

1241-1247  
3RD STREET  
*SANTA MONICA PROMENADE*

1241-1247



SANTA MONICA PROMENADE

3RD  
STREET

**RETAIL / RESTAURANT  
/ ENTERTAINMENT**

FROM 3,000 TO 7,500 SF  
FOR LEASE

# PREMIER SANTA MONICA PROMENADE LOCATION

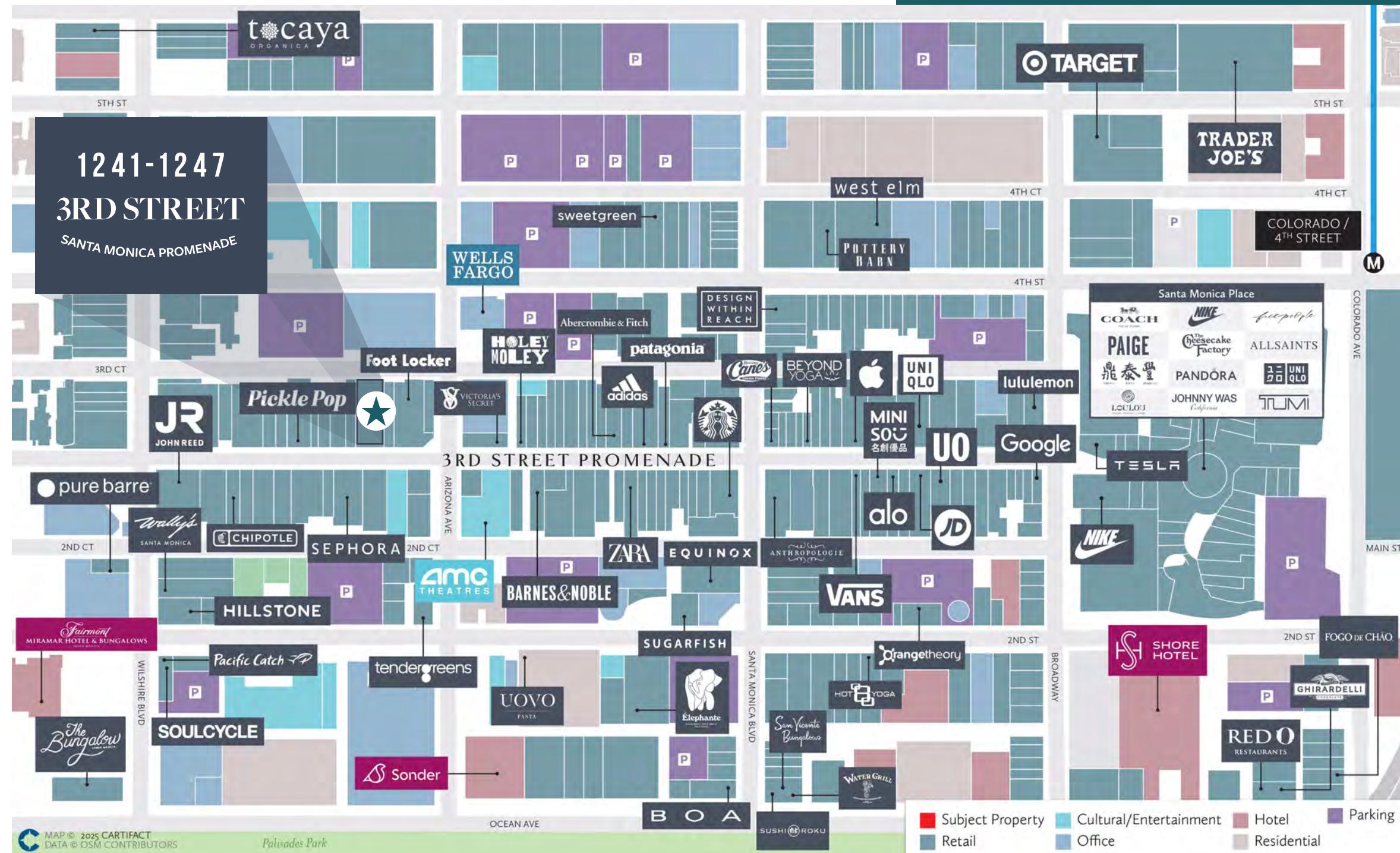
Seize this rare opportunity to establish your brand in the epicenter of Santa Monica's prime retail corridor. This trophy assemblage of 1241-1247 3rd Street delivers an exceptional 14,400 SF of flexible retail, restaurant, or entertainment space along the world-renowned Third Street Promenade.

- 📍 **Prime Third Street Promenade Location** – Trophy retail space in Santa Monica's premier pedestrian district with nearly 24 million annual visitors
- 📍 **Flexible Premium Space** – 14,400 SF total across three buildings with soaring ceilings, divisible from 3,000 SF to 7,500 SF per unit
- 👁️ **Exceptional Visibility and Traffic** – Expansive frontage with outstanding daytime and nighttime pedestrian exposure
- 🅿️ **Unmatched Convenience** – Six public parking structures with 90-minute free parking and proximity to flagship retailers like Apple Store LA, Google, Target, Uniqlo, Trader Joe's, and Sephora.
- 🎬 **Entertainment District** – Heart of Santa Monica's dynamic retail and entertainment ecosystem surrounded by boutiques, restaurants and tremendous residential.



# SANTA MONICA PROMENADE

# 3-MILE DEMOGRAPHICS



**\$196,791**  
Average household income

**\$3.8B**  
Total retail spending

41.0  
Median age

214,181  
Daytime population

**\$1,933,127**  
Median home value

**78%**  
College degree

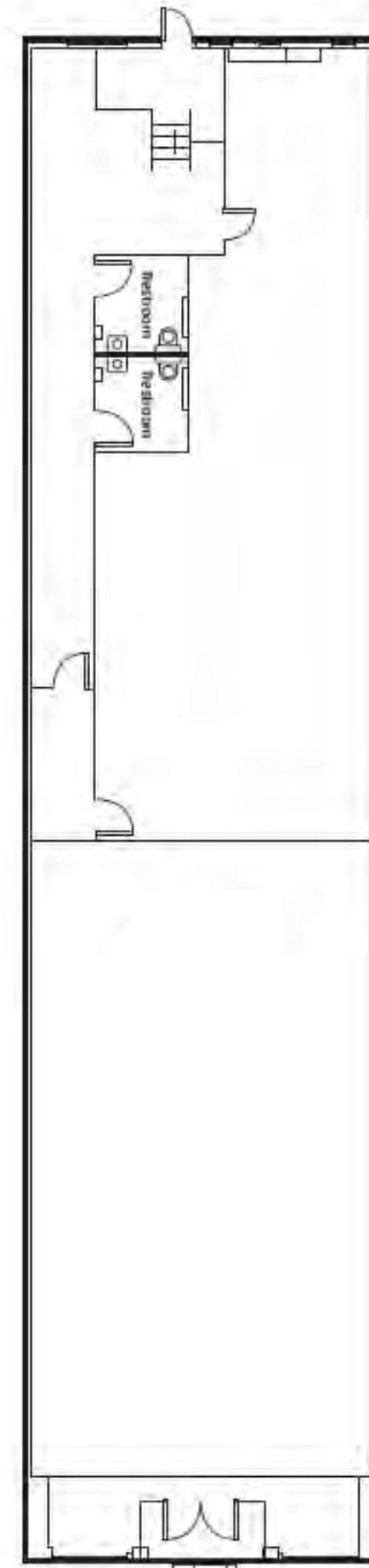
Target — Apple — Google — Tesla  
Nike — Uniqlo — Trader Joe's  
Lululemon — Patagonia — Adidas  
Vans — Zara — Sephora — Barnes &  
Noble — Foot Locker — Wells Fargo  
AMC — Starbucks — Aesop —  
AllSaints

# 1241

3RD STREET SANTA MONICA PROMENADE

**Size:**

±3,900 SF

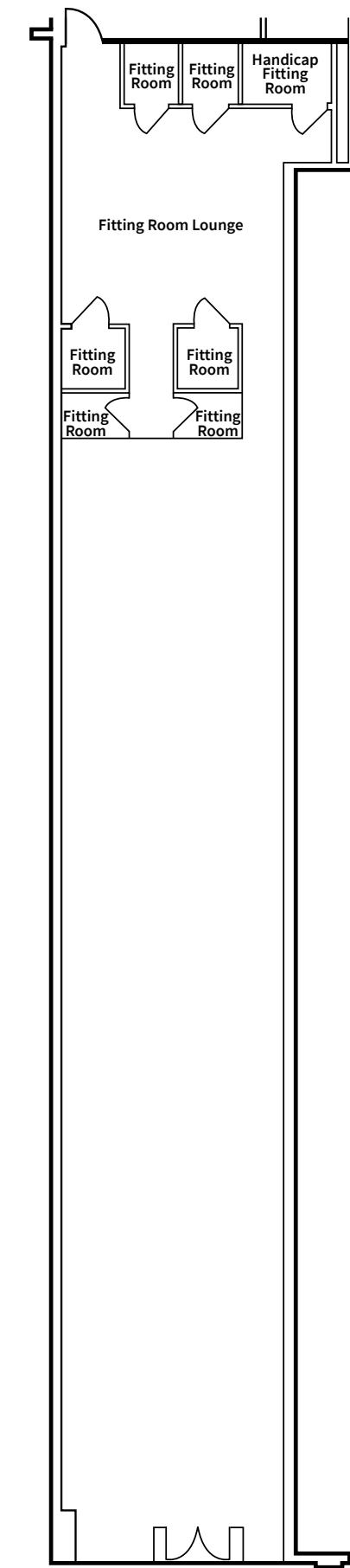
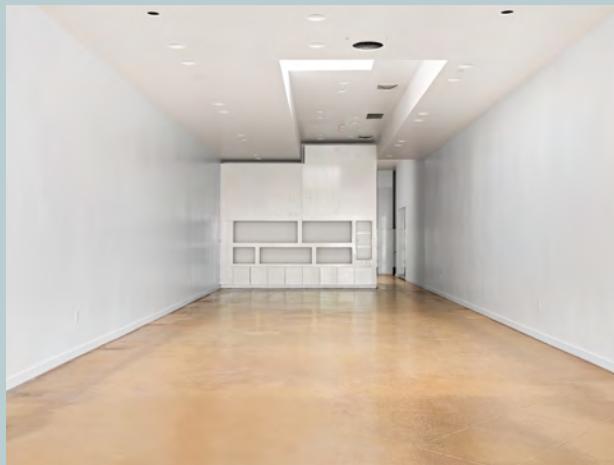


# 1245

3RD STREET SANTA MONICA PROMENADE

**Size:**

±3,000 SF



# 1247

3RD STREET SANTA MONICA PROMENADE

**Size:**

±7,500 SF

