





## Property Highlights

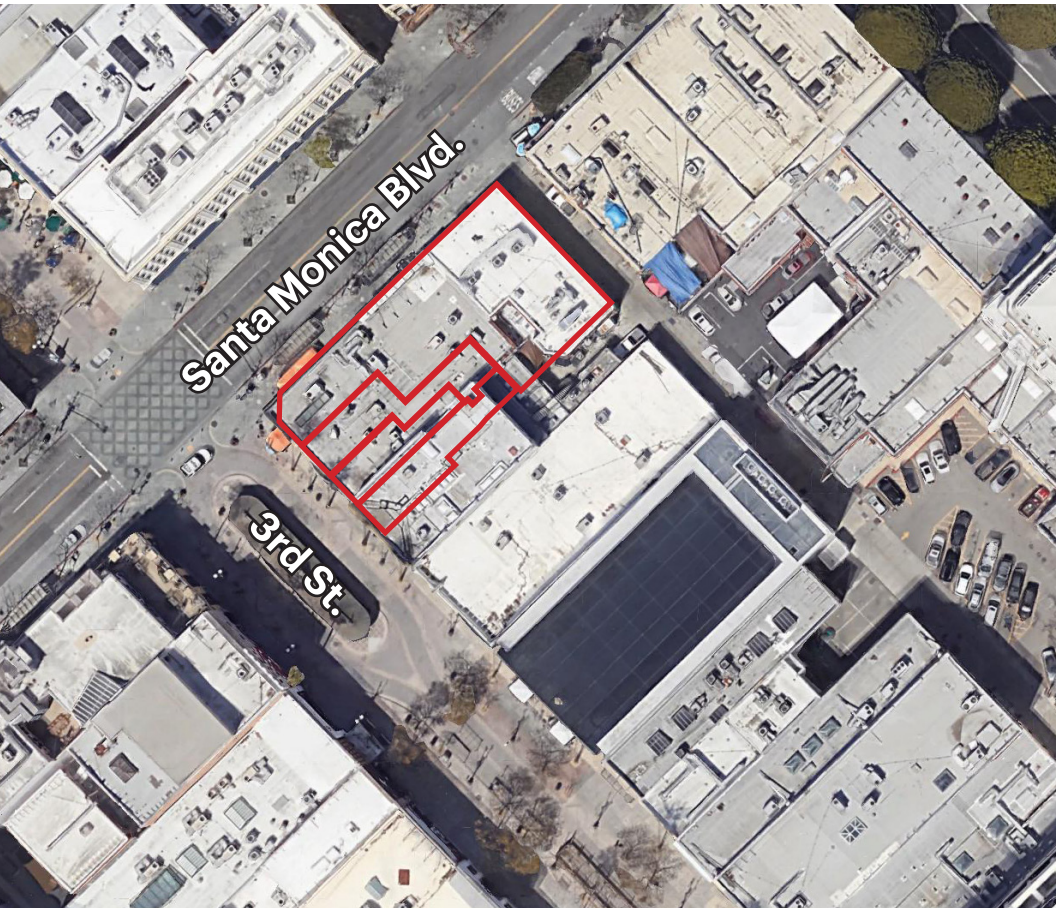
- First-time on the market in over a decade.
- 2nd generation restaurant infrastructure already in place.
- Highly visible and prominent corner location on the best block of the 3rd street Promenade adjacent to Apple flagship store.
- Grandfathered for fast food restaurant use.

### Premises Parking

Dedicated Ride-sharing short-term / ride sharing parking available directly behind premises.

### Downtown Santa Monica Parking

Multiple public parking structures throughout downtown Santa Monica with over 4,000 spaces.



## Site Description

**Location:** 3rd Street Promenade, Santa Monica, CA

**Size:** Multiple Configurations from  $\pm 562$  SF to 2,119 SF

**Rent:** Upon Request

**NNN:** \$9.00 PSF per Annum

**Term:** 5-10 Years

**Possession:** Immediate

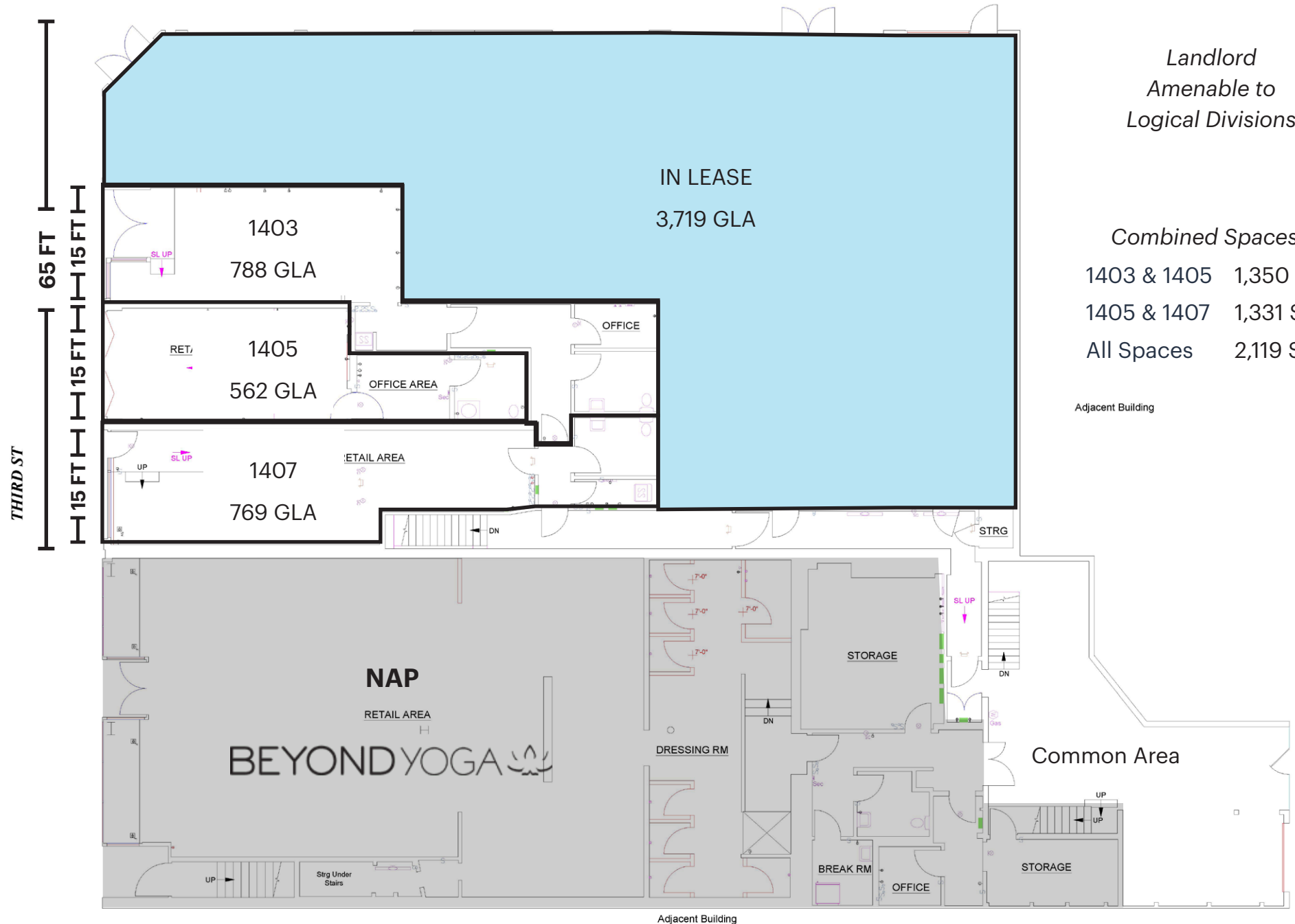
**Frontage:** 15' up to 65' along 3rd Street Promenade



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403 & 1405	1,350 SF
405 & 1407	1,331 SF
All Spaces	2,119 SF

Common Area





# MARKET OVERVIEW

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Downtown Santa Monica is a world-class shopping, dining and entertainment destination located just steps from the beautiful Pacific Ocean and the renowned Santa Monica Pier. The friendly, family and tourist-oriented 3rd Street Promenade is one of the few vibrant, open-air shopping destinations in the country. The iconic street has been a model for many pedestrian-only streets and shopping centers built over the last 30 years.

In addition, twice weekly, there is the famous Santa Monica Farmer's Market, which serves LA's most coveted restaurants and chefs. Over a million shoppers a year visit the market interacting with food producers and purveyors.

The City of Santa Monica in partnership with the local stakeholder and property owners is in the process of revitalizing the Promenade to 21st century standards to make it the preeminent entertainment, shopping and dining destinations in all of Southern California. To this day, the immediate trade area has over 15 million visitors spending over \$2 Billion a year in hospitality.

## Largest Employers in the City of Santa Monica





# MARKET AERIAL



# DEMOGRAPHICS | SANTA MONICA

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## 21 Million Annual Visitors to 3rd Street Promenade



### POPULATION

1 MILE	3 MILES	5 MILES
32,690	156,147	387,213



### TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$775.14 M	\$3.93 B	\$8.56 B



### TOTAL FOOD & BEVERAGE EXPENDITURES

1 MILE	3 MILES	5 MILES
\$242.11 M	\$1.22 B	\$2.65 B



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
18,845	78,562	181,354



### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$138,295	\$175,668	\$163,018



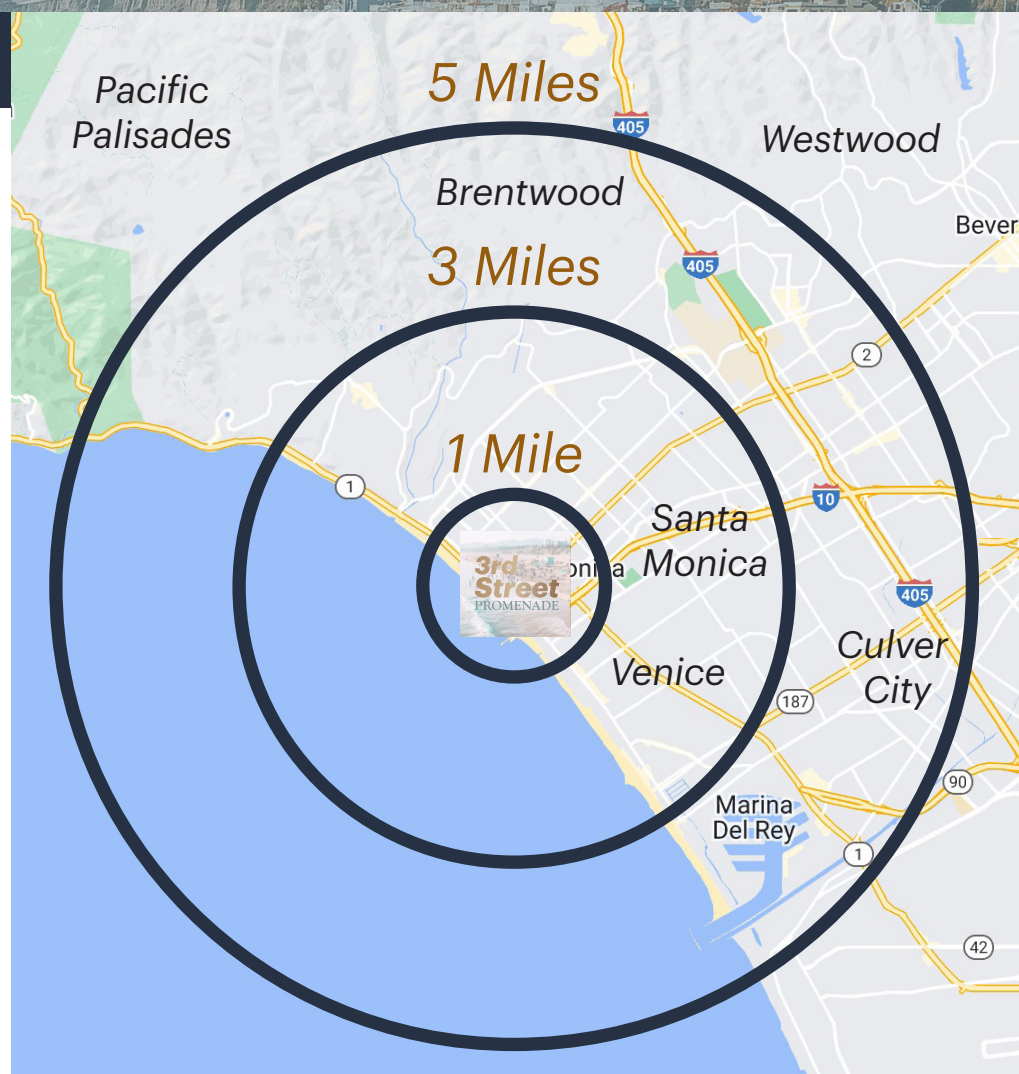
### ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.71 M	\$1.99 M	\$1.88 M



### COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
69.5%	68.2%	66.9%



## Promenade Visitors Profile

**25%** are traveling from home

**15%** make over **\$200,000** in HH Income

Median Age **33**

**42%** are millennials

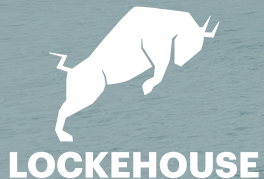
**38%** spend on restaurants

**25%** spend on apparel





# 3rd Street PROMENADE



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Sourcing: \*Demographics & Traffic Counts Source: Sites USA REGIS Online 6/20/22, City of Santa Monica

Photos: PG 1 - Apple Store - [rtlimages.apple.com](https://www.rtlimages.apple.com), Lululemon - [wellgood.com](https://www.wellgood.com), Nike Store - [flickr.com](https://www.flickr.com), Farmers Market Santa Monica - [thrillist.com](https://www.thrillist.com), Santa Monica Pier - Christopher Arndt, PG 3 - Shutterstock, PG 7 - Brandy Melville - [change.org](https://www.change.org), Tesla Santa Monica - Folonis Architects, Gold's Gym - [bodybuilding.com](https://www.bodybuilding.com), Patagonia - [loopnet.com](https://www.loopnet.com)