

the PROMENADE *flagship*

1408 3rd St. Promenade · Santa Monica

PREMIER RETAIL OPPORTUNITY *in* SANTA MONICA



Jones Lang LaSalle Brokerage, Inc. License #01856260

MALIBU

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ABBOT KINNEY
BOULEVARD

STUDIO CITY

SUNSET STRIP

LARCHMONT

RODEO DRIVE

THE GROVE

PACIFIC
PALISADES

BRENTWOOD

MONTANA AVENUE

CENTURY CITY MALL

retail for lease

WHERE CALIFORNIA BEACH VIBES MEET PRIME RETAIL

Prime retail opportunity in one of Los Angeles' most vibrant shopping destinations. Located on Third Street Promenade, Santa Monica's car-free shopping haven and Los Angeles' only pedestrian shopping street, this property offers unparalleled visibility and foot traffic in a retail paradise. Nearby tenants include Apple, Anthropologie, ZARA, Nike, The Cheesecake Factory, and Equinox. With proximity to Santa Monica Pier and beach, the area ensures a buzzing crowd of both residents and visitors.



ABOUT THE PROPERTY

the details

LOCATION

1400 Block, 3rd Street Promenade
(Pedestrian-only)

ADDRESS

1408 3rd Street Promenade

FRONTAGE

±50' on 3rd Street Promenade
· Walk Score 90: Walker's Paradise
· Transit Score 93: Rider's Paradise

PARKING

Over 3,000 public parking spaces available
throughout Downtown Santa Monica

NEIGHBORHOOD

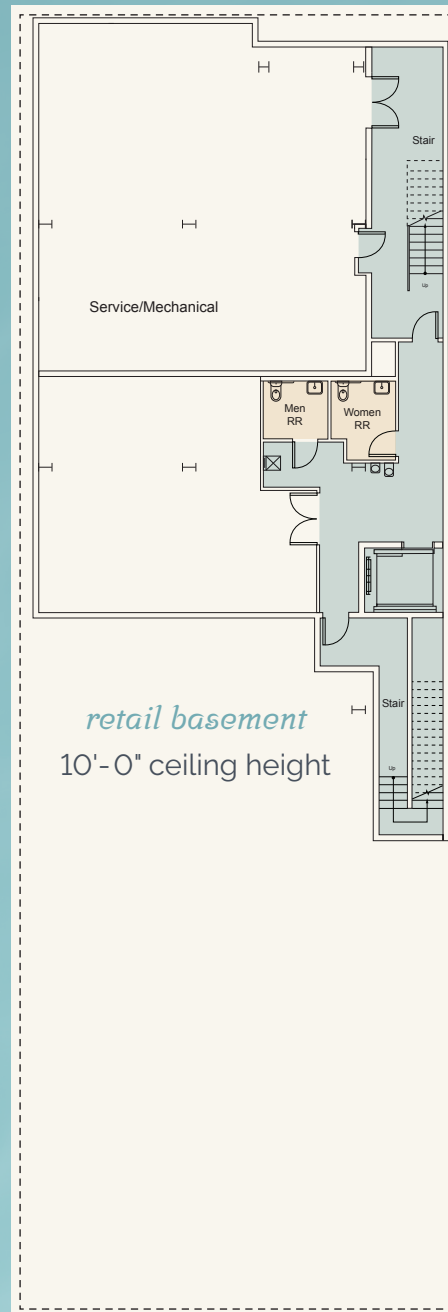
Downtown Santa Monica



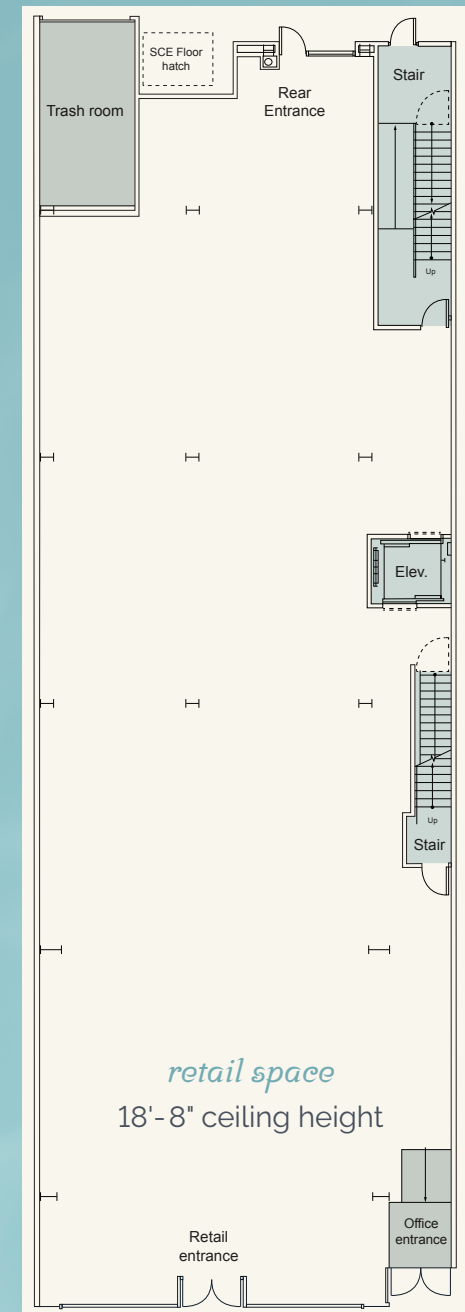
FLEXIBLE LEASING OPTIONS AVAILABLE

*entire building
or multi-floor
combinations*

basement / $\pm 1,525$ RSF



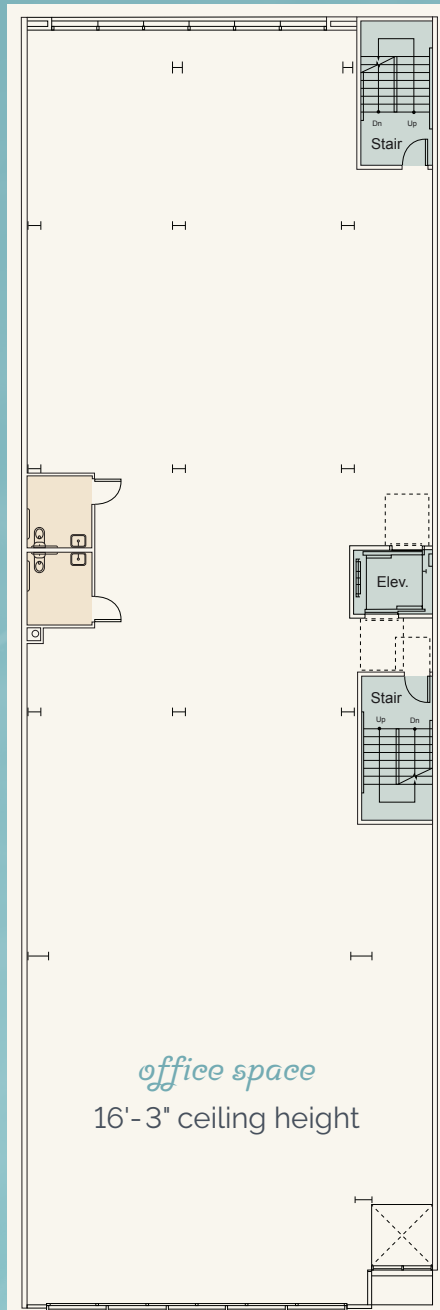
street / $\pm 7,500$ RSF



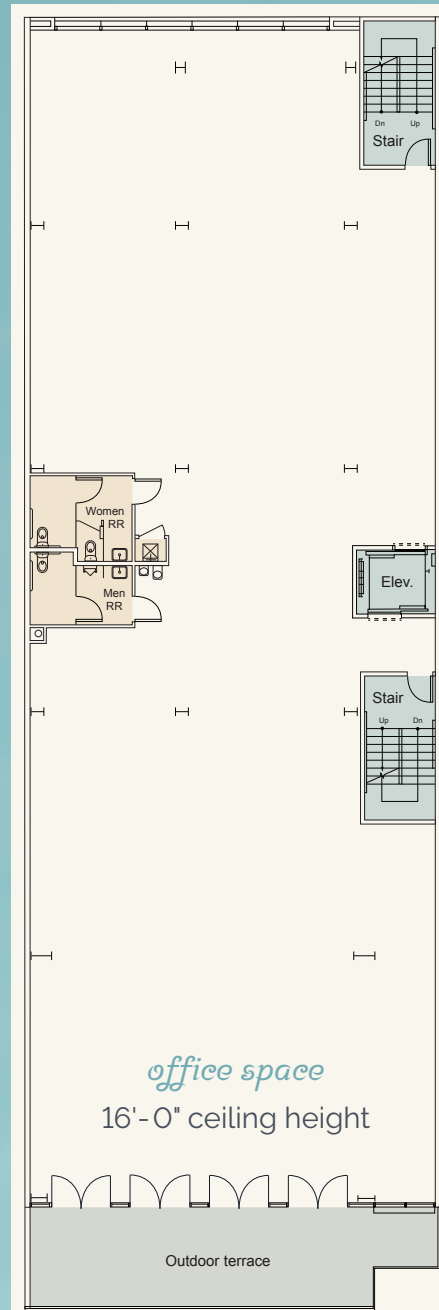
3RD ST PROMENADE



2nd / ±7,500 RSF



3rd / ±6,750 RSF



rooftop / ±5,000 RSF



3RD ST PROMENADE



IT'S ALL ABOUT LOCATION

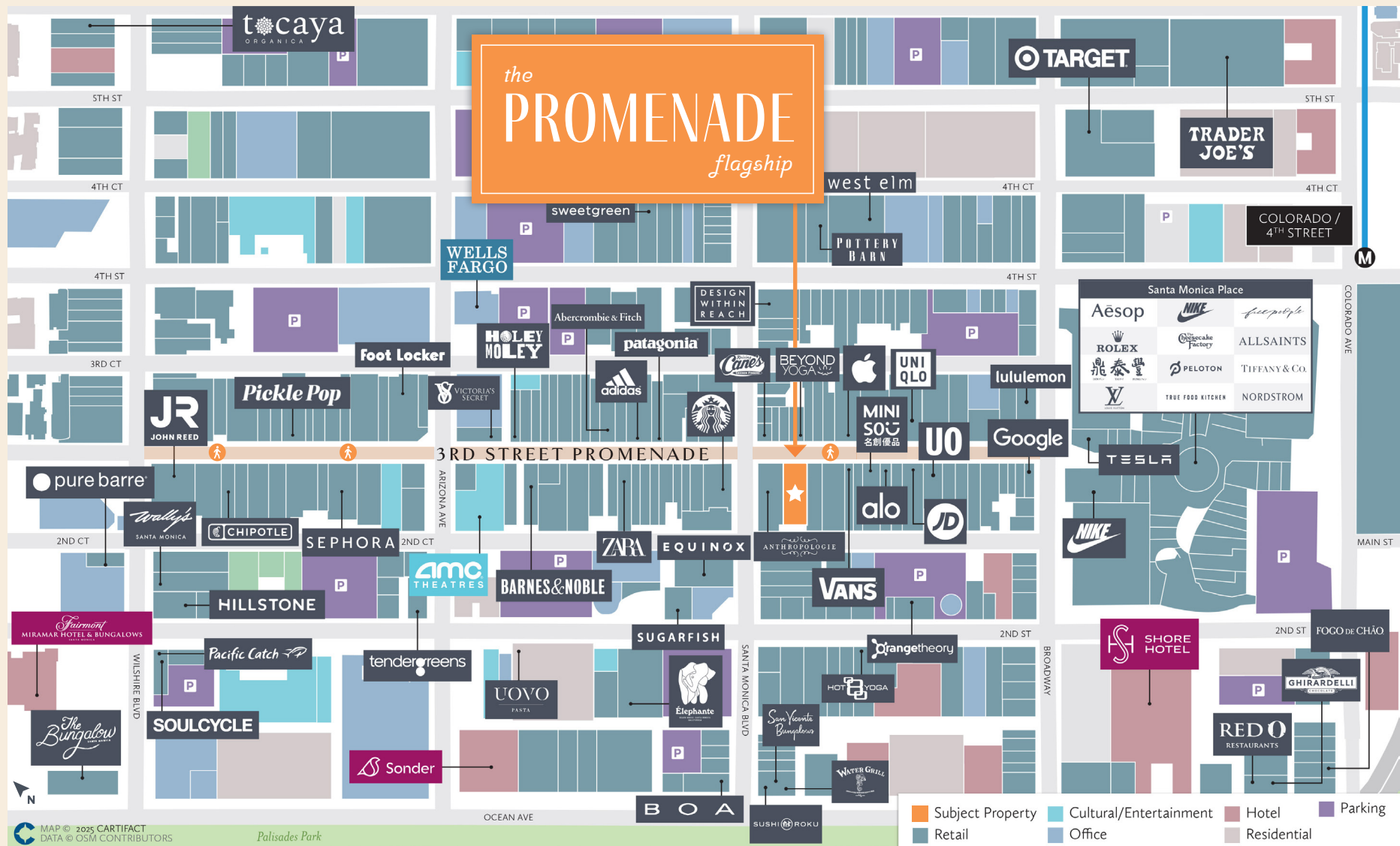
where every step connects to retail excellence

ANNUAL VISITS
TO DOWNTOWN
SANTA MONICA

17.5 MILLION

ANNUAL VISITORS
TO DOWNTOWN
SANTA MONICA

5.3 MILLION





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IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

\$185,048

Average House
Hold Income

65%

College Degree
or Higher

\$1.9M

Median Home Value

228,133

Daytime Population

\$3.9B

Retail Spending

40.2

Median Age

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get in contact

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