

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



Sidecar
BOUTIQUE & CAFE



Aēsop.

The Bungalow
LOBBY

TESLA



SANTA MONICA
PROPER
HOTEL

NORDSTROM

alo yoga

tendergreens

ZACUTOGROUP.COM | 310.469.9012

100 WILSHIRE

Fairmont
MIRAMAR HOTEL & BUNGALOWS



HUNTLEY
SANTA MONICA BEACH



MICHAEL'S
SANTA MONICA

SEPHORA



1212
Santa Monica

HILLSTONE

PACIFIC CATCH



233 WILSHIRE

1231
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PROMENADE
Santa Monica



Foot Locker

Downtown
Santa Monica
THIRD
STREET
PROMENADE

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3RD STREET
PROMENADE
Santa Monica



GROUND FLOOR RETAIL – CURRENTLY CONFIGURED AS PICKLE BALL FACILITY



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LARGE OPEN SPACE WITH HIGH CEILINGS



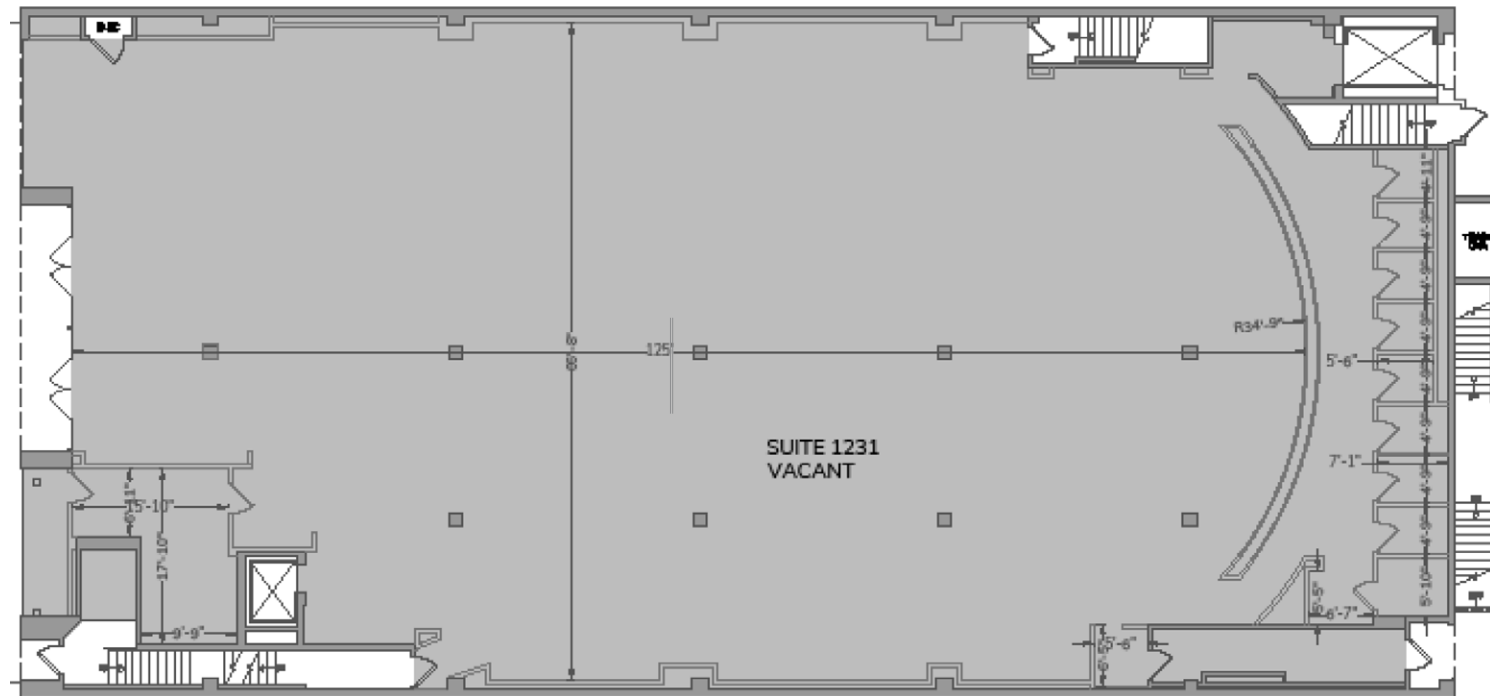
FLOORPLAN (1ST FLOOR)

CEILING HEIGHTS

13'9" - 15'4"

1ST FLOOR

PROMENADE ENTRY



2ND FLOOR – CURRENTLY CONFIGURED AS FITNESS USE





LARGE OPEN SPACE WITH HIGH CEILINGS

12'6" - 13'4"

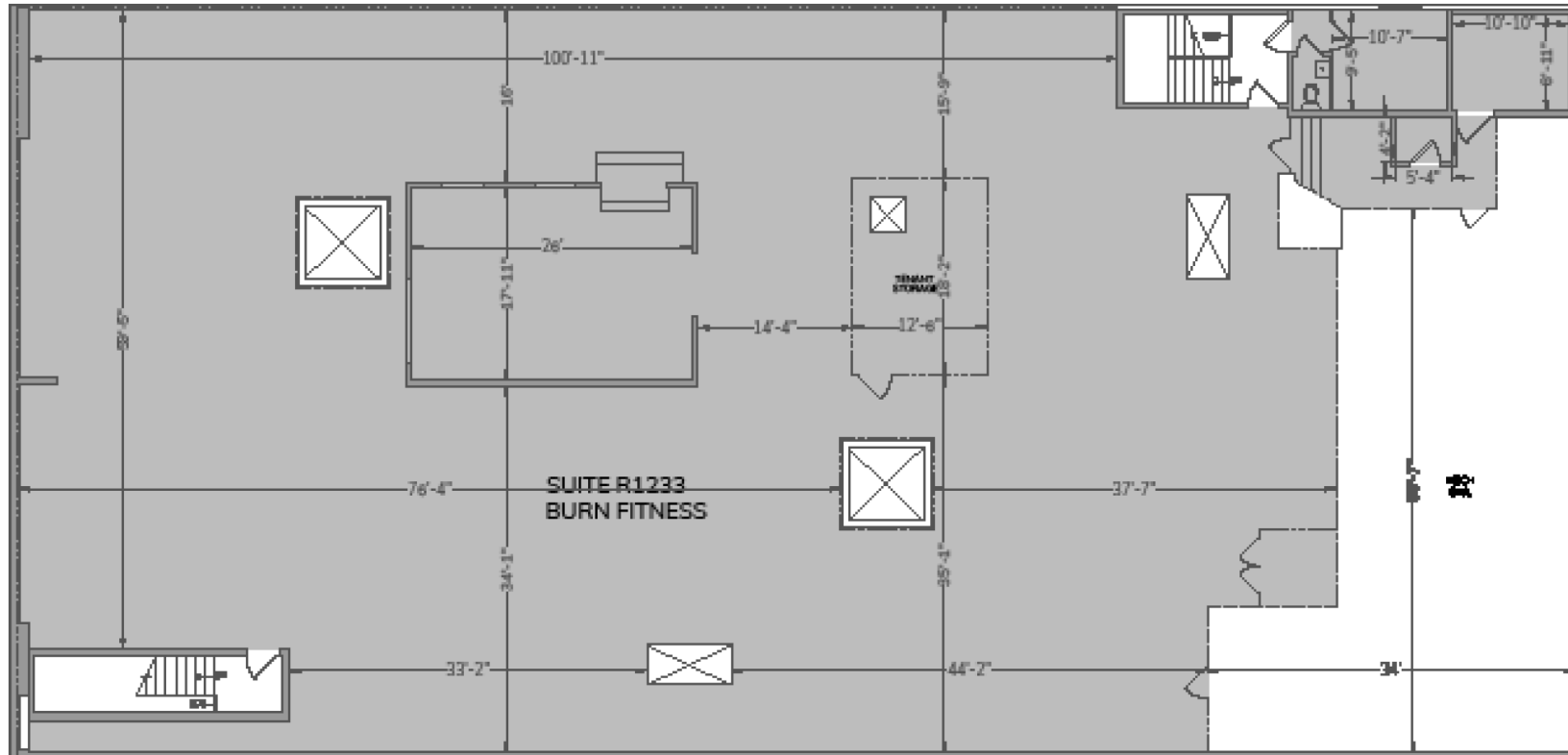


ROOFTOP – IN USE AS SECOND LEVEL OF FITNESS SPACE





FLOORPLAN (3RD FLOOR - ROOFTOP)



10'8" - 11'6"



AMENITY RICH LOCATION



📍 **HILLSTONE / 202 WILSHIRE BLVD**



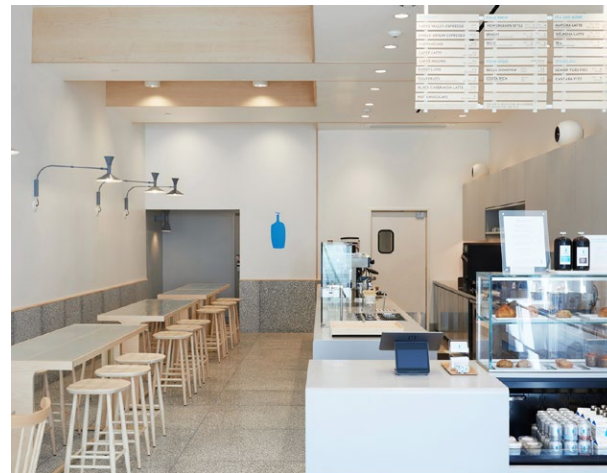
📍 **SUGARFISH / 1345 2ND STREET**



📍 **APPLE / 1415 3RD STREET PROMENADE**



📍 **YE OLD KINGS HEAD / 116 SANTA MONICA BLVD**

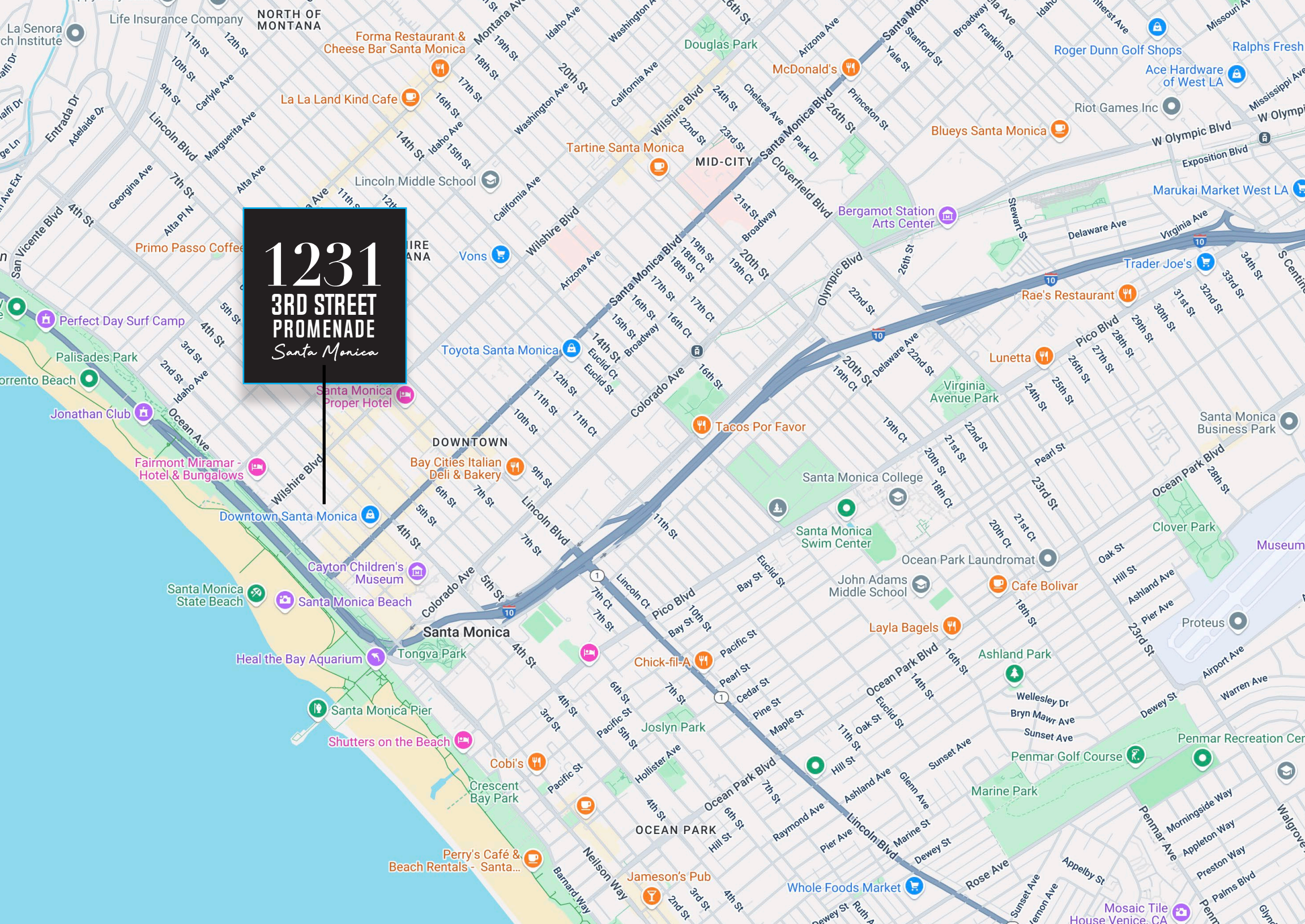


📍 **BLUE BOTTLE / 415 SANTA MONICA BLVD**



📍 **WALLY'S / 214 WILSHIRE BLVD**

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