

1322 Third Street Promenade
±6,033 SF to ± 25,615 SF
Retail For Lease



Tenzer Commercial Brokerage Group

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1322 Third Street Promenade | Leasing Opportunity

Total Retail $\pm 6,033$ SF to $\pm 25,615$ SF



Skechers

- $\pm 6,033$ SF
- Available on 5/1/27

Can be leased alone or combined with the space next door.

Ground Floor & Partial 2nd Floor Retail or Ground Floor & Full 2nd Floor Retail

- Ground Floor ($\pm 6,577$ SF)
- Partial 2nd Floor Retail ($\pm 6,943$ SF)
or
- Ground Floor ($\pm 6,577$ SF)
- FULL 2nd Floor ($\pm 13,005$ SF)

LEASED:

This space has been leased to an exciting new burger concept called Dragon Alley Kitchen.

Premises

Retail Frontage Approx. 80 FT

Total Retail $\pm 6,033$ to $\pm 25,615$ Total SF

The Skechers space is available on 5/1/27

This would work for a single retail tenant. Johnny Rockets can be included or leased separately. It is $\pm 1,600$ SF with ± 20 FT of frontage.

Rental Rate & NNN

Upon request

NNN approx. \$0.89 / SF / month

Term

Thru July 2036

Parking

Parking available in the public structures that surround the Promenade.

Highlights

Trophy location on the 50-yard line of the Promenade / Entertainment Zone.

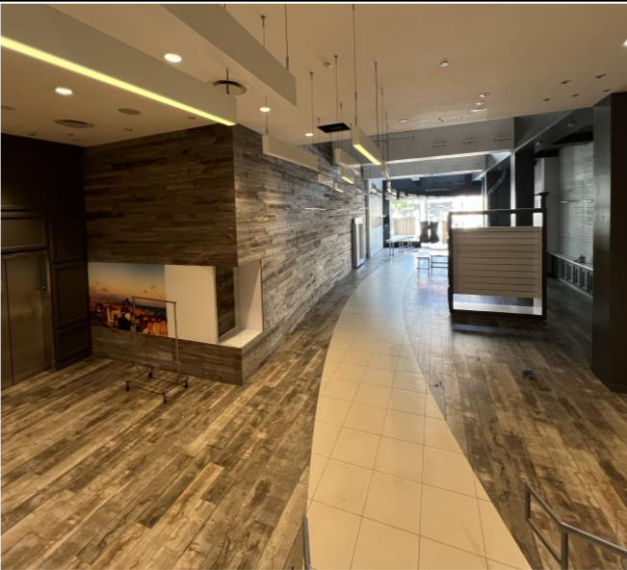
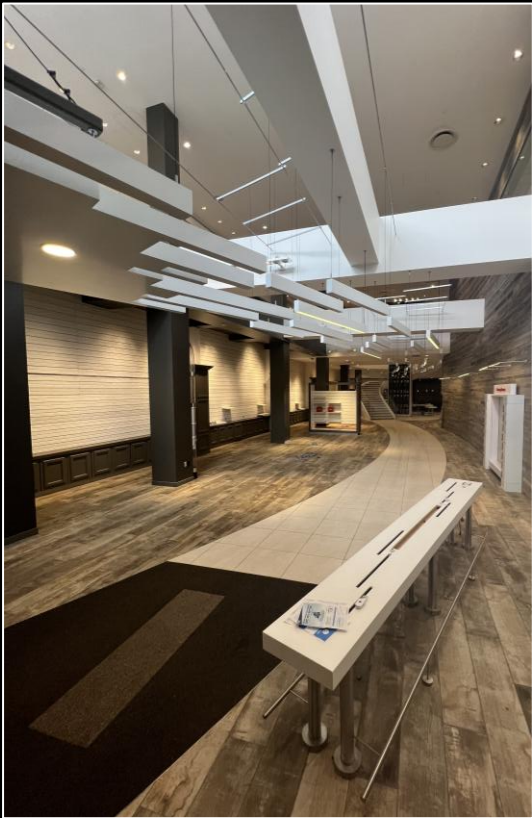
80 FT frontage, ideal for branding & signage

Soaring ceilings that create volume, presence, and architectural drama

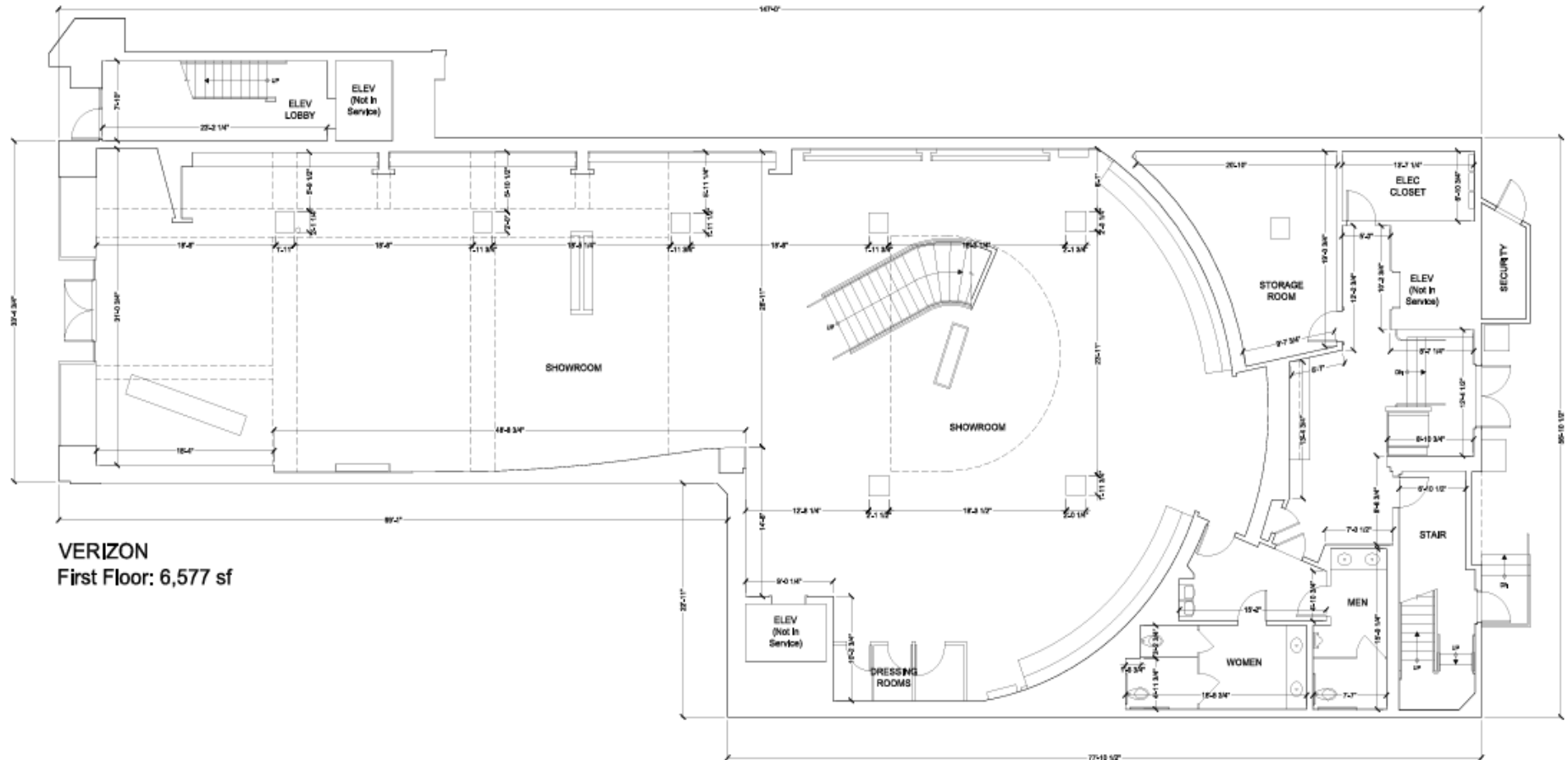
Showpiece stairway that enhances flow

3 Elevators

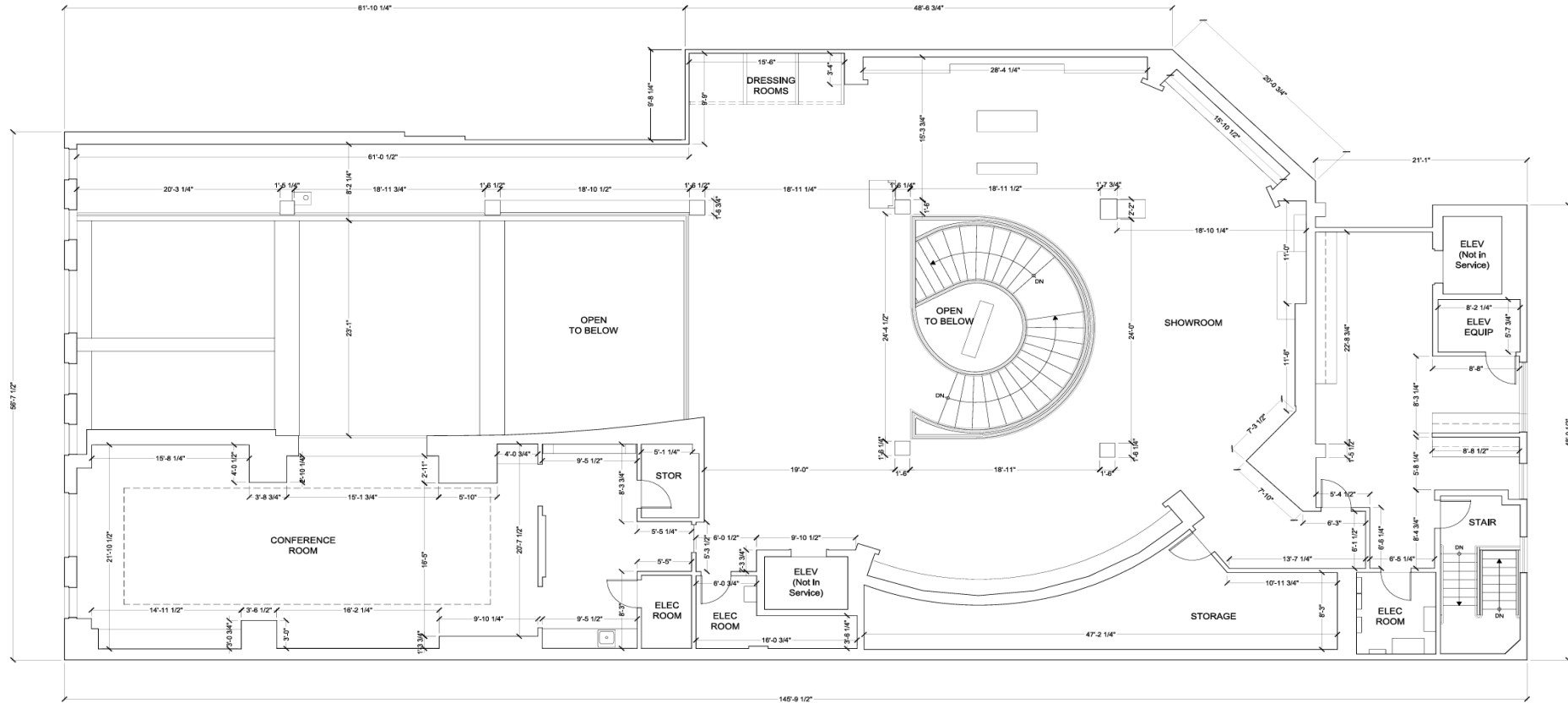




Verizon Floor Plan – Ground Floor



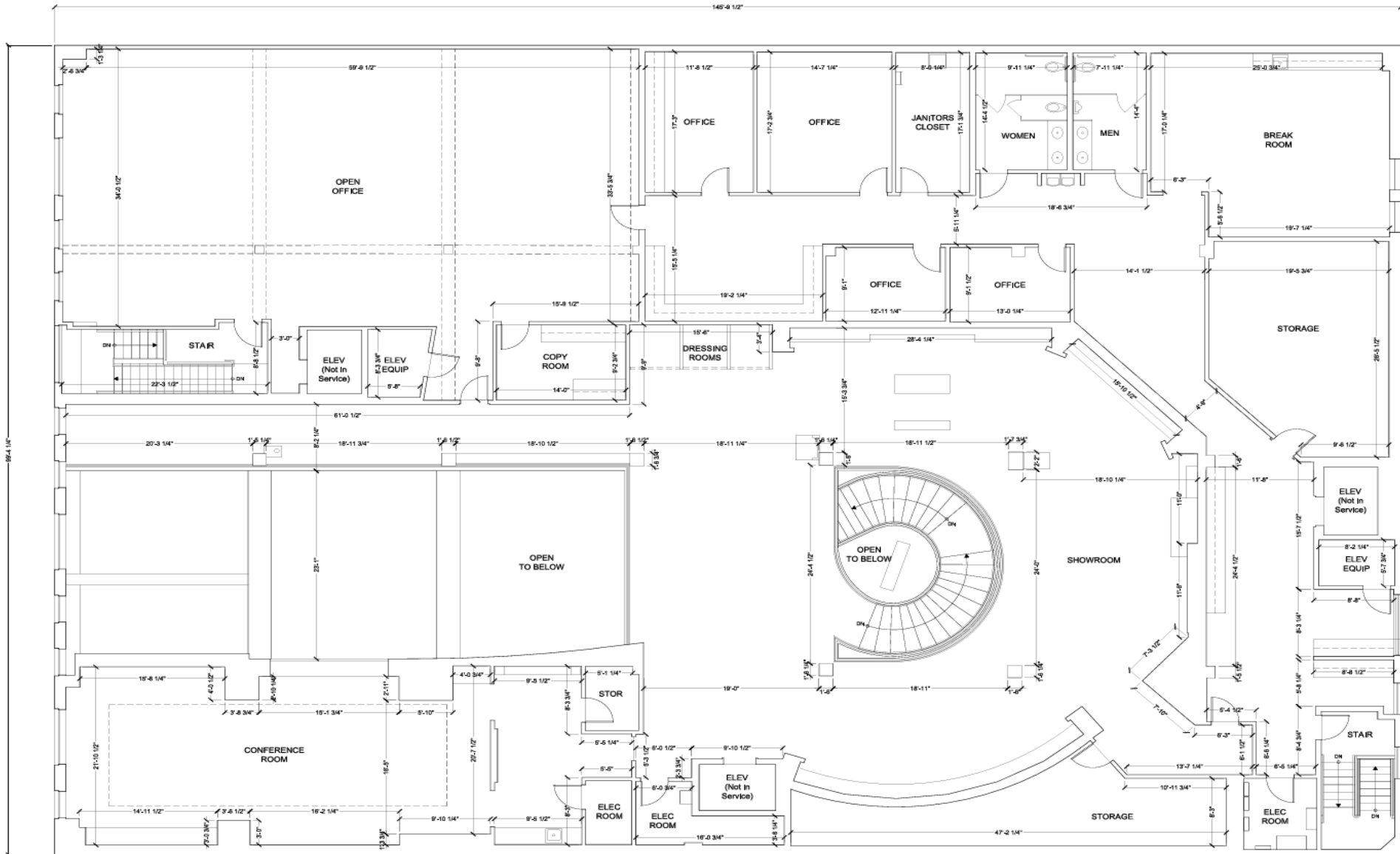
PARTIAL 2nd Floor – Floor Plan



VERIZON

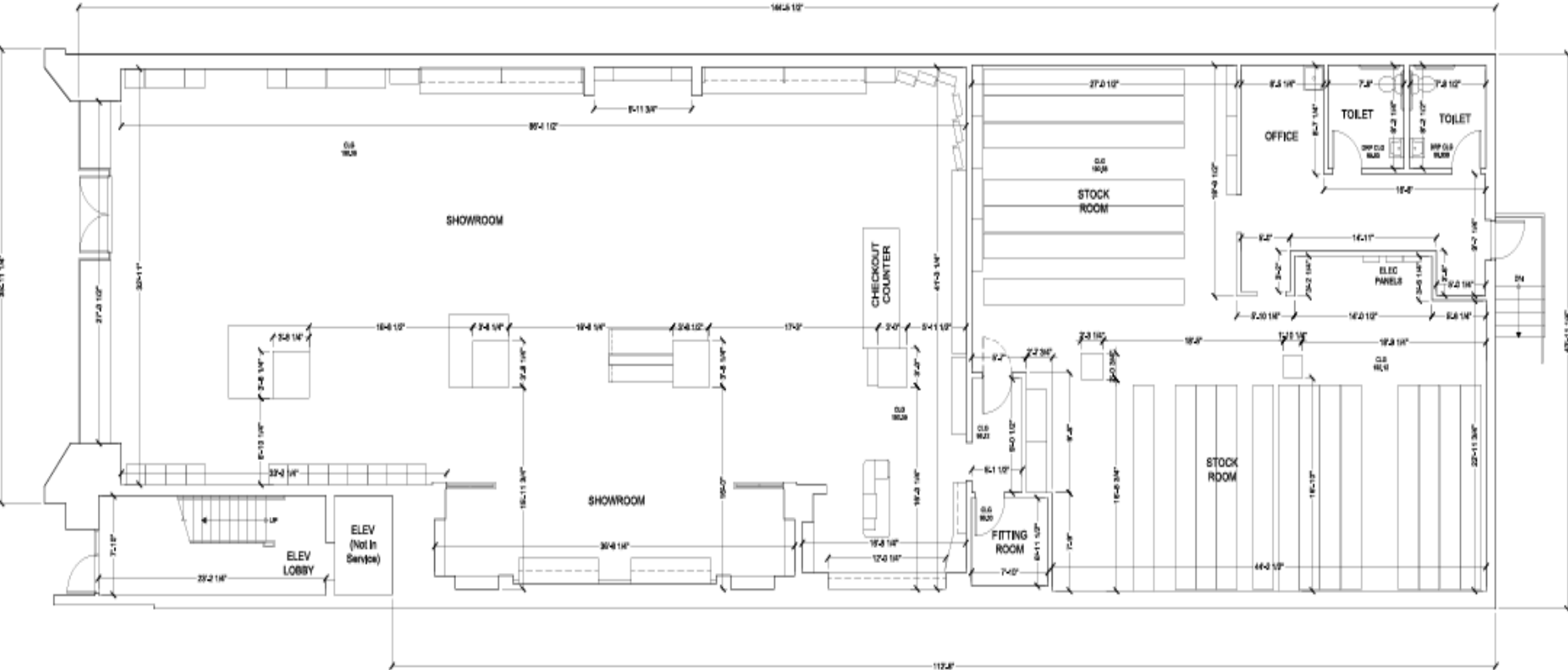
Second Floor: 6,943 sf

FULL 2nd Floor – Floor Plan





Skechers – Ground Floor



SKECHERS
First Floor: 6,033 sf

Aerial View



Potential Site

SKECHERS

sunglass hut

ZARA

BAKLEY

HQ

Starbucks

ANTHROPOLOGIE

BRUXIE

EL HUSUBA

MINI SOU

VANS

alo

ugo

Cane's

All'Antico Vinalo

S

BEYOND YOGA

Lids

ALDO

Apple

SEPHORA

BARNES & NOBLE

amc

4A

THE CUBE

MUSEUM OF

1212

JR

D. Marinos

Pickle Pop

Foot Locker

MOLEY NOLEY

SILVER LAKE

Yogurtland

adidas

Abraham & Fick

Wilson

patagonia

Sand'n Surf

Barney's



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For tours and further information contact

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