

**1404** **THIRD STREET PROMENADE**

**FOR LEASE**  
SANTA MONICA, CA

**BUILD TO SUIT**  
RETAIL FLAGSHIP



signage

A HIGH STREET PROPERTY OF BLATTEIS & SCHNUR, INC.

**SALLY A. VOGEL**  
Blatteis & Schnur, Inc.  
o 310-282-5300 x226  
e svogel@blatteisschnur.com





# 1404 THIRD STREET PROMENADE

**New development-build to suit flagship opportunity** located in the dominant first block of Third Street Promenade. **Directly accessible from Santa Monica Place street level luxury retailers including Tiffany & Co., Louis Vuitton and highest performing street retail brands including Apple and Lululemon.** Approximately 50 feet of high profile frontage facing the Promenade within the sightlines of Santa Monica Blvd. Two blocks from Ocean Avenue and three short blocks from the Santa Monica Pier.

## BUILDING PREMISES

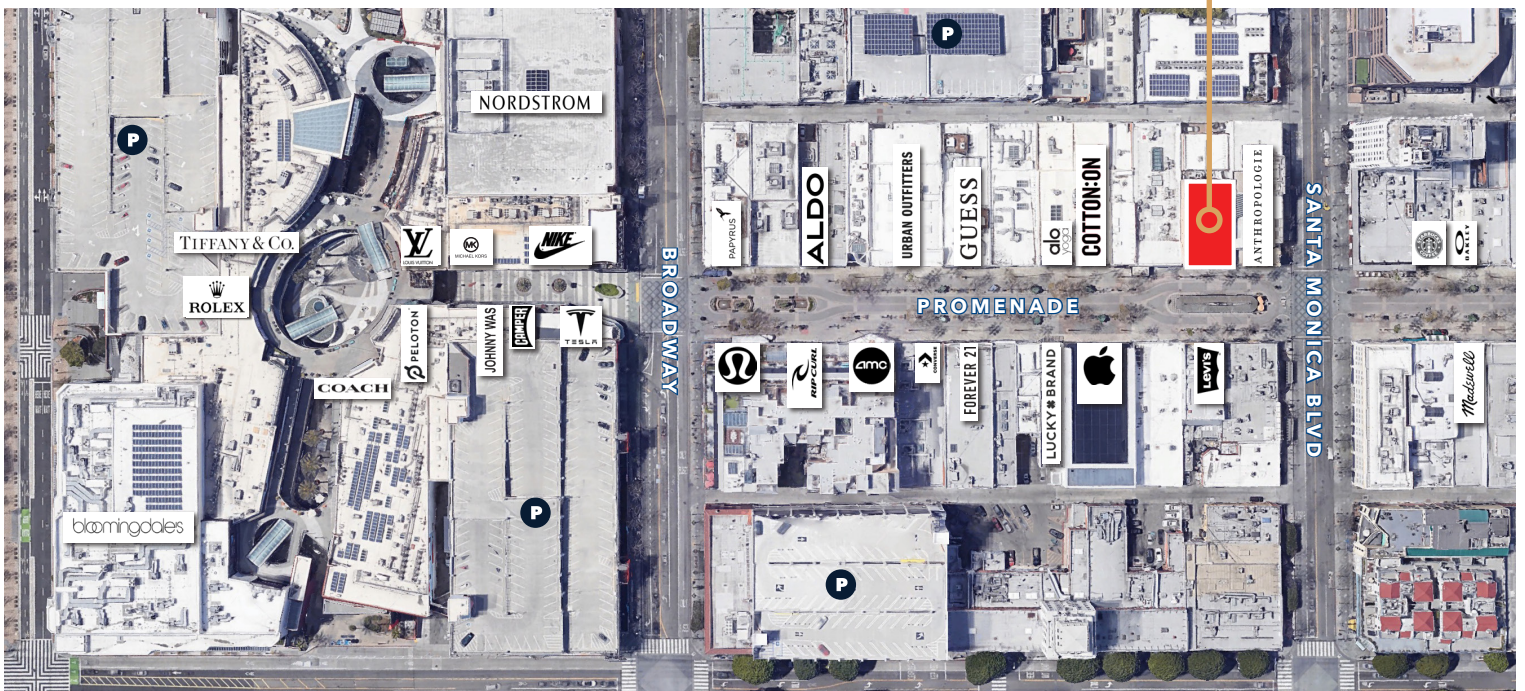
**22,500+/- SF on three levels plus a unique 5,000+/- SF rooftop & a 1,525+/- SF basement**

**Estimated Delivery Q3 2021**

**50'+/- linear feet of prime Third Street frontage**

**20'+/- foot clear ceiling heights**

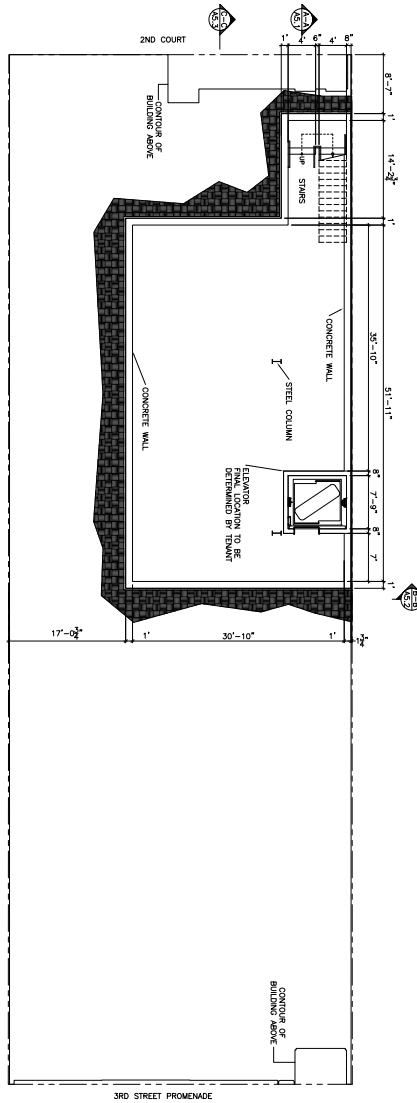
**Single or multi-level flagship retail**



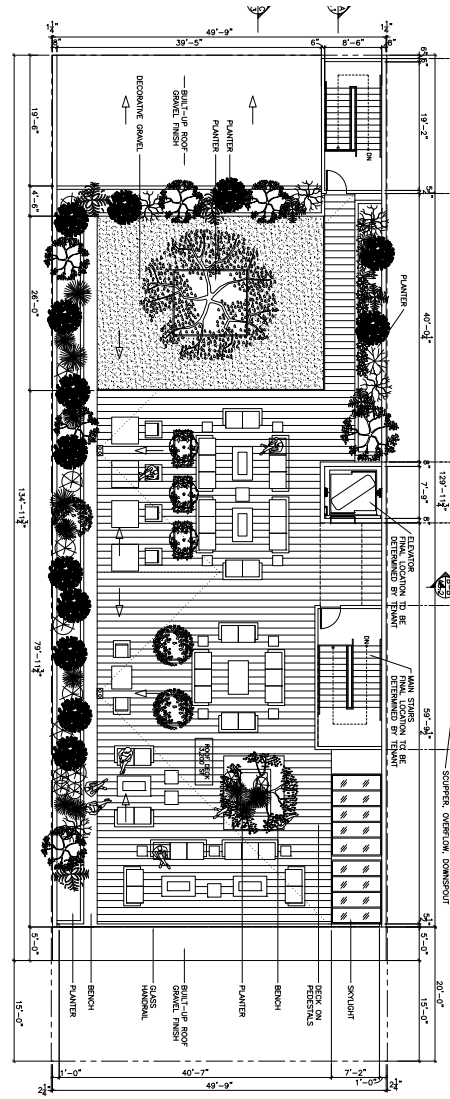


THIRD STREET PROMENADE

## BASEMENT 1,525+/- SF



## ROOFTOP 5,000+/- SF





**Third Street Promenade** is one of the most celebrated walkable street destinations in the world. Combining a breadth of retail offerings, an eclectic mix of al fresco dining, renowned weekly farmers market and direct ease and access to parking. **After 30 years, the Promenade remains one of Los Angeles' premier destinations for locals and visitors from all across the globe.**



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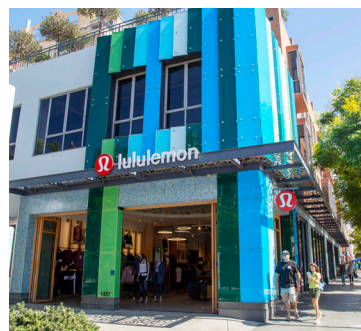
*Over 15 million people walk the palm-tree lined Promenade annually, generating over \$1.93 billion dollars in revenue.*

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*Promenade 3.0 - Santa Monica's Approved Commitment to the Future: An estimated \$30 - \$40 Million towards placemaking improvements with world class common areas, ride sharing / valet drops and high profile event programming.*

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*New infrastructure, tenants and neighboring office and multi-family development ensure that the Promenade will remain one of Los Angeles' premier destinations for locals and visitors from across the globe.*





**THIRD STREET PROMENADE**  
NEIGHBORING TENANTS

**FOR LEASE**  
SANTA MONICA, CA





Santa Monica is ranked as one of the most walkable neighborhoods in the Los Angeles region. In 2018 Santa Monica welcomed 8.4 million visitors to the city and generated \$1.93 billion dollars in revenue\*.



**8.4M\***

VISITORS ANNUALLY

**43%**

LOCAL RESIDENTS WORK IN THE  
CREATIVE INDUSTRY

**TOP 10**

BEST CITIES IN THE WORLD

**\$2,621/SF**

ANNUAL RETAIL SALES/SF, THIRD  
STREET PROMENADE

**#8**

US CITIES FOR MILLENIALS

**\$1.93B**

SPENT BY TOURISTS IN 2018

Source: <https://www.santamonica.com/wp-content/uploads/2019/05/2-Page-Econ-Imp-Summary-2018.pdf>

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