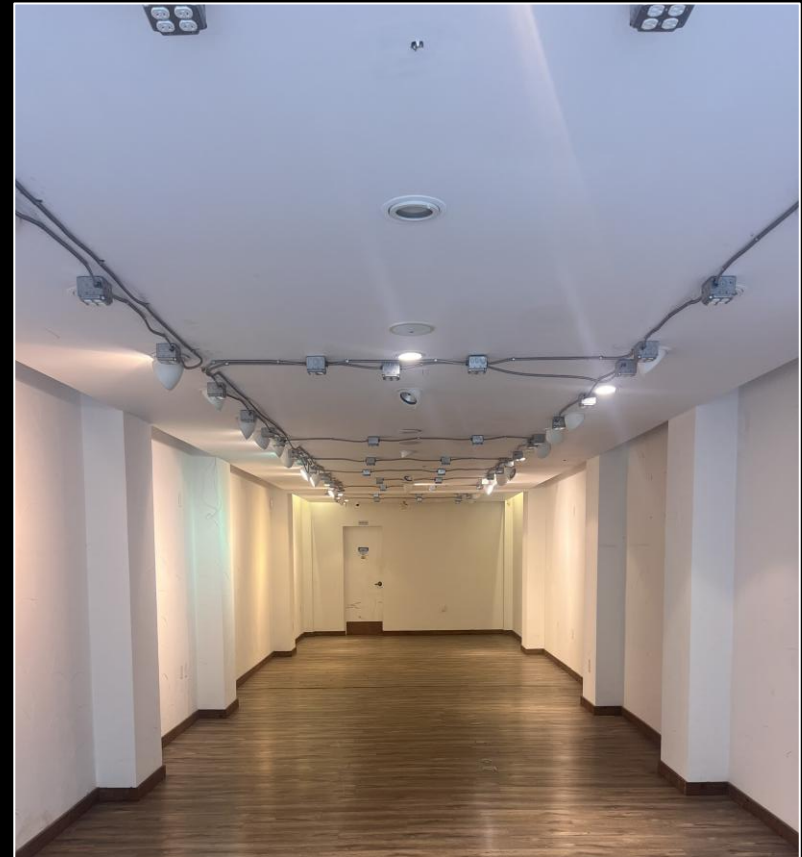




**1239 Third Street Promenade**

**Retail Available For Lease**



**Tenzer Commercial Brokerage Group**

Barbara Tenzer - President  
 O: (310) 395-8383 / C: (310) 678-7886  
 E: [b.tenzercommercial@gmail.com](mailto:b.tenzercommercial@gmail.com)  
 License #: 01235150

Luke Cain - Agent  
 C: (310) 804-0157  
 E: [luke.tenzercommercial@gmail.com](mailto:luke.tenzercommercial@gmail.com)  
 License #: 02141506





## Premises

Approx. 1,800 SF

Approx. 18 FT frontage

## Rental Rate & NNN

Upon request

NNN's are approx. \$0.63 / SF / month

## Term

Negotiable

## Parking

Parking available in the public structures surrounding the Third Street Promenade

## Highlights

The only 1,800 SF available on the Third Street Promenade

Prime location

Excellent visibility

Great condition

Dedicated storage / office area

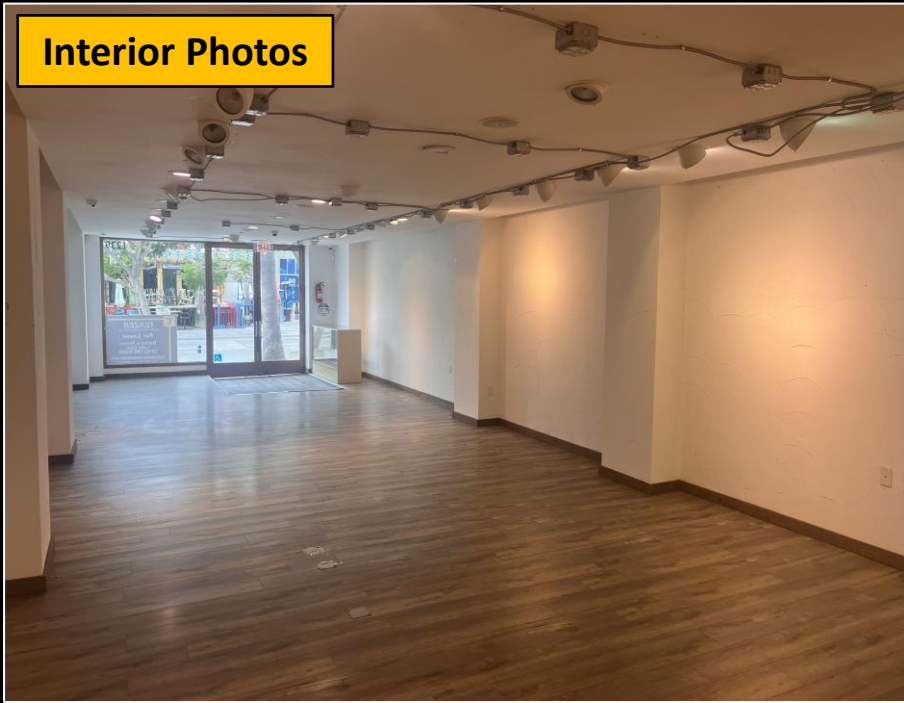
## Comments

**An ideal location for brands seeking strong foot traffic and great co-tenancy. See below.**

1212 Restaurant, The Cube VR, John Reed Fitness, Doc Martens, Museum of Illusions, Casa Martin, Chipotle, Ugo Trattoria and much more!



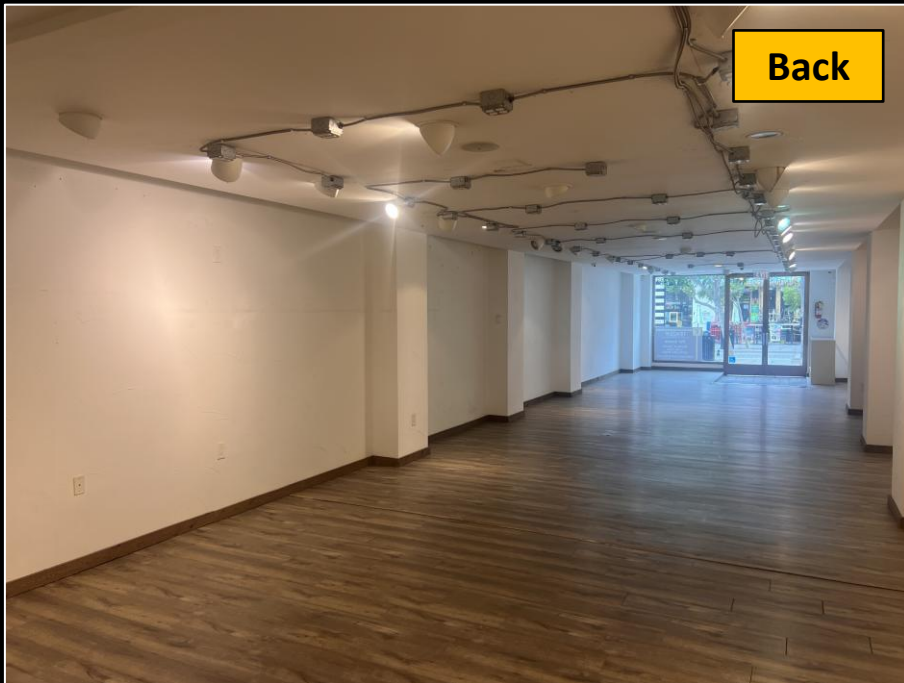
**Interior Photos**



**Front**

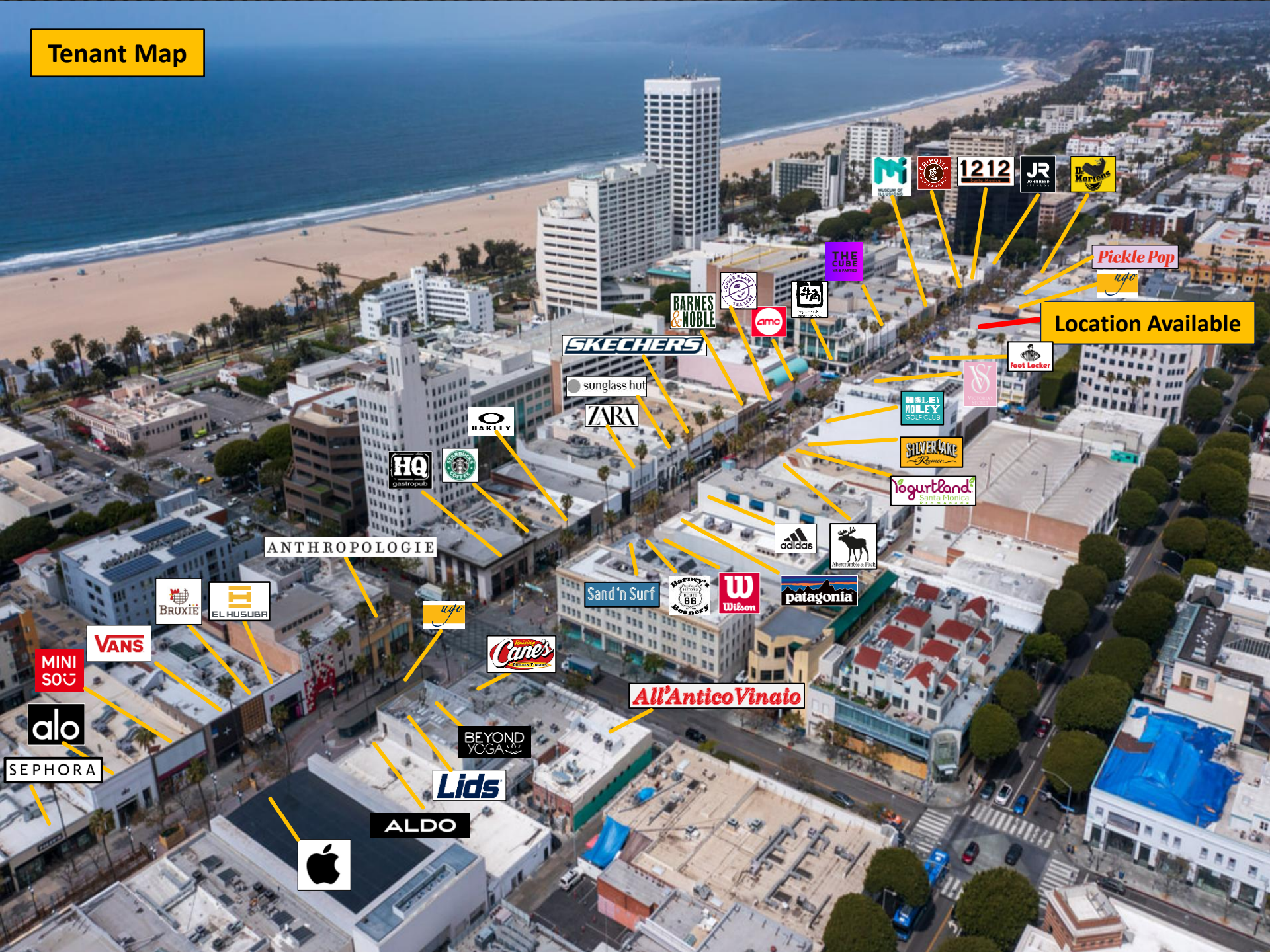


**Back**





# Tenant Map







## Tenzer Commercial Brokerage Group



**For tours and further information contact**

Barbara Tenzer - President  
O: (310) 395-8383 / C: (310) 678-7886  
E: [b.tenzercommercial@gmail.com](mailto:b.tenzercommercial@gmail.com)  
License #: 01235150

Luke Cain - Agent  
C: (310) 804-0157  
E: [luke.tenzercommercial@gmail.com](mailto:luke.tenzercommercial@gmail.com)  
License #: 02141506