

1231

3RD STREET PROMENADE

Santa Monica



ZACUTO GROUP
COMMERCIAL REAL ESTATE



PRIME PROMENADE RETAIL & OFFICE | ENDLESS POSSIBILITIES



LEASE DETAILS

1231
3RD STREET
PROMENADE
Santa Monica

1231 3RD STREET PROMENADE
SANTA MONICA, CA 90401

1231 3rd Street sits in one of L.A.'s highest foot traffic locations with more than 4.5 million annual visitors. Steps to Wilshire Blvd, ideal for retail, fitness, or creative office, with potential for a roof deck. Locally owned visionary landlord.

AVAILABILITY

Ground: 10,000 SF - \$4.75/SF MG

2nd Floor: 10,000 SF - \$3.95/SF MG

Rooftop: 8,500 SF - \$3.95/SF MG

Basement: 10,000 SF - \$1.50/SF MG



DRAMATIC CEILING HEIGHT AND RENOVATION UPSIDE

Negotiable TI Available

COMMUNITY SERVING PROMENADE LOCATION

Highly visible property with modern facade steps to Wilshire Blvd.

STILL ONE OF LA.'S HIGHEST FOOT TRAFFIC LOCATIONS

4.5M + Annual Visitors | Walk Score: 96

FLEXIBLE USE OPTIONS

Perfect for retail, fitness, or creative office

ROOFTOP POTENTIAL

Opportunity to activate outdoor space.

WELL-CAPITALIZED, LOCAL, VISIONARY LANDLORD

Negotiable lease terms, Long-term ownership mindset



ENTIRE BUILDING CAN BE MADE AVAILABLE



TREMENDOUS FOOT TRAFFIC

4.5+ million annual visitors. Still one of the highest foot trafficked streets in all of Los Angeles.

PARKING

Access to public parking structures at monthly/daily rate

FORMER ADIDAS FLAGSHIP

NEIGHBORING TENANTS

SANTA MONICA
PROPER
HOTEL



SANTA MONICA
— PIER —

Sidecar
BOUTIQUE & CAFE



Santa
Monica
Farmers
Market



TESLA

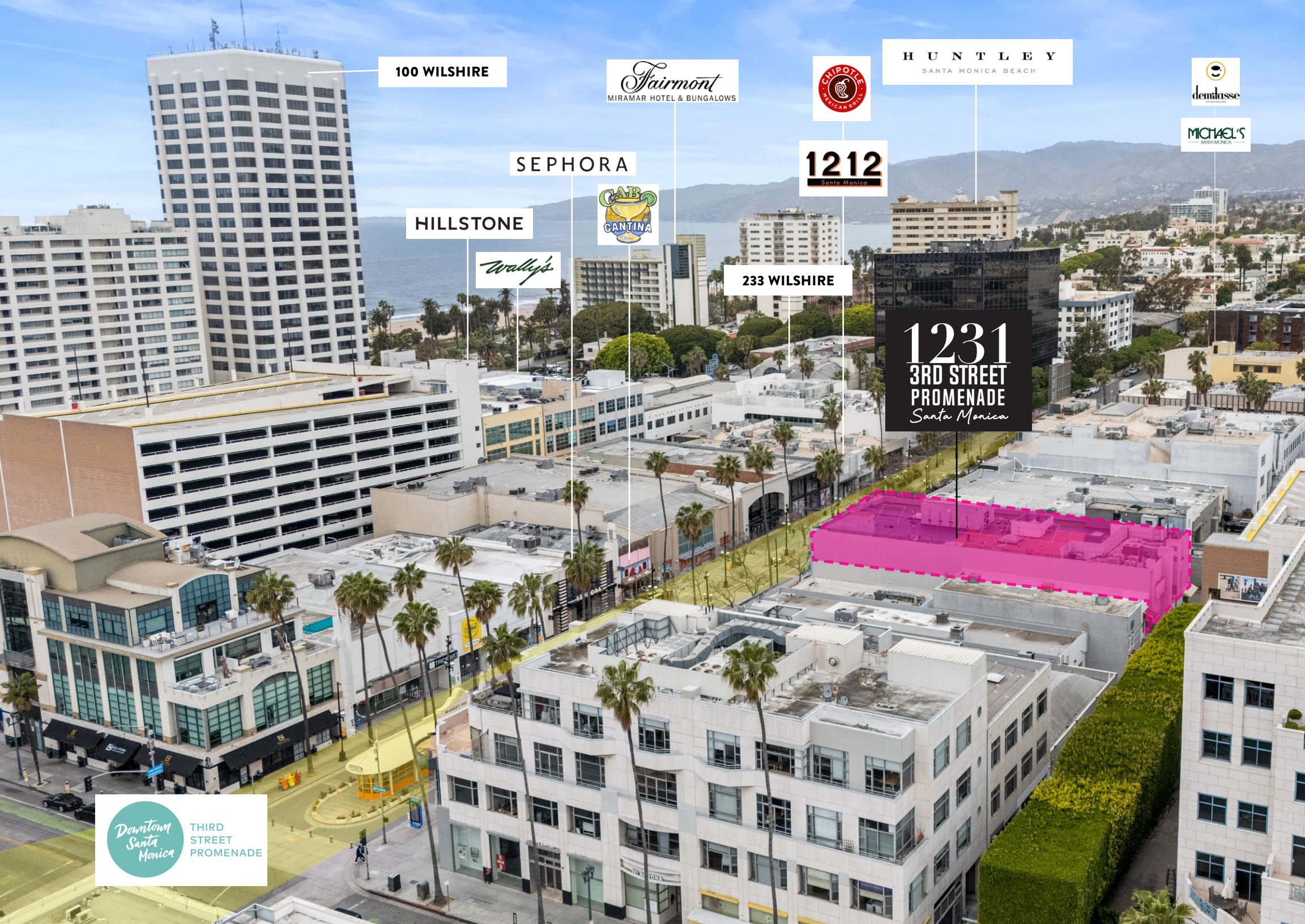
alo yoga

Palisades
Park

The Bungalow
LOBBY

tendergreens





100 WILSHIRE

Fairmont
MIRAMAR HOTEL & BUNGALOWS



HUNTLEY
SANTA MONICA BEACH



SEPHORA



1212
Santa Monica

HILLSTONE



233 WILSHIRE

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Downtown
Santa Monica
THIRD
STREET
PROMENADE

INCREDIBLE POTENTIAL TO CREATE A ONE-OF-A-KIND DESTINATION

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GROUND FLOOR RETAIL CURRENTLY CONFIGURED AS PICKLE BALL FACILITY



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LARGE OPEN SPACE WITH HIGH CEILINGS



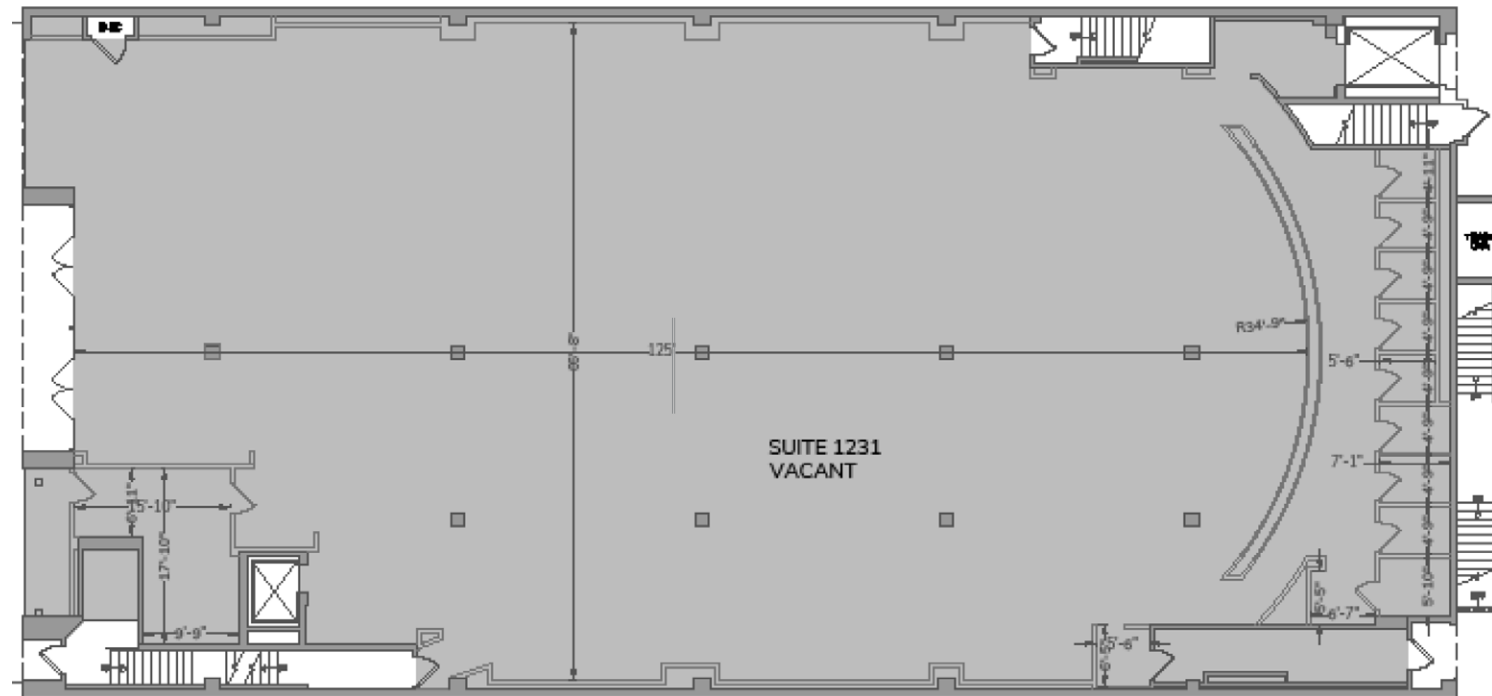
FLOORPLAN (1ST FLOOR)

CEILING HEIGHTS

13'9" - 15'4"

1ST FLOOR

PROMENADE ENTRY



2ND FLOOR CURRENTLY CONFIGURED AS FITNESS USE



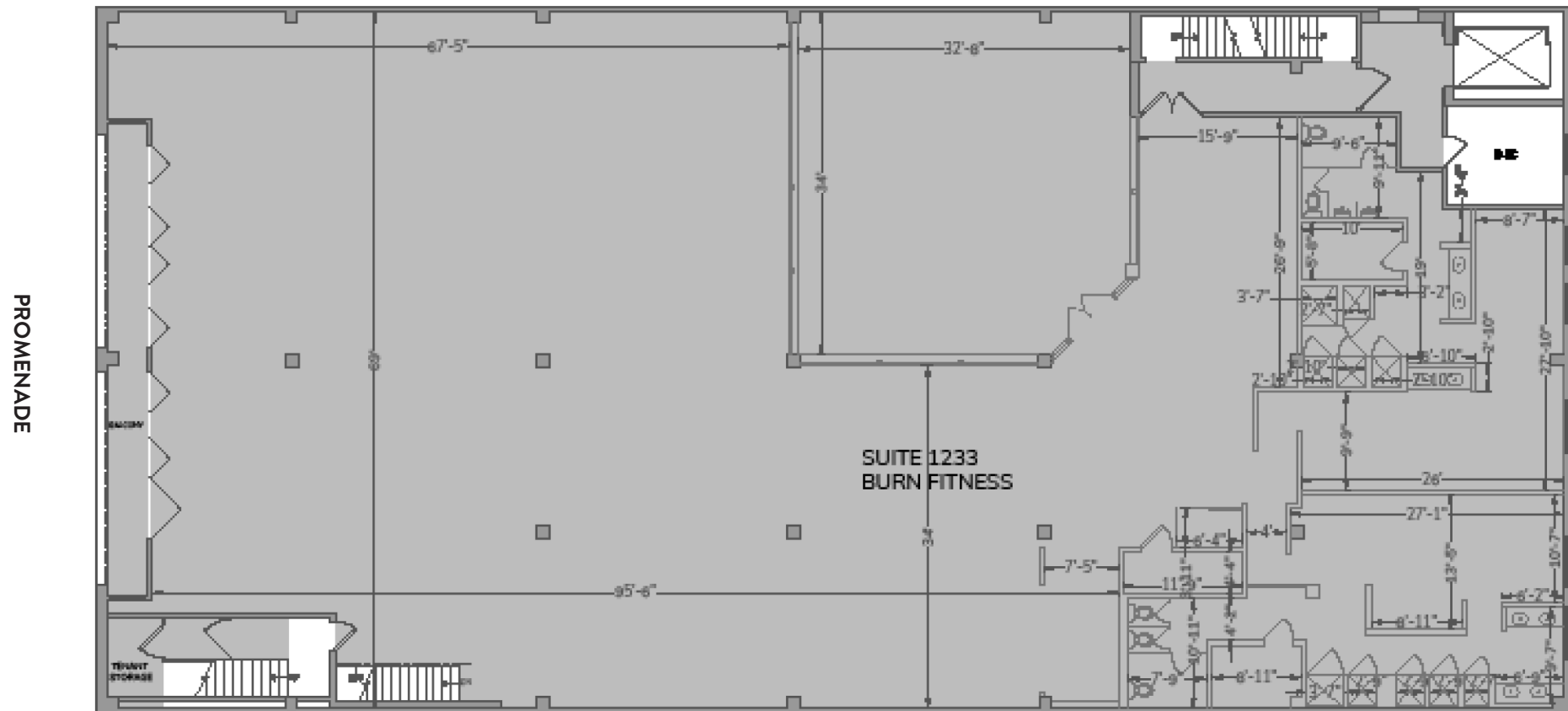


LARGE OPEN SPACE WITH HIGH CEILINGS

FLOORPLAN (2ND FLOOR)

CEILING HEIGHTS

12'6" - 13'4"

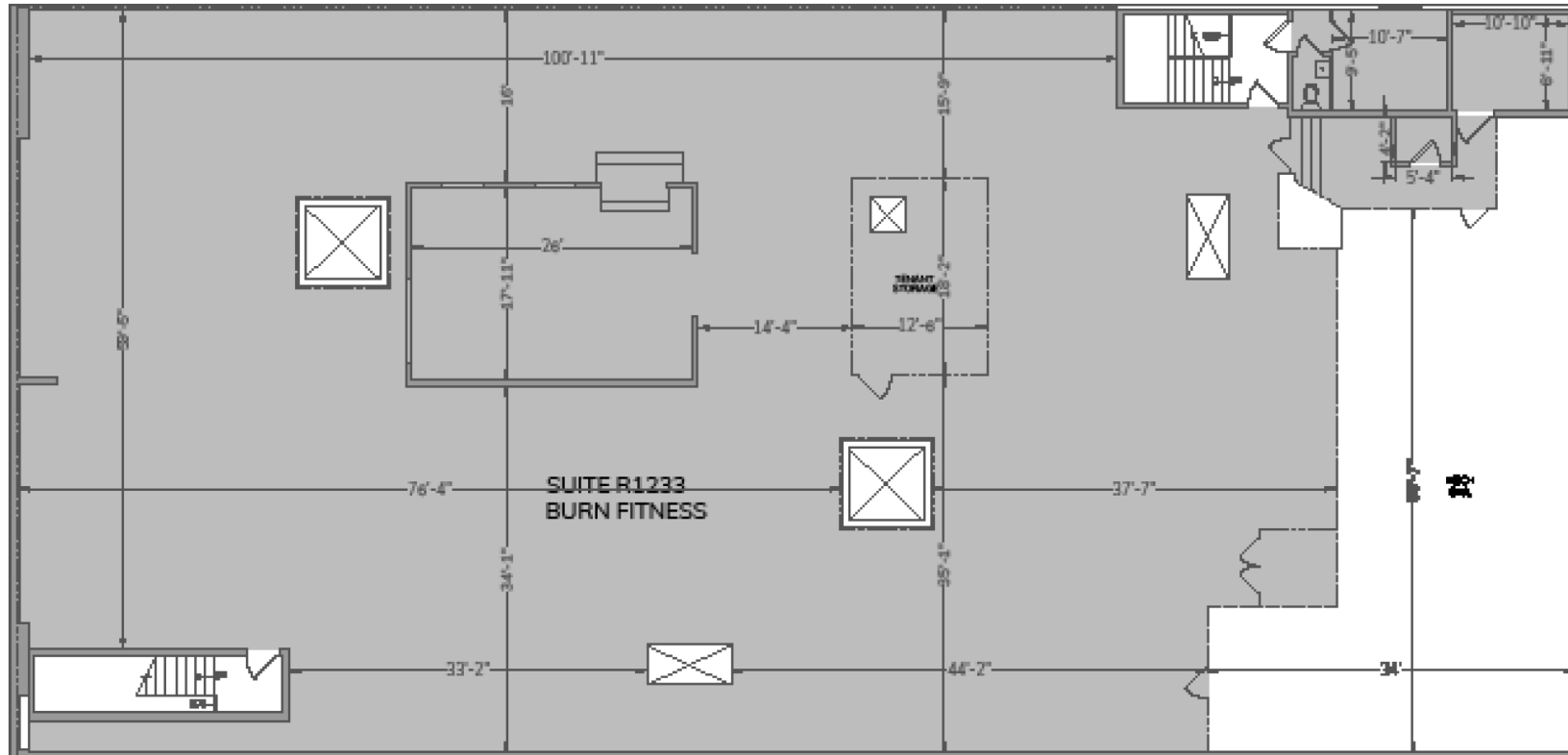


ROOFTOP IN-USE AS SECOND LEVEL OF FITNESS SPACE





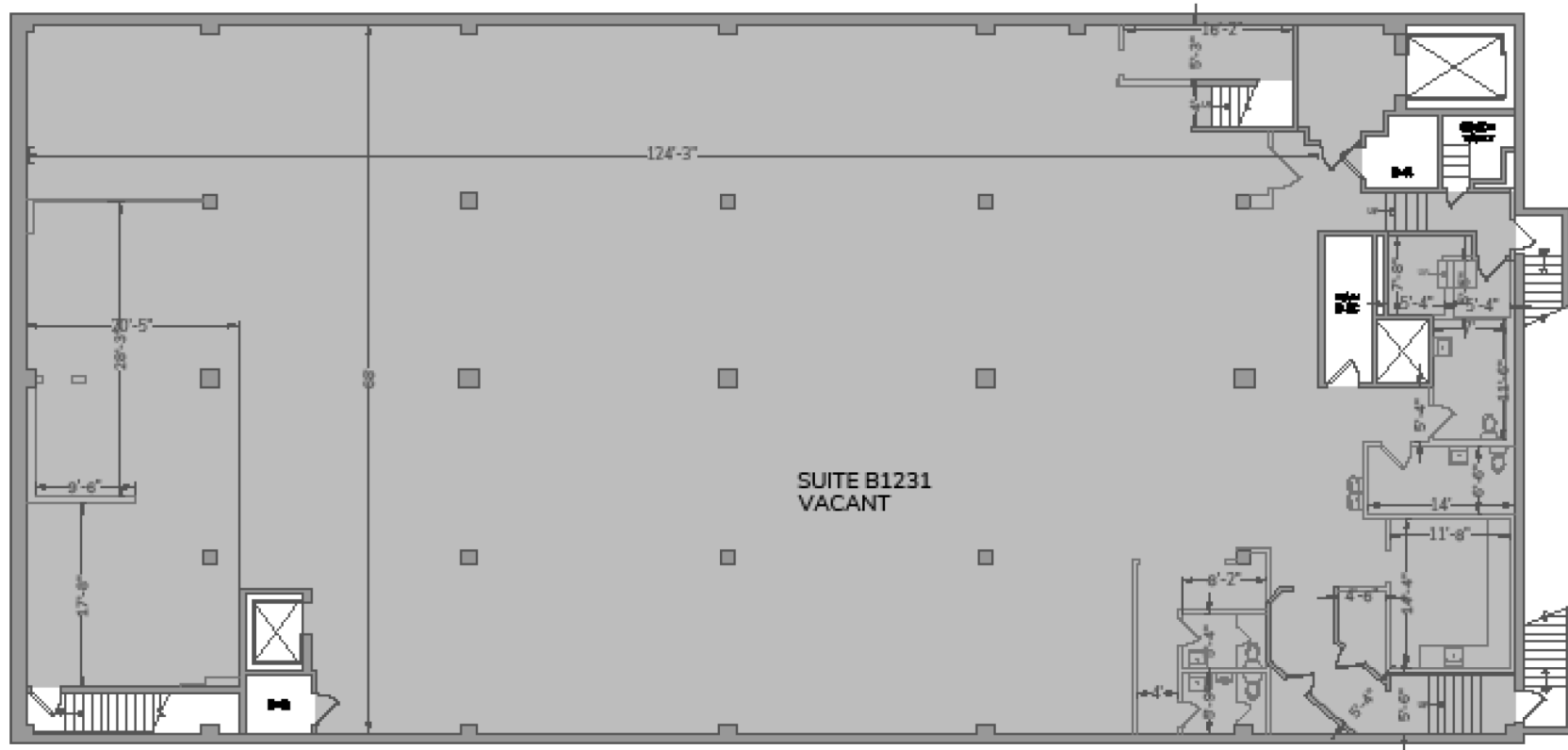
FLOORPLAN (3RD FLOOR - ROOFTOP)



FLOORPLAN BASEMENT

CEILING HEIGHTS

10'8" - 11'6"



AMENITY RICH LOCATION



📍 **HILLSTONE / 202 WILSHIRE BLVD**



📍 **SUGARFISH / 1345 2ND STREET**



📍 **APPLE / 1415 3RD STREET PROMENADE**



📍 **YE OLD KINGS HEAD / 116 SANTA MONICA BLVD**

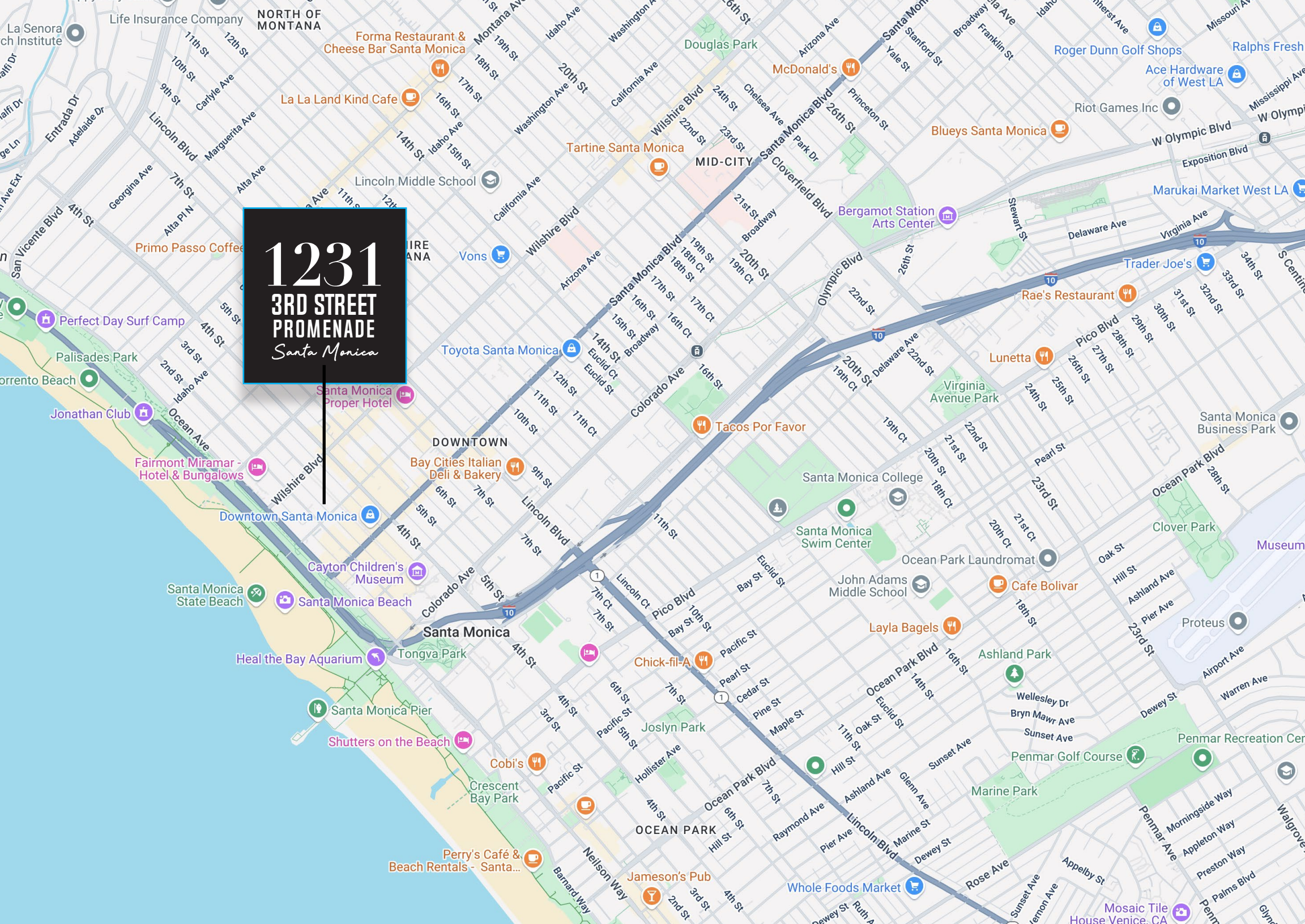


📍 **BLUE BOTTLE / 415 SANTA MONICA BLVD**



📍 **WALLY'S / 214 WILSHIRE BLVD**

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