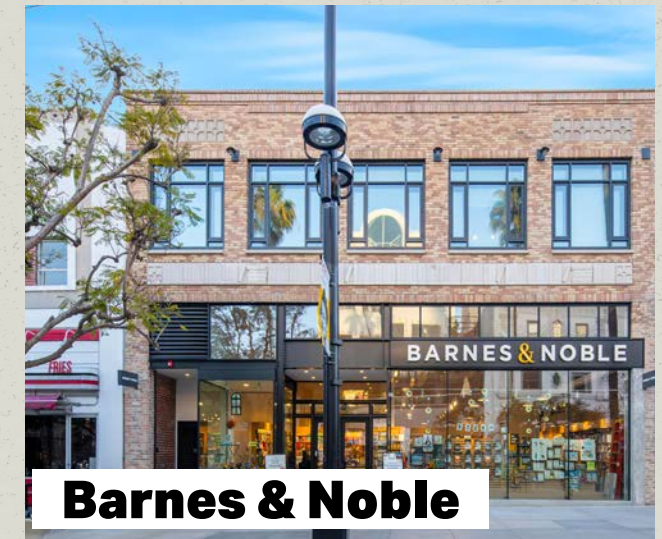
- All Saints
- Cheesecake
- Factory
- Club Studio
- Coach
- Din Tai Fung
- Free People
- Intimissimi
- Johnny Was
- Nike
- Paige
- Tesla
- Tumi



# NEARBY TENANTS



# NEARBY TENANTS







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SPACE FOR LEASE**

**1315** Third St  
Promenade

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**FOR MORE  
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PLEASE  
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