

# 1231 3RD STREET PROMENADE

*Santa Monica*



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE



PRIME PROMENADE RETAIL & OFFICE | LOCAL LANDLORD | NEGOTIABLE TERMS



## LEASE DETAILS

1231 3RD STREET PROMENADE  
SANTA MONICA, CA 90401

1231 3rd Street sits in one of L.A.'s highest foot traffic locations with more than 4.5 million annual visitors. Steps to Wilshire Blvd, ideal for retail, fitness, or creative office, with potential for a roof deck. Locally owned visionary landlord.

### **AVAILABILITY**

Ground: 10,000 SF - \$4.75/SF MG  
2nd Floor: 10,000 SF - \$3.95/SF MG  
Rooftop: 8,500 SF - \$3.95/SF MG  
Basement: 10,000 SF - \$1.50/SF MG

### **DRAMATIC CEILING HEIGHT AND RENOVATION UPSIDE**

Negotiable TI Available

### **COMMUNITY SERVING PROMENADE LOCATION**

Highly visible property with modern facade steps to Wilshire Blvd.

### **STILL ONE OF LA'S HIGHEST FOOT TRAFFIC LOCATIONS**

4.5M + Annual Visitors | Walk Score: 96

### **FLEXIBLE USE OPTIONS**

Perfect for retail, fitness, or creative office

### **ROOFTOP POTENTIAL**

Opportunity to activate outdoor space.

### **WELL-CAPITALIZED, LOCAL, VISIONARY LANDLORD**

Negotiable lease terms, Long-term ownership mindset



1231 3RD STREET PROMENADE, SANTA MONICA, CA 90401

## FORMER ADIDAS FLAGSHIP

ENTIRE BUILDING  
CAN BE MADE AVAILABLE

## PARKING

Access to public parking structures at monthly/daily rate

## TREMENDOUS FOOT TRAFFIC

4.5+ million annual visitors. Still one of the highest foot trafficked streets in all of Los Angeles.



SANTA MONICA  
PIER

Santa  
Monica  
Farmers  
Market

Palisades  
Park

### NEIGHBORING TENANTS



TESLA



SANTA MONICA  
PROPER  
HOTEL



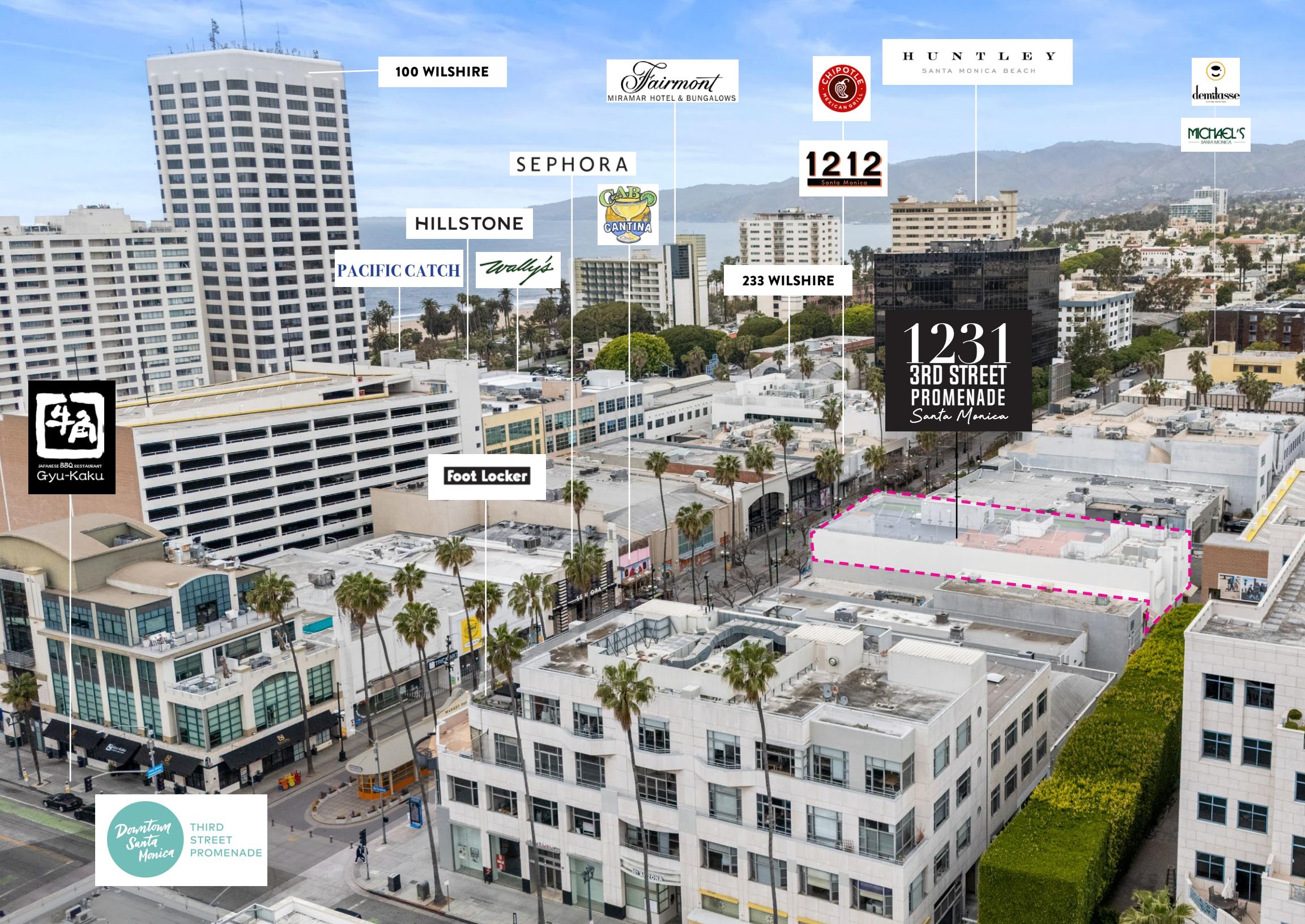
NORDSTROM

Aēsop

alo yoga

The  
Bungalow

tendergreens



1231  
3RD STREET  
PROMENADE  
Santa Monica



# GROUND FLOOR RETAIL - CURRENTLY CONFIGURED AS PICKLE BALL FACILITY



1231  
3RD STREET  
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EXIT



LARGE OPEN SPACE WITH HIGH CEILINGS

Z

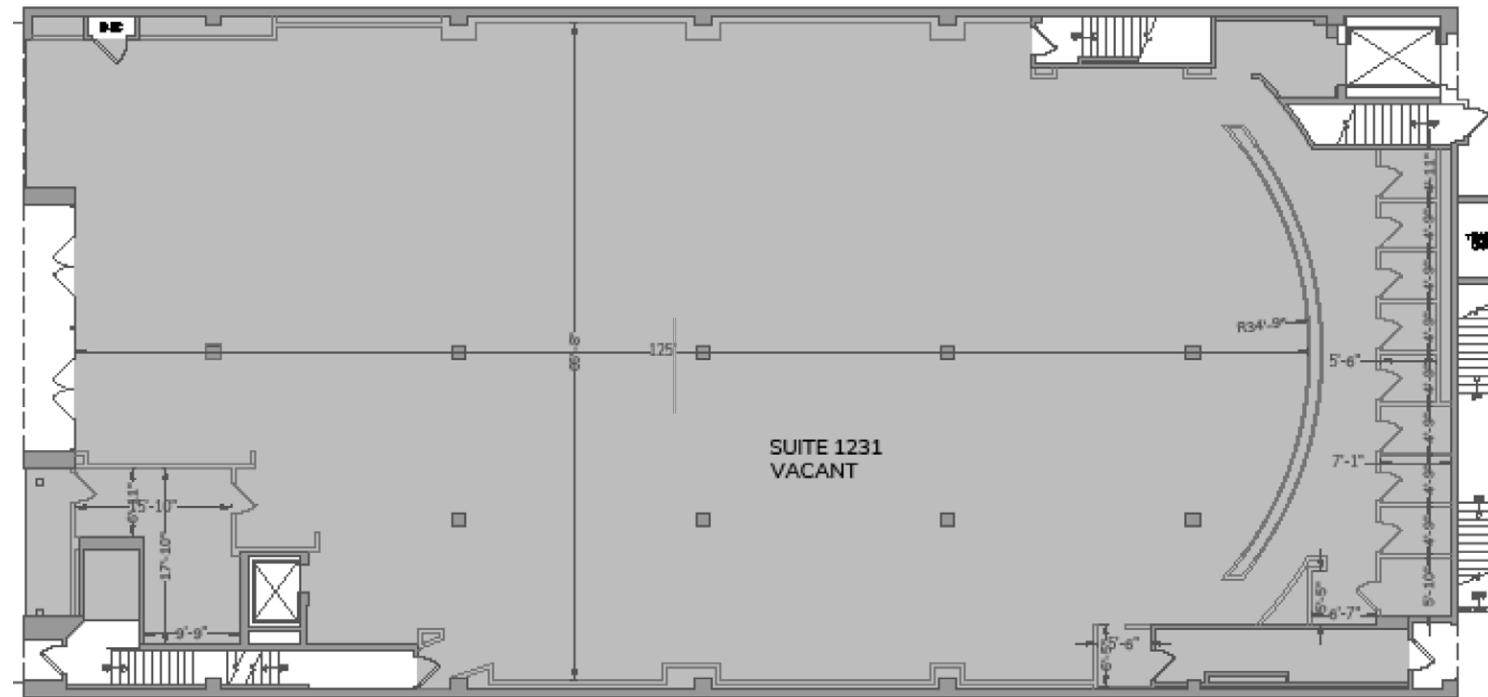
## FLOORPLAN (1ST FLOOR)

## CEILING HEIGHTS

13'9" - 15'4"

## 1ST FLOOR

### PROMENADE ENTRY



## 2ND FLOOR - CURRENTLY CONFIGURED AS FITNESS USE



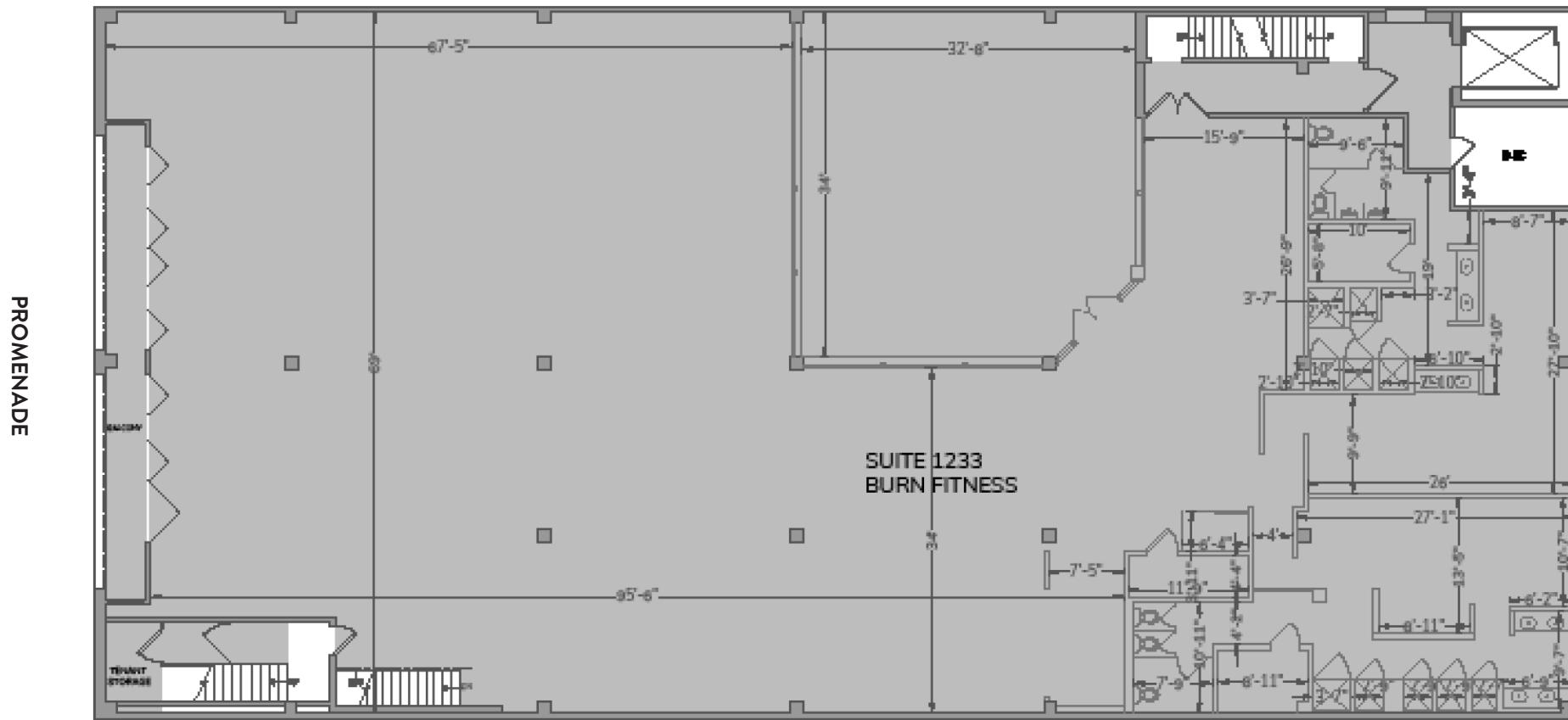
# LARGE OPEN SPACE WITH HIGH CEILINGS



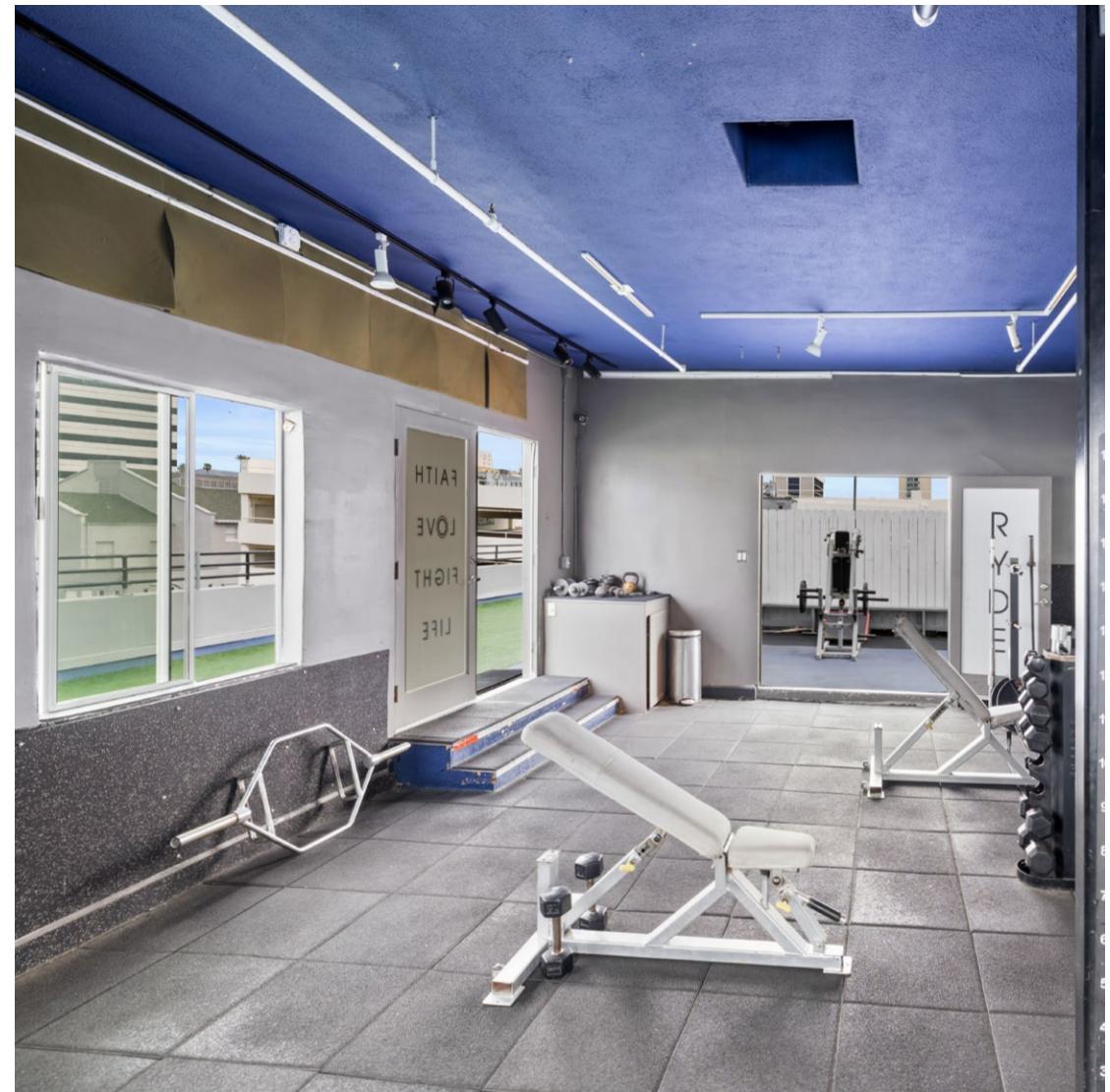
## FLOORPLAN (2ND FLOOR)

## CEILING HEIGHTS

12'6" - 13'4"

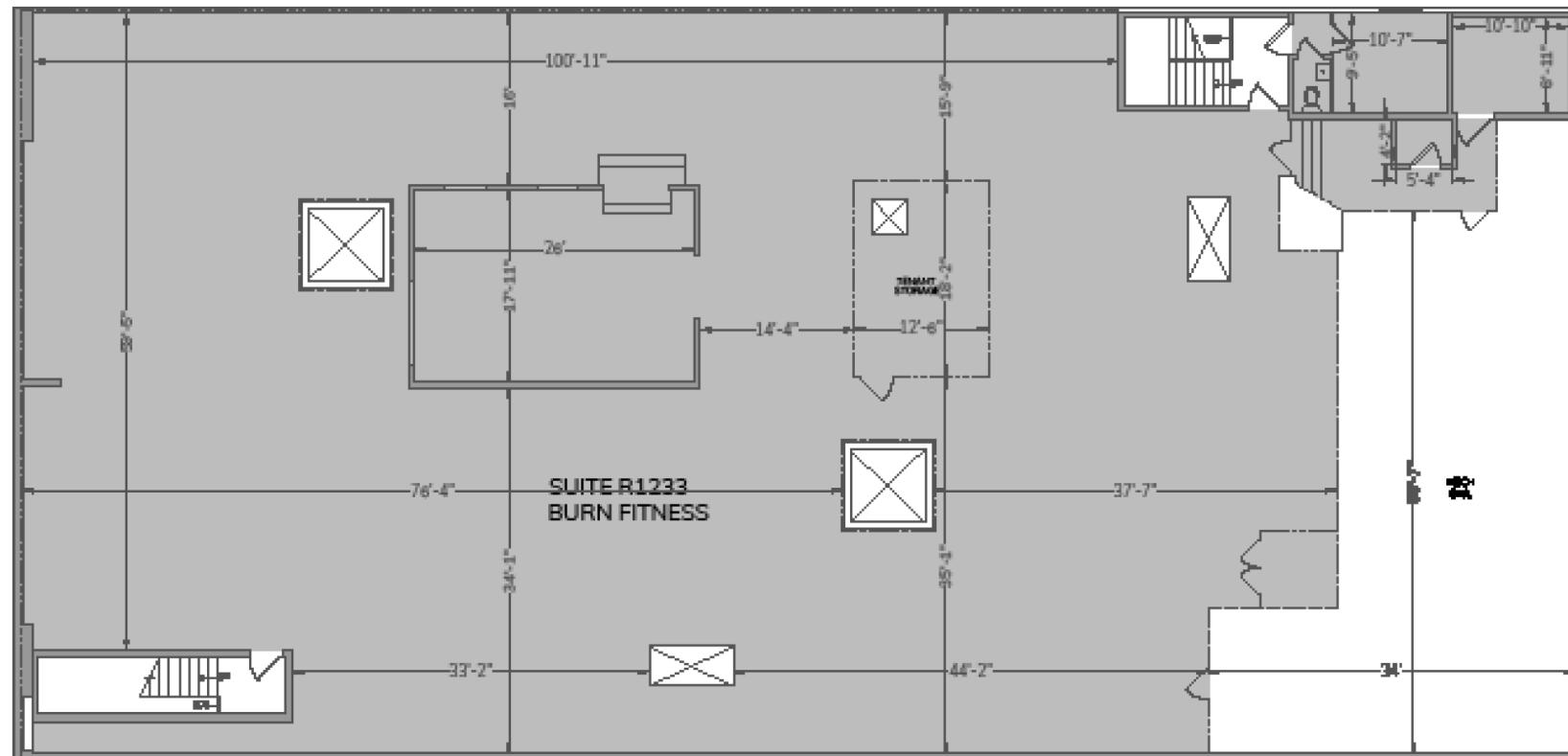


# ROOFTOP - IN USE AS SECOND LEVEL OF FITNESS SPACE





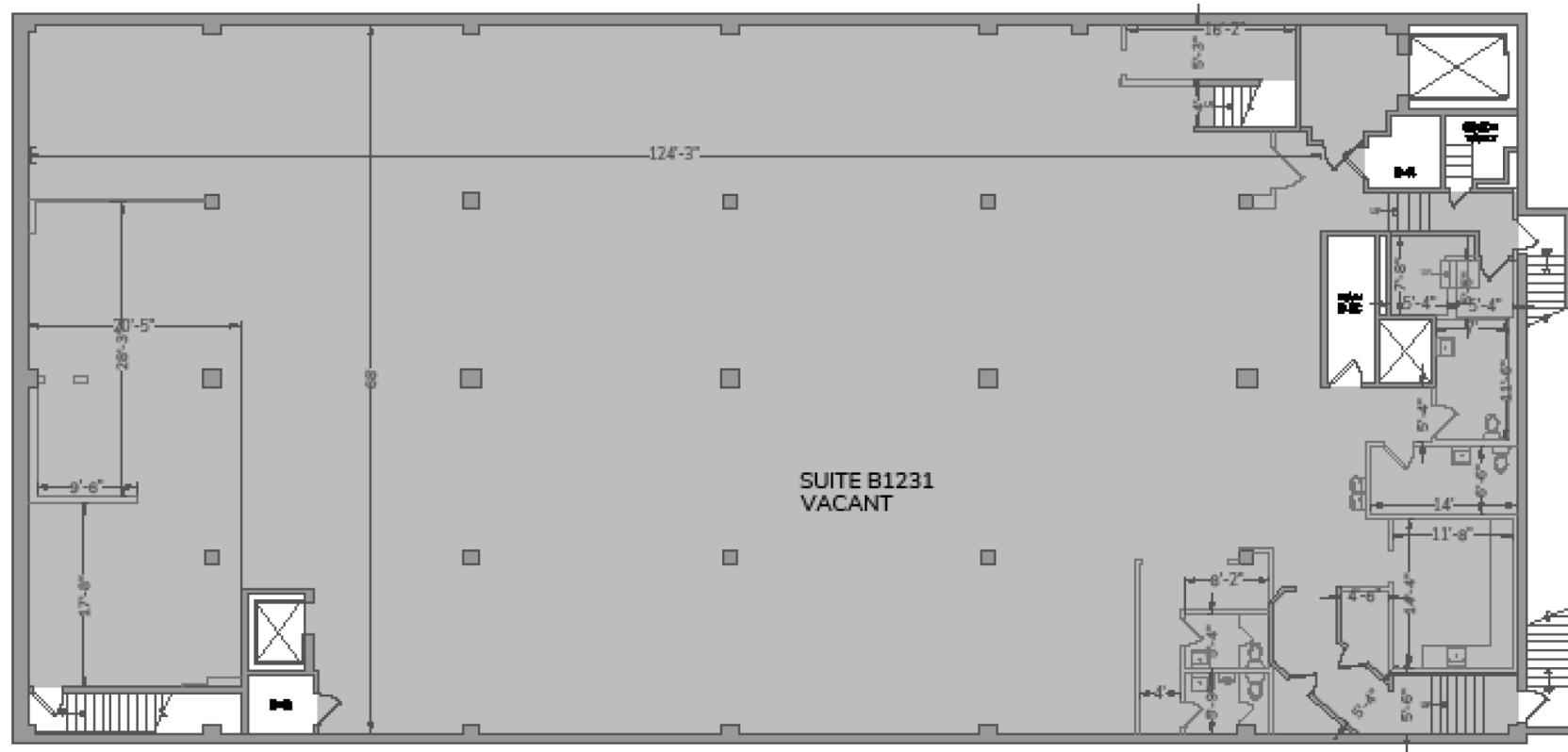
# FLOORPLAN (3RD FLOOR - ROOFTOP)



# FLOORPLAN BASEMENT

## CEILING HEIGHTS

10'8" - 11'6"



# AMENITY RICH LOCATION



📍 HILLSTONE / 202 WILSHIRE BLVD



📍 SUGARFISH / 1345 2ND STREET



📍 APPLE / 1415 3RD STREET PROMENADE



📍 YE OLD KINGS HEAD / 116 SANTA MONICA BLVD



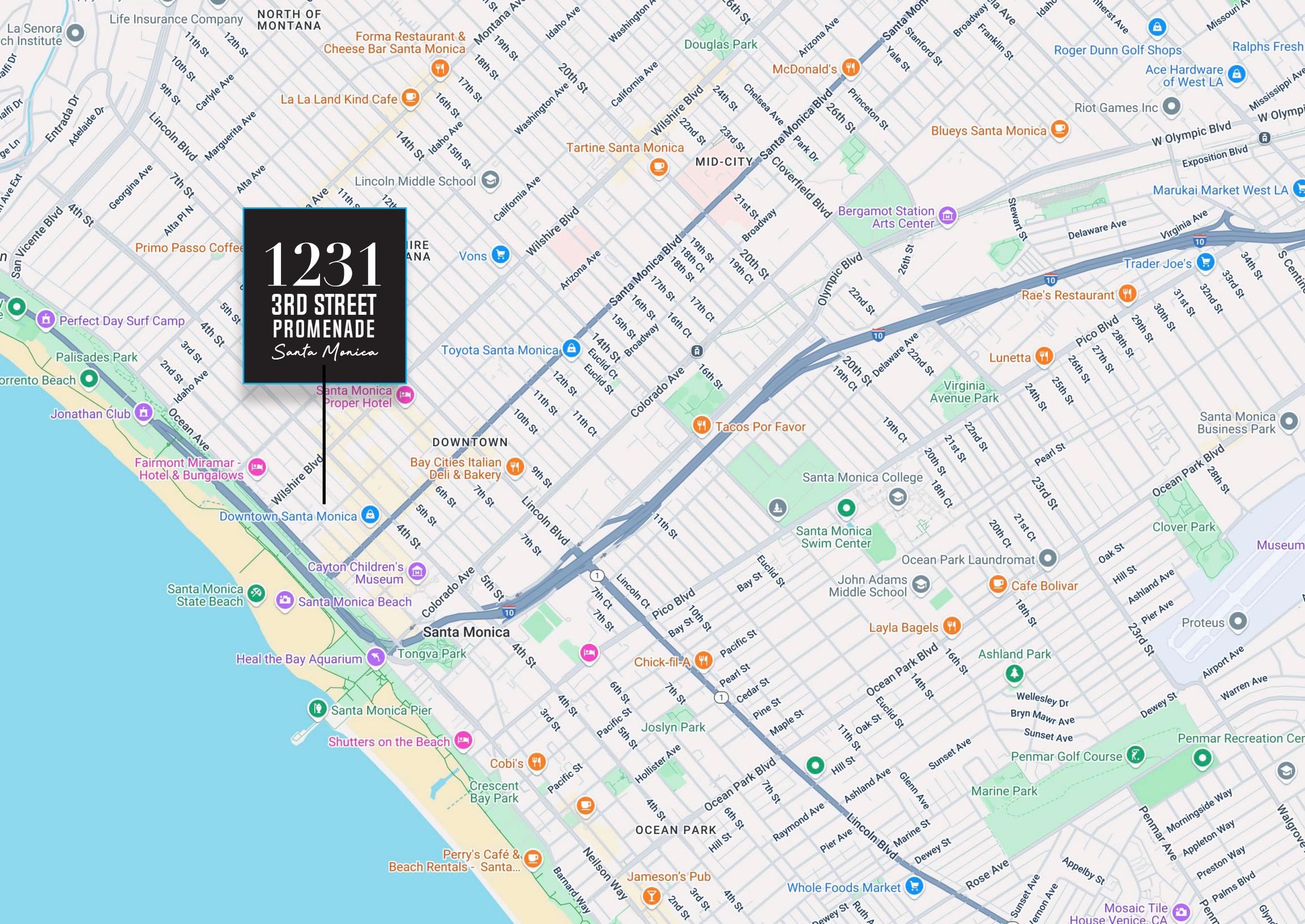
📍 BLUE BOTTLE / 415 SANTA MONICA BLVD



📍 WALLY'S / 214 WILSHIRE BLVD



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