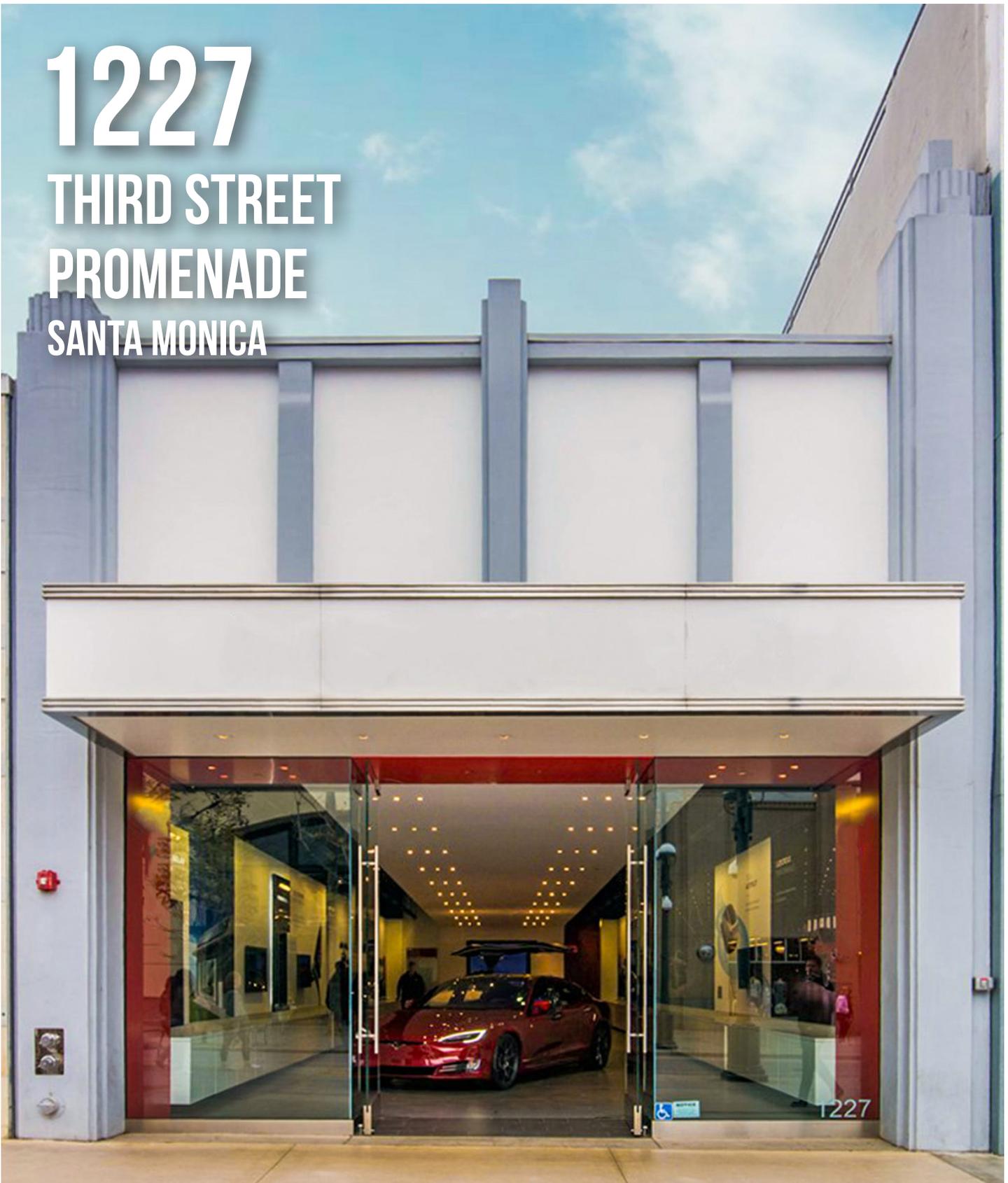


1227

THIRD STREET PROMENADE SANTA MONICA



RETAIL FOR LEASE

CARINE MAMANN

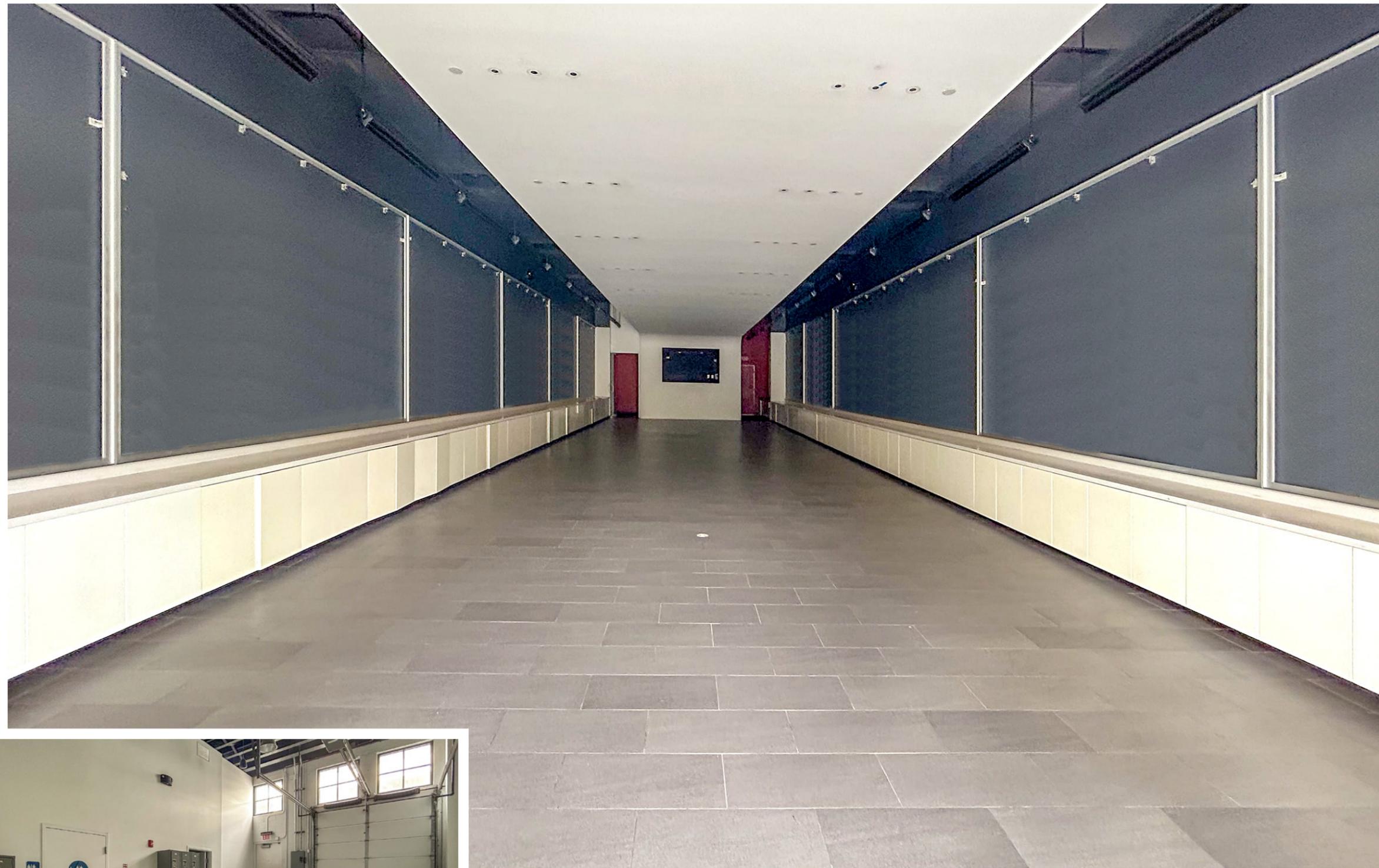
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PREMISES



1227 Third Street Promenade consists of a ±3,000 square foot retail building with frontage on the Third Street Promenade; one of the most desirable urban retail districts in the United States. Third Street Promenade defines the retail environment in Downtown Santa Monica. Its eclectic mix of shops, galleries, restaurants, theaters, and street performers is internationally renowned.

It is the most desirable location in Santa Monica and among the top three retail districts in the western United States. The volumes of pedestrian traffic have drawn the most successful retailers to Santa Monica. The completion of the Metro Expo Line at 4th Street and Colorado Avenue has connected Santa Monica to greater Los Angeles and significantly expanded the flow of tourists and shoppers.



THE THIRD STREET PROMENADE IS A MAJOR OUTDOOR PEDESTRIAN-ONLY SHOPPING DISTRICT ENCOMPASSING THREE BLOCKS BETWEEN WILSHIRE BOULEVARD AND BROADWAY.

The Property is situated at the prime southern end of the Third Street Promenade, six storefronts from the gateway to Santa Monica Place, which features Bloomingdale's and Nordstrom in a contemporary three-level outdoor environment.

Connecting Santa Monica to Downtown Los Angeles, the final stop on the Metro Rail Expo Line is located at the intersection of 4th Street and Colorado Avenue - two blocks from the Property. Since the Downtown Santa Monica terminus opened in 2016, the Metro Expo Line has seen dramatic increases in ridership volumes.

Recent developments along the Expo Line have added additional residential housing units within a mile of the Third Street Promenade. With 16 area hotels, 15 parking garages, and increased access via public transit, Downtown Santa Monica

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