



# 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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1227 3RD STREET PROMENADE | SANTA MONICA | CA

**CBRE**





## PROPERTY HIGHLIGHTS



±3,000 SF GROUND FLOOR RETAIL



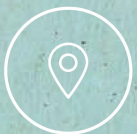
REAR LOADING DOCK WITH RAMP



PRIME THIRD STREET PROMENADE FRONTAGE



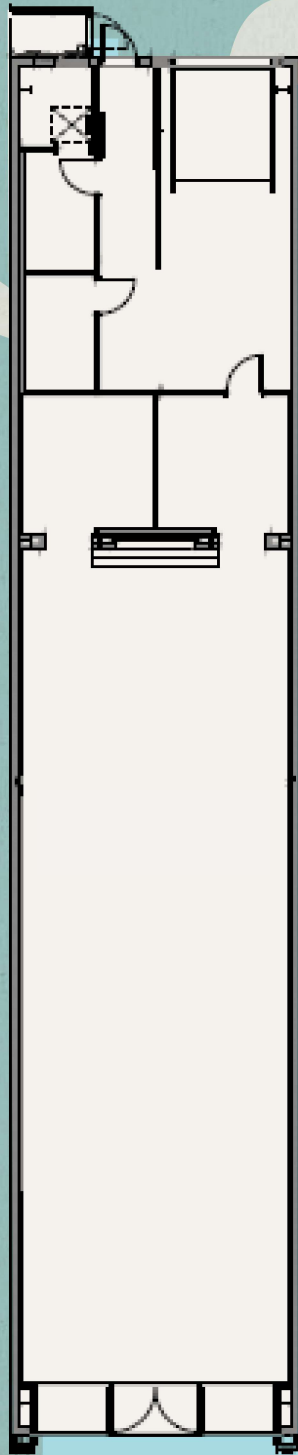
96 WALKERS PARADISE



TWO BLOCKS FROM OCEAN AVE AND  
SANTA MONICA PIER



# FLOOR PLAN





# EXTERIOR





# INTERIOR





# LOADING DOCK/PARKING







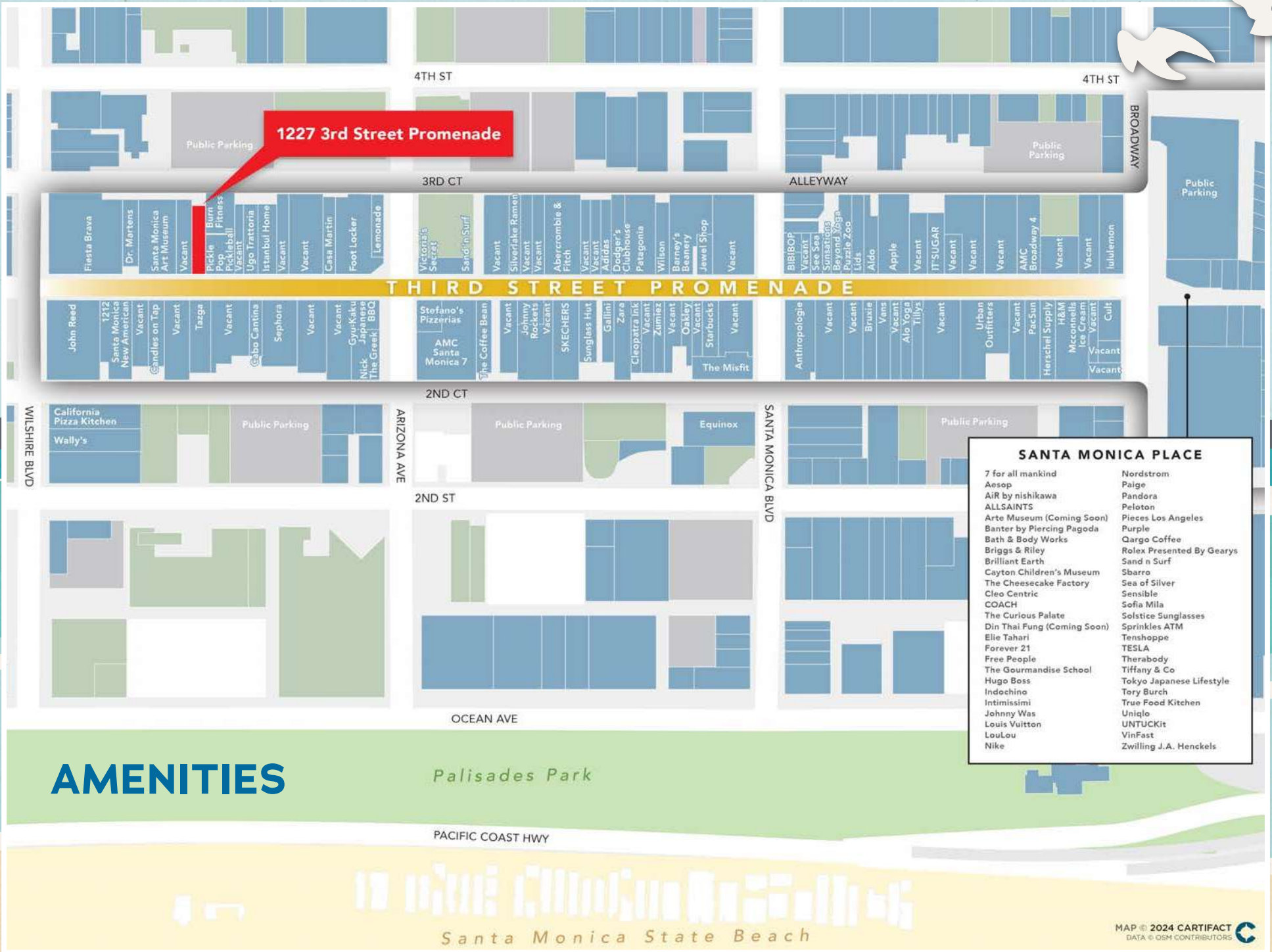
1237

# THIRD STREET

PROMENADE









# 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

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

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



## 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



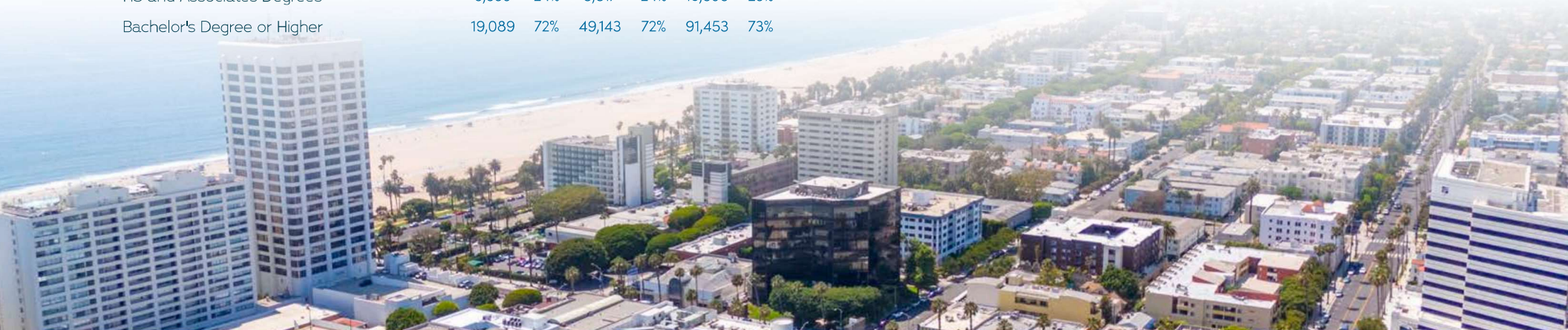
## HOUSING UNITS

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



## PLACE OF WORK

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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