



1354 Third Street Promenade

Available For Lease:

Retail / 2nd Generation Food

Approx. 2000 SF + 400 SF Mezzanine

Present Tenant: **Seasons By**

Former Tenant: **Carlo's Bake Shop**

Basic infrastructure for food is in place.

Surrounded by popular retailers and restaurants.

Within walking distance to upscale hotels, beaches, parks, and the world-famous Santa Monica Pier.



Tenzer Commercial Brokerage Group

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Premises

Approx. 2,000 SF – Ground Floor

Approx. 400 SF – Mezzanine

Approx. 20 Feet of Frontage

Rental Rate

Call for details

Term

Negotiable

Parking

90-minute free parking in the public structures surrounding the Promenade.

Features

Retail

2nd Generation Food

High ceiling

Excellent condition

Hood & Grease Trap

Walk-In Cooler & Freezer

Outdoor patio available

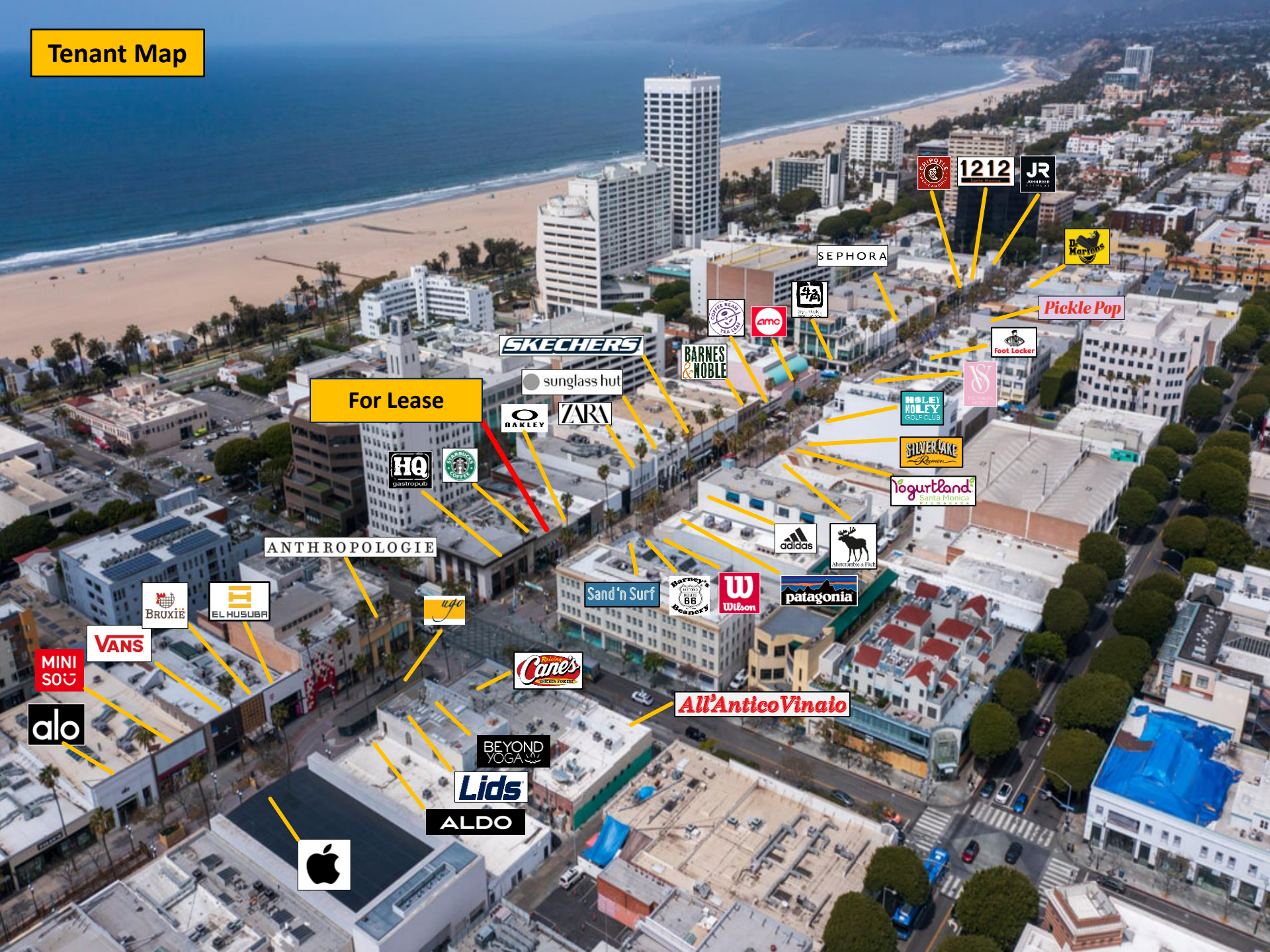
Comments

Next door, HQ Gastropub will be opening in 2025.

HQ will feature a speakeasy, rooftop dining, and 5,800 SF of restaurant / bar space.

TENANT MAP ON NEXT SLIDE

Tenant Map



Previous Tenant: Carlo's Bake Shop



Kitchen Area



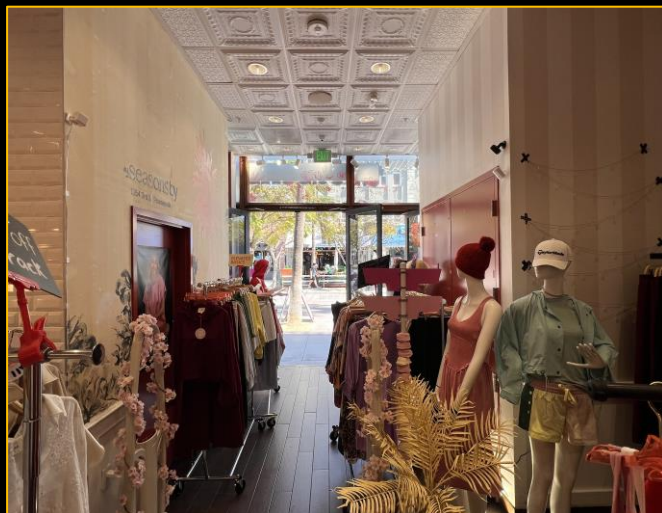
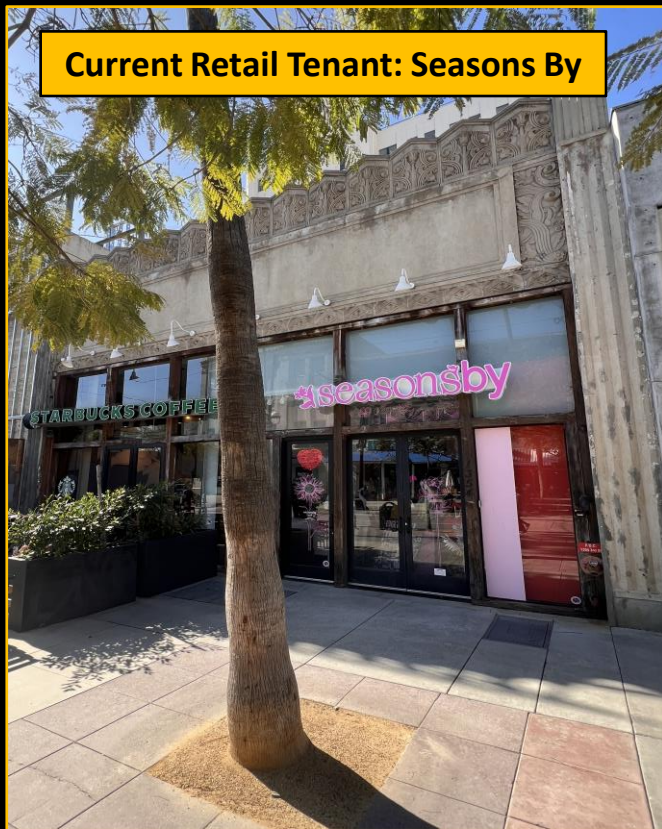
Walk-In Cooler + Walk-In Freezer



Mezzanine + Private Office



Current Retail Tenant: Seasons By





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