



1227 THIRD STREET PROMENADE

FLAGSHIP RETAIL

FOR
LEASE

FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

Available Now
± 3,000 SF

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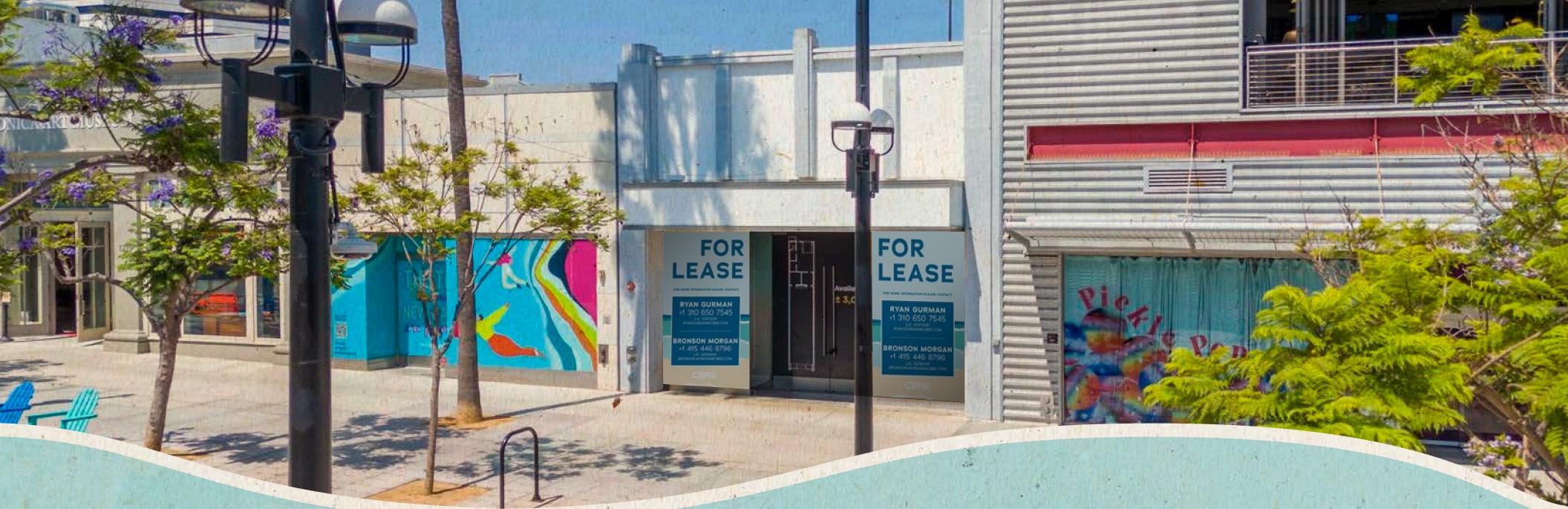
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1227 3RD STREET PROMENADE | SANTA MONICA | CA

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PROPERTY HIGHLIGHTS



±3,000 SF GROUND FLOOR RETAIL



PRIME THIRD STREET PROMENADE FRONTAGE



TWO BLOCKS FROM OCEAN AVE AND
SANTA MONICA PIER



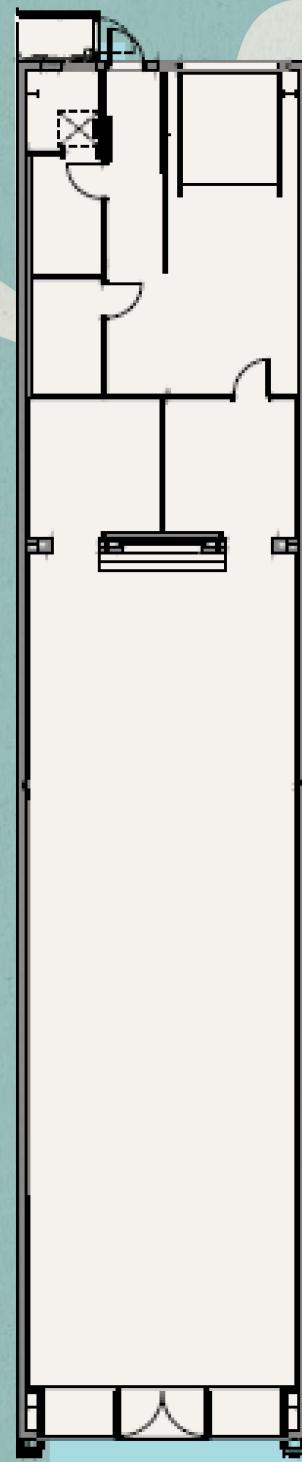
REAR LOADING DOCK WITH RAMP



96 WALKERS PARADISE



FLOOR PLAN



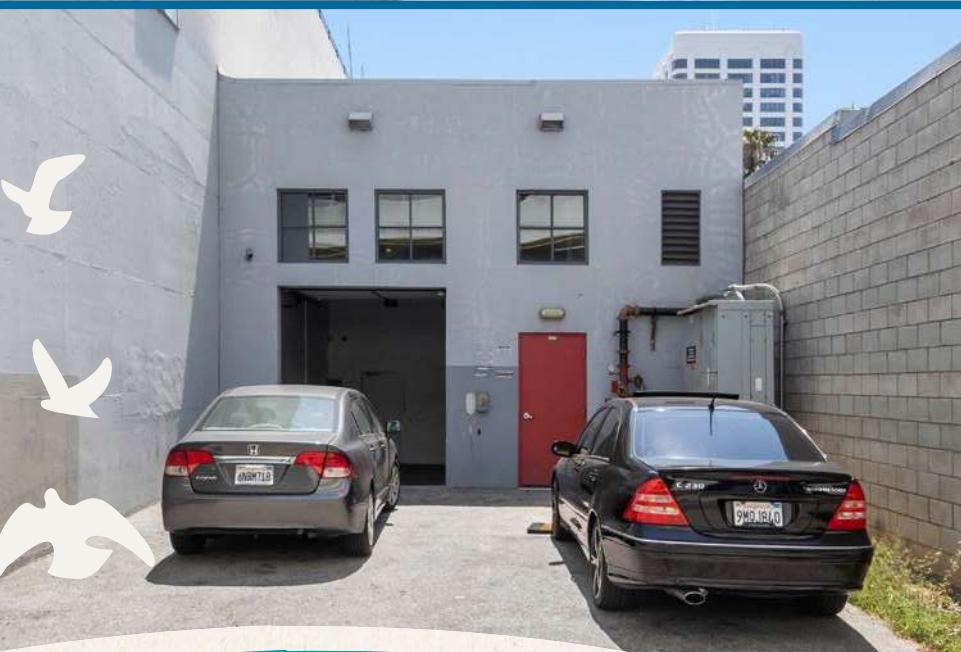
EXTERIOR

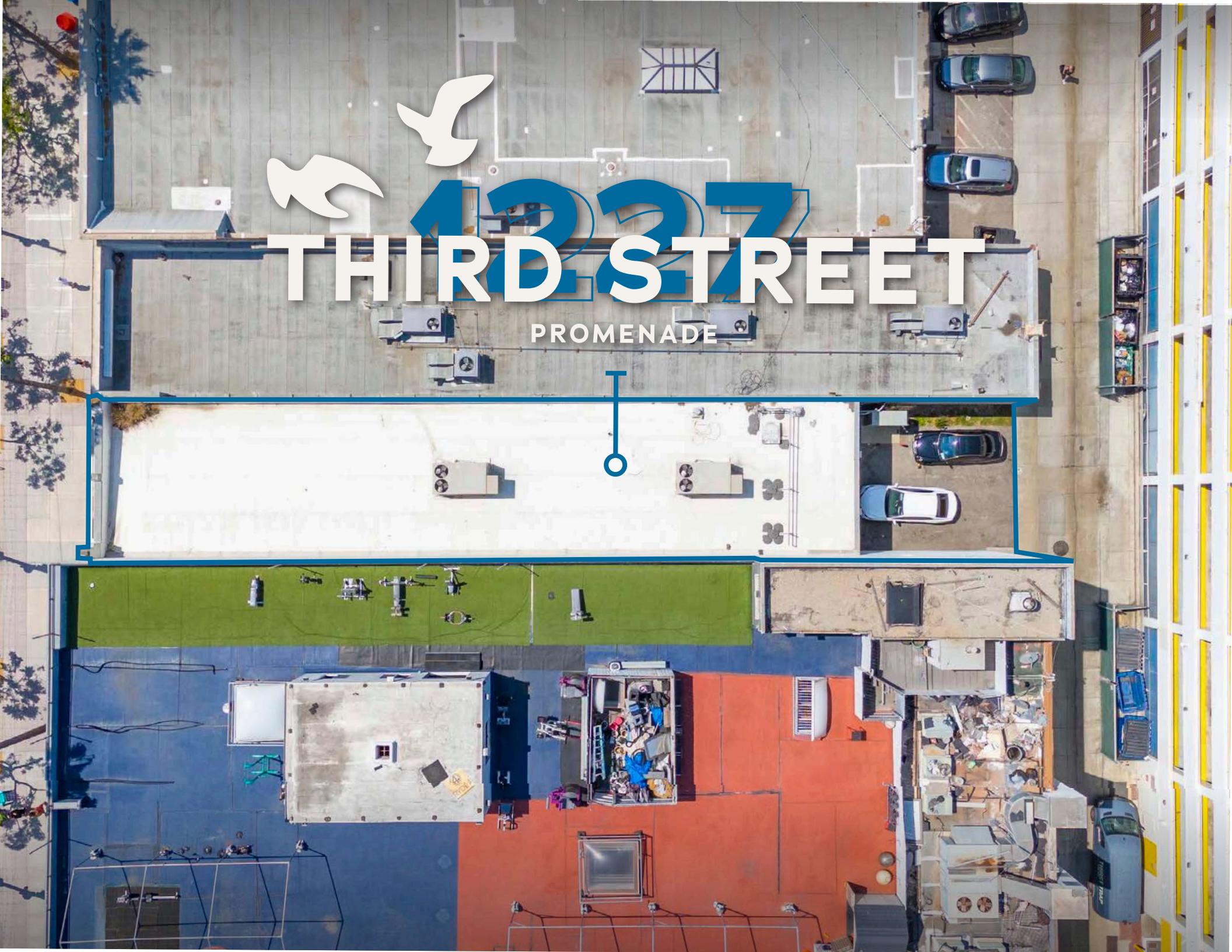


INTERIOR



LOADING DOCK/PARKING

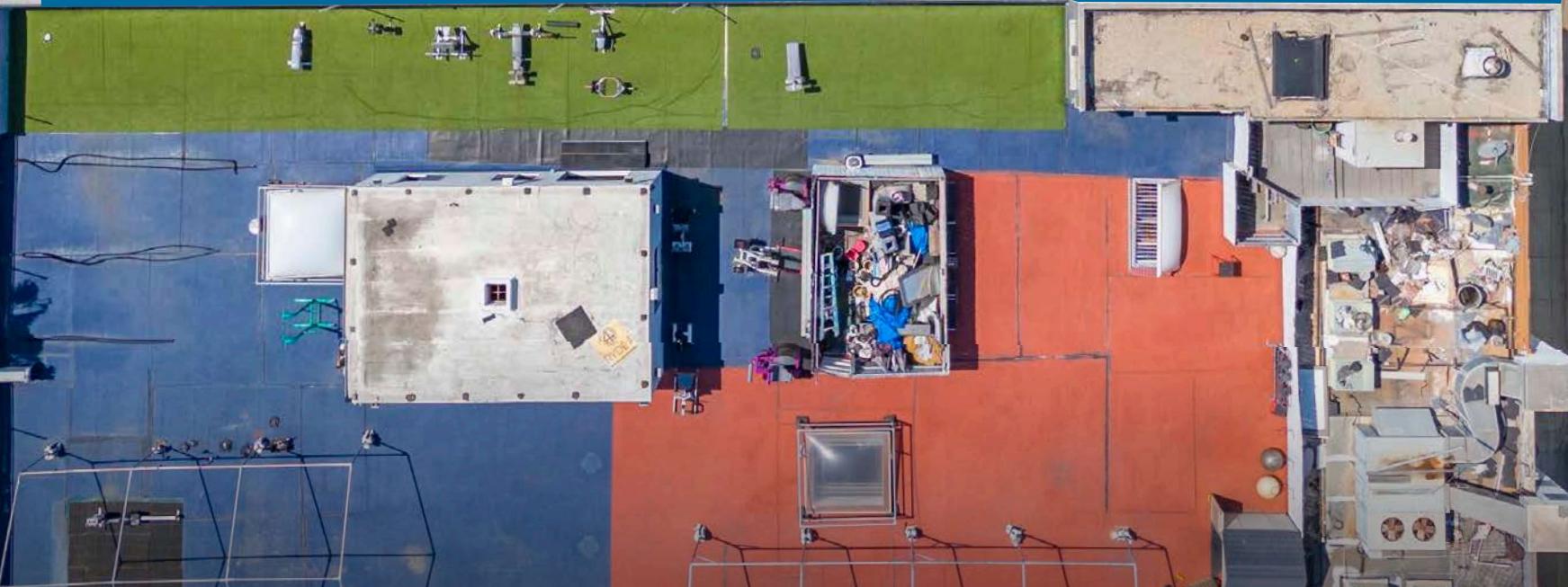
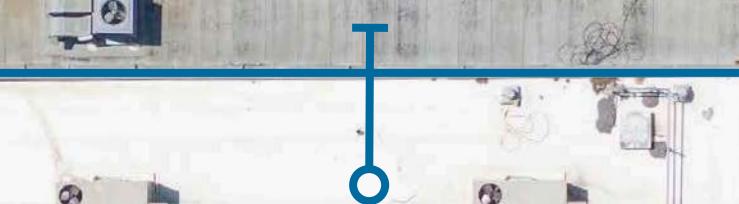




1337

THIRD STREET

PROMENADE





AMENITIES

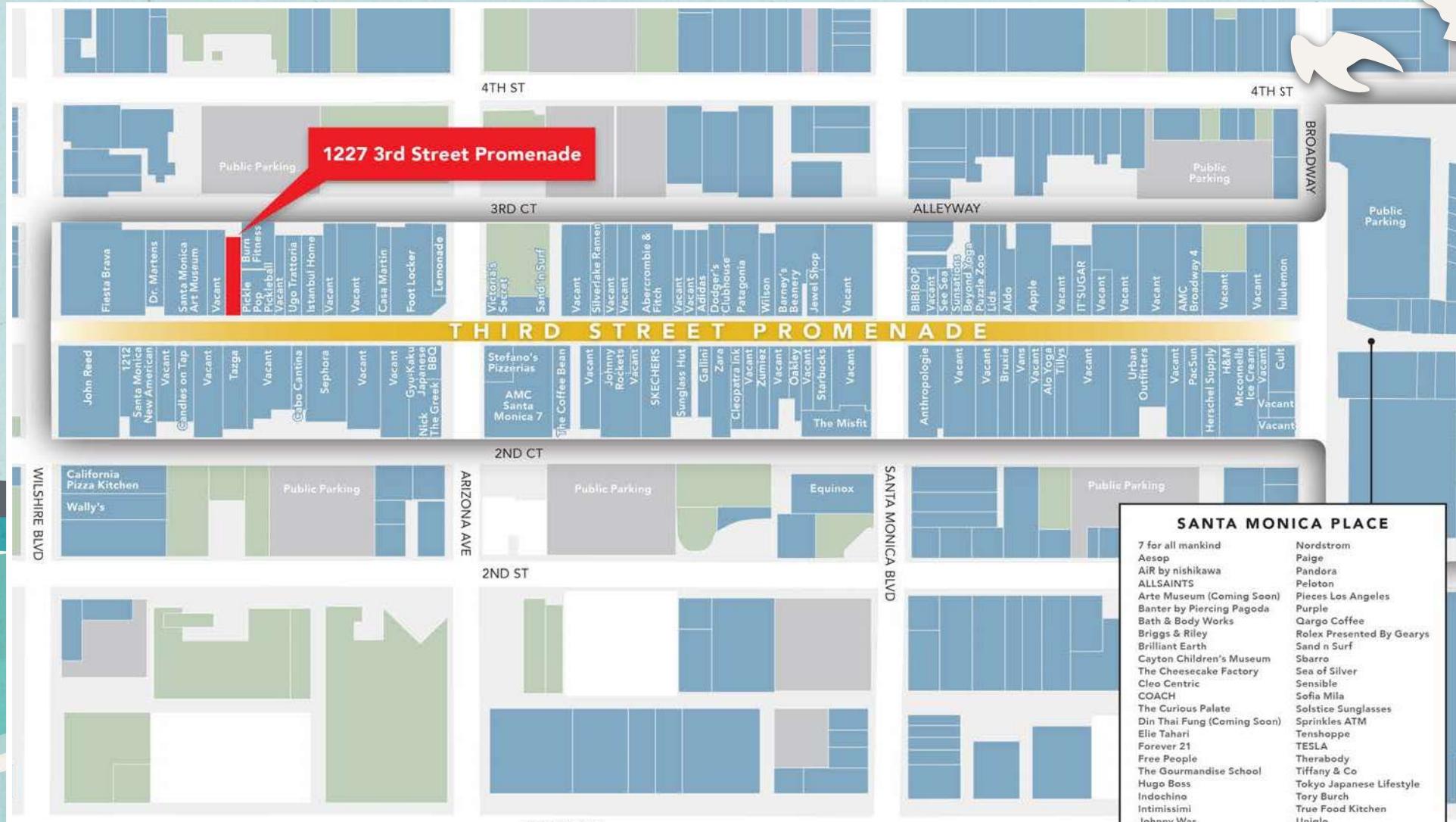
Palisades Park

PACIFIC COAST HWY



Santa Monica State Beach

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SANTA MONICA PLACE

7 for all mankind	Nordstrom
Aesop	Paige
AiR by nishikawa	Pandora
ALLSAINTS	Peloton
Arte Museum (Coming Soon)	Pieces Los Angeles
Banter by Piercing Pagoda	Purple
Bath & Body Works	Qargo Coffee
Briggs & Riley	Rolex Presented By Gearys
Brilliant Earth	Sand n Surf
Cayton Children's Museum	Sbarro
The Cheesecake Factory	Sea of Silver
Cleo Centric	Sensible
COACH	Sofia Mila
The Curious Palate	Solstice Sunglasses
Din Thai Fung (Coming Soon)	Sprinkles ATM
Elie Tahari	Tenshoppe
Forever 21	TESLA
Free People	Therabody
The Gourmandise School	Tiffany & Co
Hugo Boss	Tokyo Japanese Lifestyle
Indochino	Tory Burch
Intimissimi	True Food Kitchen
Johnny Was	Uniqlo
Louis Vuitton	UNTUCKit
LouLou	VinFast
Nike	Zwilling J. A. Henckels

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	31,417	84,444	156,514
2029 Population - Five Year Projection	31,211	83,084	155,425
2010 Population - Census	29,739	83,190	154,440
2020 Population - Census	31,943	86,294	159,988
2020-2024 Annual Population Growth Rate	-0.39%	-0.51%	-0.52%
2024-2029 Annual Population Growth Rate	-0.13%	-0.32%	-0.14%



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2024 Households - Current Year Estimate	18,292	44,435	79,247
2029 Households - Five Year Projection	18,673	44,902	80,922
2010 Households - Census	17,653	43,906	77,312
2020 Households - Census	18,290	44,479	78,852
2020-2024 Annual Household Growth Rate	0.00%	-0.02%	0.12%
2024-2029 Annual Household Growth Rate	0.41%	0.21%	0.42%
2024 Average Household Size	1.65	1.85	1.94



EDUCATION

	1 MILE	2 MILES	3 MILES			
2024 Population 25 and Over	26,644	68,572	125,463			
HS and Associates Degrees	3,339	24%	8,817	24%	15,595	23%
Bachelor's Degree or Higher	19,089	72%	49,143	72%	91,453	73%



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
2024 Average Household Income	\$164,719	\$176,538	\$185,464
2029 Average Household Income	\$189,571	\$202,234	\$212,332
2024 Median Household Income	\$114,878	\$121,187	\$126,836
2029 Median Household Income	\$134,820	\$144,747	\$151,615
2024 Per Capita Income	\$96,083	\$92,828	\$94,278
2029 Per Capita Income	\$113,616	\$109,203	\$110,986



HOUSING UNITS

	1 MILE	2 MILES	3 MILES			
2024 Housing Units	20,734	49,663	88,449			
2024 Vacant Housing Units	2,442	11.8%	5,228	10.5%	9,202	10.4%
2024 Occupied Housing Units	18,292	88.2%	44,435	89.5%	79,247	89.6%
2024 Owner Occupied Housing Units	2,691	13.0%	11,839	23.8%	25,137	28.4%
2024 Renter Occupied Housing Units	15,601	75.2%	32,596	65.6%	54,110	61.2%



PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2024 Businesses	5,173	10,207	17,774
2024 Employees	45,053	89,127	143,937



FOR MORE INFORMATION,
PLEASE CONTACT:

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