

*Santa Monica, California*  
**1440 THIRD STREET PROMENADE**

FOR LEASE



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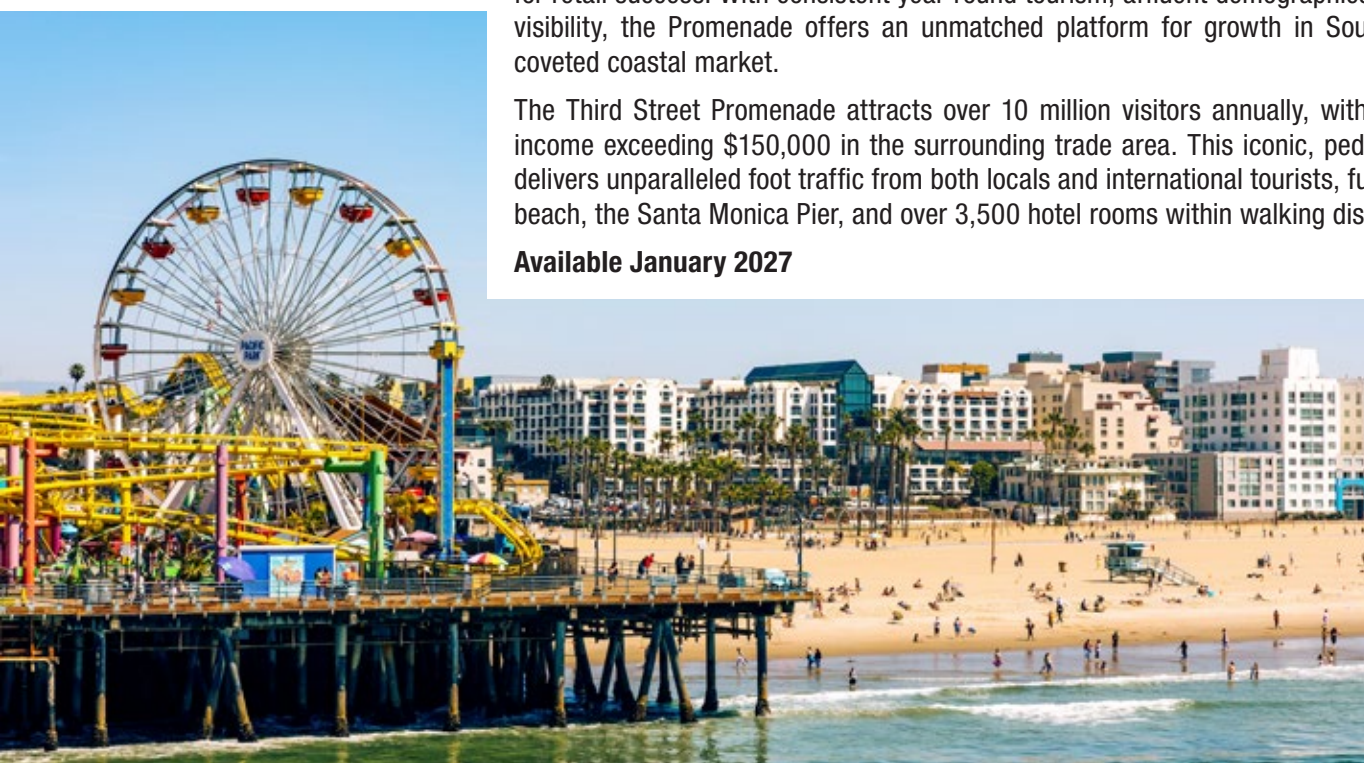
# 1440 THIRD STREET PROMENADE



1440 Third Street Promenade consists of a  $\pm 18,800$  square foot retail building with frontage on the Third Street Promenade; one of the most desirable urban retail districts in the United States. Third Street Promenade defines the retail environment in Downtown Santa Monica. A curated mix of national flagships, trend-setting concepts, and destination dining creates a dynamic environment for retail success. With consistent year-round tourism, affluent demographics, and unbeatable brand visibility, the Promenade offers an unmatched platform for growth in Southern California's most coveted coastal market.

The Third Street Promenade attracts over 10 million visitors annually, with an average household income exceeding \$150,000 in the surrounding trade area. This iconic, pedestrian-only destination delivers unparalleled foot traffic from both locals and international tourists, fueled by proximity to the beach, the Santa Monica Pier, and over 3,500 hotel rooms within walking distance.

**Available January 2027**



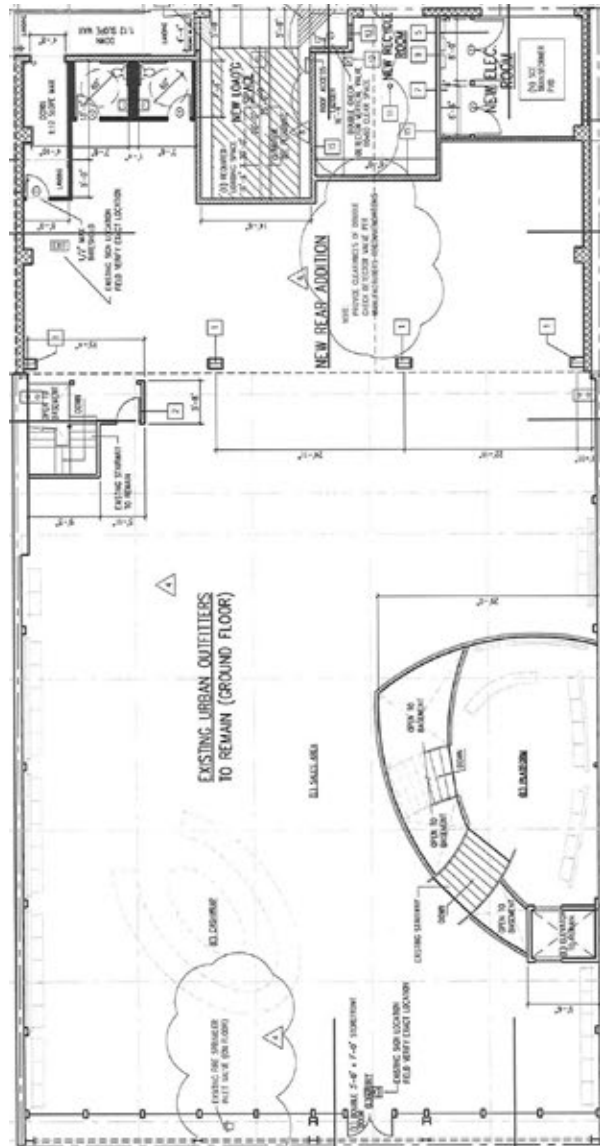


# PREMISES

## GROUND

± 11,250 SF

ALLEY

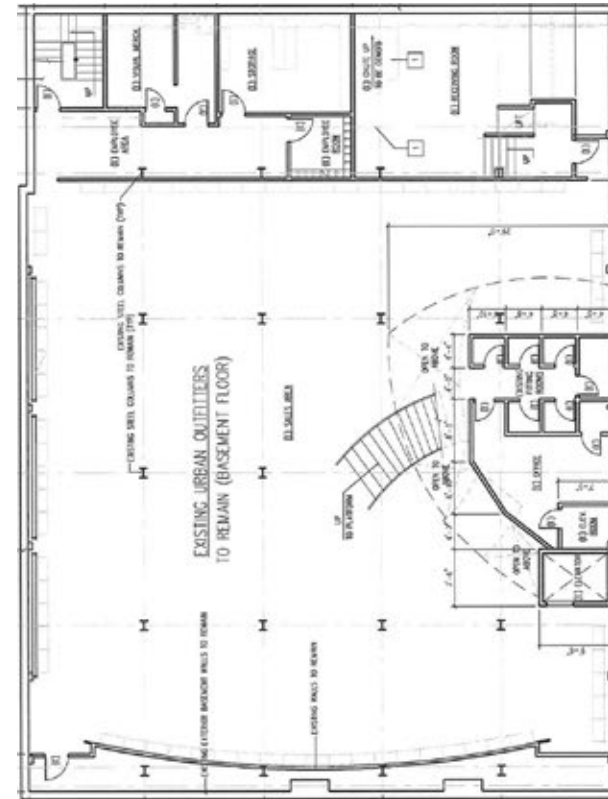


### THIRD STREET PROMENADE

- ± 77 FEET

## LOWER LEVEL

$\pm 7,545$  SF



# INTERIOR GROUND





# INTERIOR LOWER LEVEL





# LOCATION

**THE THIRD STREET PROMENADE IS A MAJOR OUTDOOR PEDESTRIAN-ONLY SHOPPING DISTRICT ENCOMPASSING THREE BLOCKS BETWEEN WILSHIRE BOULEVARD AND BROADWAY.**

The Property is situated at the prime southern end of the Third Street Promenade, six storefronts from the gateway to Santa Monica Place, which features Nike, Tesla and Din Tai Fung in a contemporary three-level outdoor environment.

Connecting Santa Monica to Downtown Los Angeles, the final stop on the Metro Rail Expo Line is located at the intersection of 4th Street and Colorado Avenue - two blocks from the Property. Since the Downtown Santa Monica terminus opened in 2016, the Metro Expo Line has seen dramatic increases in ridership volumes.

Recent developments along the Expo Line have added additional residential housing units within a mile of the Third Street Promenade. With 16 area hotels, 15 parking garages, and increased access via public transit, Downtown Santa Monica is poised for significant growth.

