

1322 Third Street Promenade
±6,033 SF to ± 25,615 SF
Retail For Lease



Tenzer Commercial Brokerage Group

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1322 Third Street Promenade | Leasing Opportunity

Total Retail $\pm 6,033$ SF to $\pm 25,615$ SF



Skechers location is $\pm 6,033$ SF:

Can be leased alone or combined with the space next door.

Ground Floor & 2nd Floor Retail:

- Ground Floor is $\pm 6,577$ SF
- 2nd Floor is $\pm 13,005$ SF
- $\pm 19,582$ Total SF

Restaurant is $\pm 1,600$ SF

Can be combined with adjacent retail or leased separately.

If you combine both retail spaces, the total is $\pm 25,615$ SF.

Premises

Retail Frontage : Approx. 80 FT

Total Retail: $\pm 6,033$ to $\pm 25,615$ Total SF

Seeking a single retail tenant for the building. Johnny Rockets can be included or leased separately. It is $\pm 1,600$ SF with ± 20 FT of frontage.

Rental Rate & NNN

Upon request

NNN approx. \$0.89 / SF / month

Term

10 Years

Parking

Parking available in the public structures that surround the Promenade.

Highlights

Trophy location on the 50-yard line of the Promenade / Entertainment Zone.

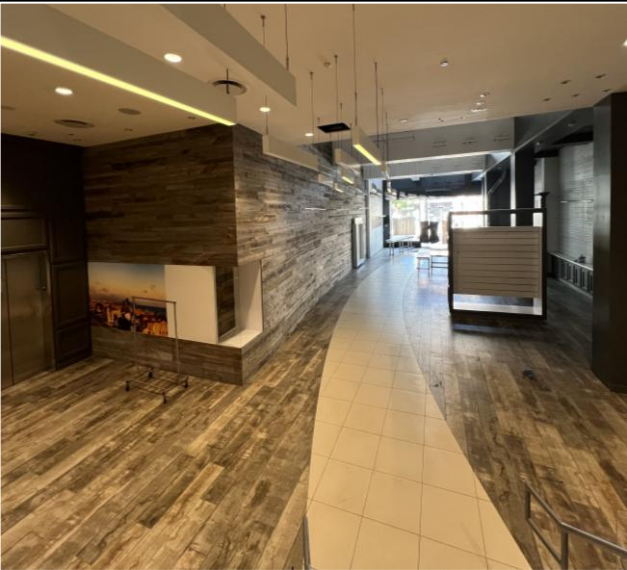
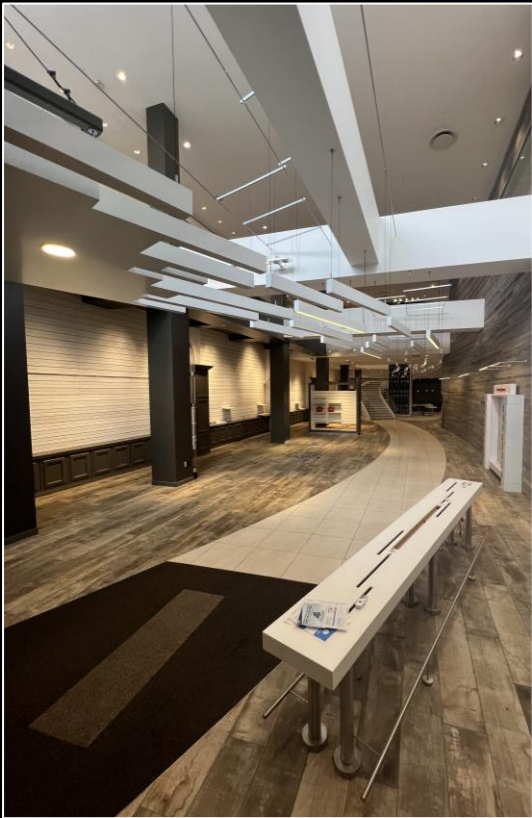
80 FT frontage, ideal for branding & signage.

Soaring ceilings that create volume, presence, and architectural drama.

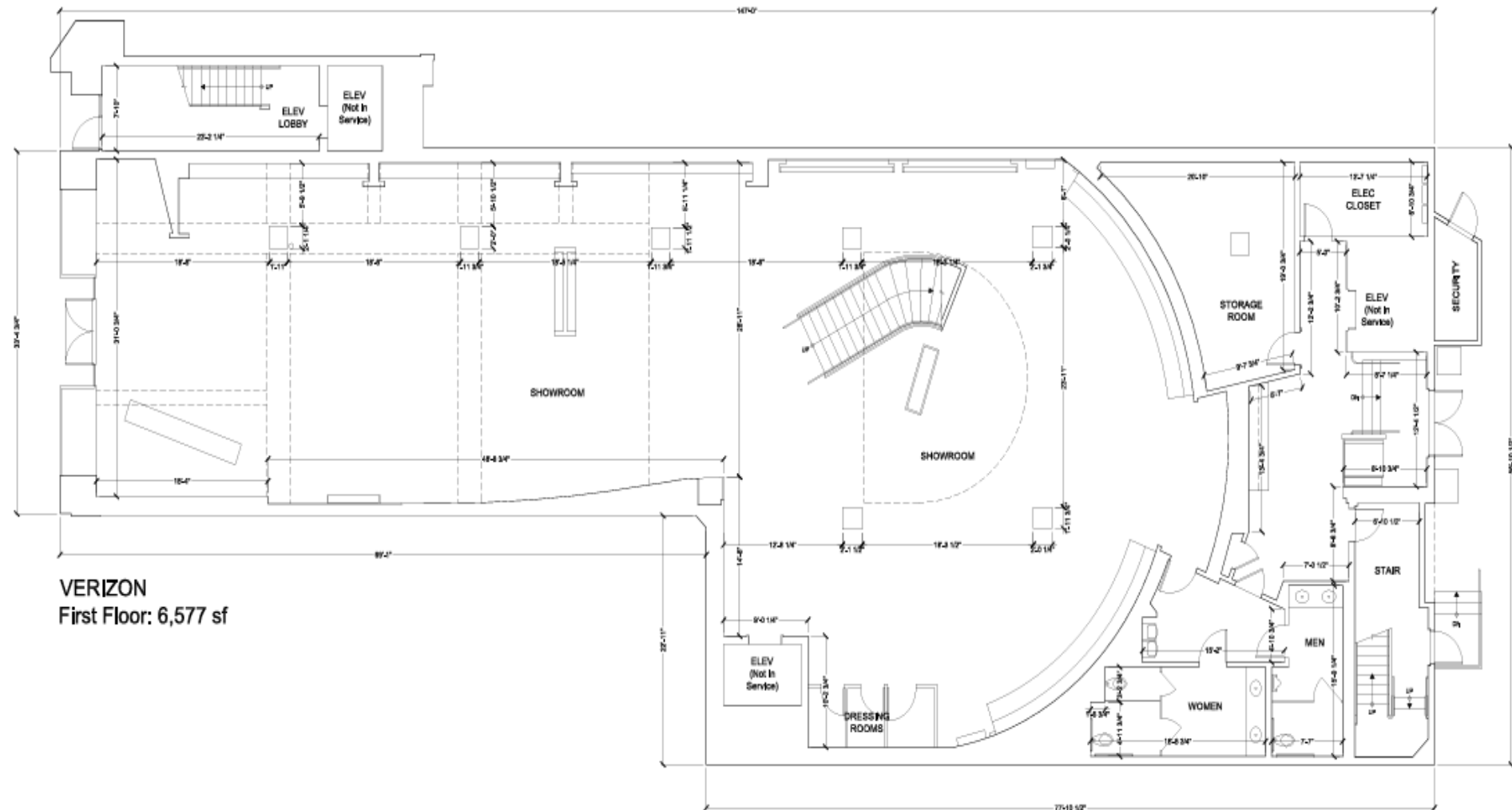
Showpiece stairway that enhances flow & elevates customer experience.

3 Elevators

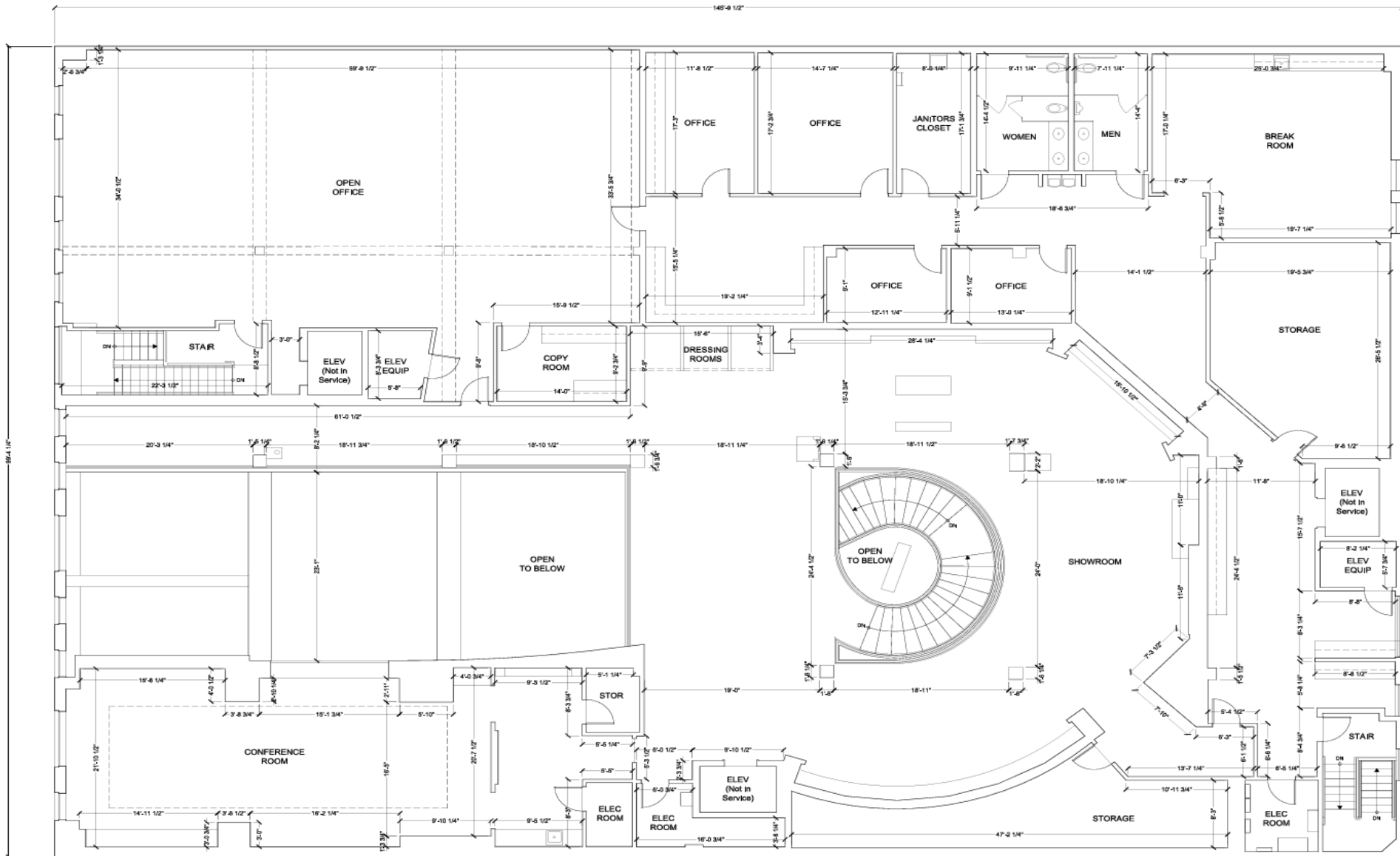




VERIZON
First Floor: 6,577 sf



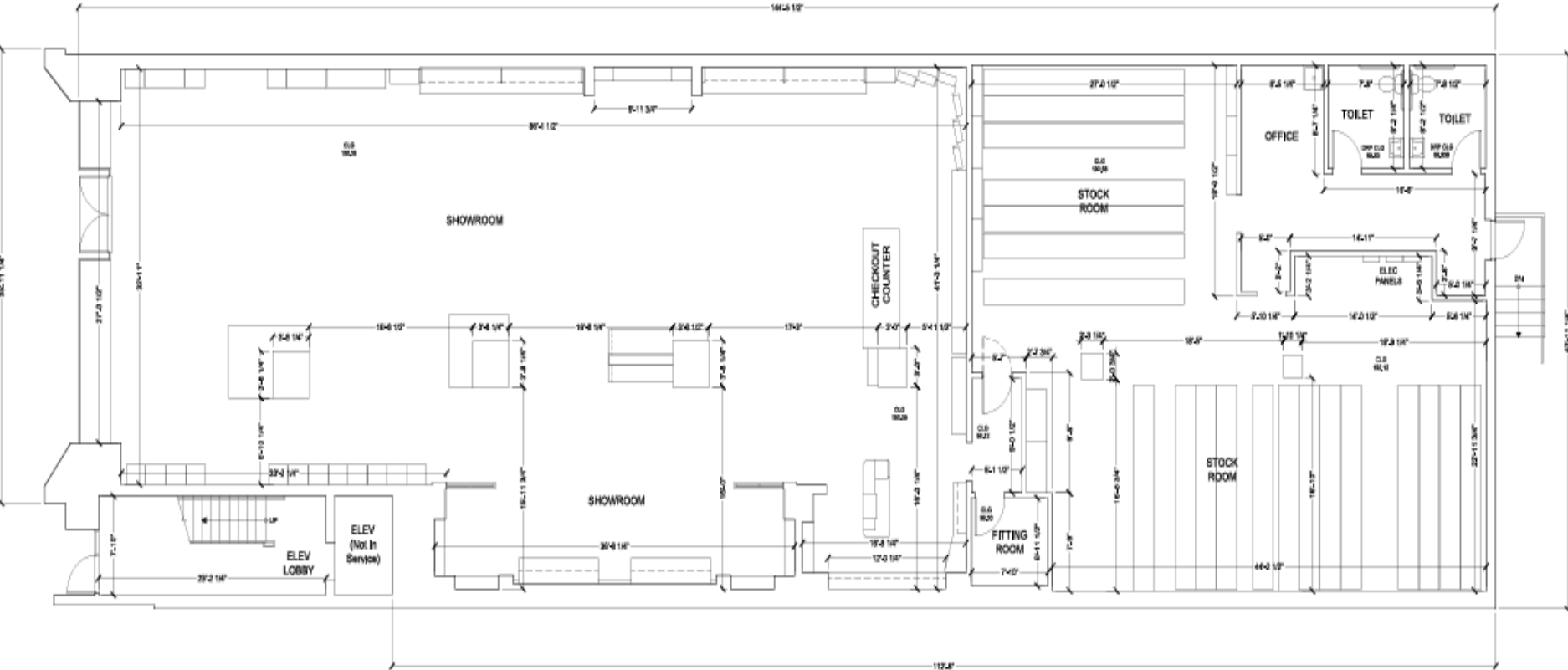
Verizon Floor Plan – 2nd Floor



VERIZON
Second Floor: 13,005 sf



Skechers – Ground Floor



SKECHERS
First Floor: 6,033 sf

Aerial View



Potential Site

SKECHERS

sunglass hut

ZARA

BAKLEY

HQ
gastropub

STARBUCKS

ANTHROPOLOGIE

BRUXIS

EL HUSUBA

MINI SOU

VANS

alo

ugo

Cane's

All'Antico Vinalo

S

BEYOND
YOGA

Lids

ALDO

Apple

Sand'n Surf

Barney's
86

Wilson

patagonia

adidas

Abraham & Fick

Yogurtland
Santa Monica

SILVERLAKE
Roman

MOLEY
NOLEY
GOLF CLUB

Foot Locker

Pickle Pop

D. Marions

JR
JORDAN'S

1212

THE
CUBE
VIA PARTS

MUSEUM OF
HANGOUTS

4A

amc

BARNES
& NOBLE

COSTA MARI
T&B



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For tours and further information contact

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