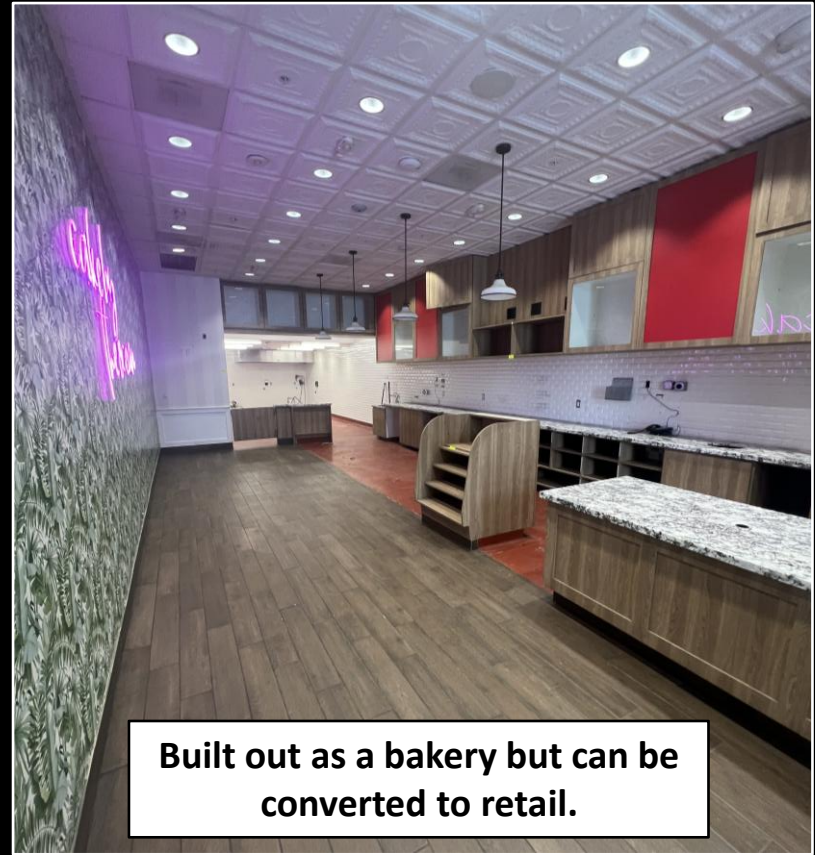




1354 Third Street Promenade

Bakery / Retail Available for Lease



Built out as a bakery but can be converted to retail.



Tenzer Commercial Brokerage Group

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Premises

Approx. 2,000 SF – Ground Floor
Approx. 400 SF – Mezzanine
Approx. 20 FT frontage

Rental Rate & NNN

Upon request
NNN's are approx. \$0.63 / SF / month

Term

Negotiable

Parking

Parking available in the public structures surrounding the Promenade.

Highlights

- Strong curb appeal
- Very high ceiling
- Excellent condition
- Type 2 baking hood
- Walk-in cooler & freezer
- Outdoor patio available

Comments

An ideal location for brands seeking strong foot traffic and great co-tenancy.

Co-Tenants include Victoria's Secret, Zara, Adidas, Sunglass Hut, Patagonia, Wilson's Sporting Goods, Abercrombie, Barnes & Noble, Holey Moley Golf Club, Barney's Beanery, BROT+ Berliner Doner & Bakery (coming soon), HQ Gastropub (coming soon), LIDS (coming soon), and much more!



Kitchen Area



Walk-In Cooler + Walk-In Freezer

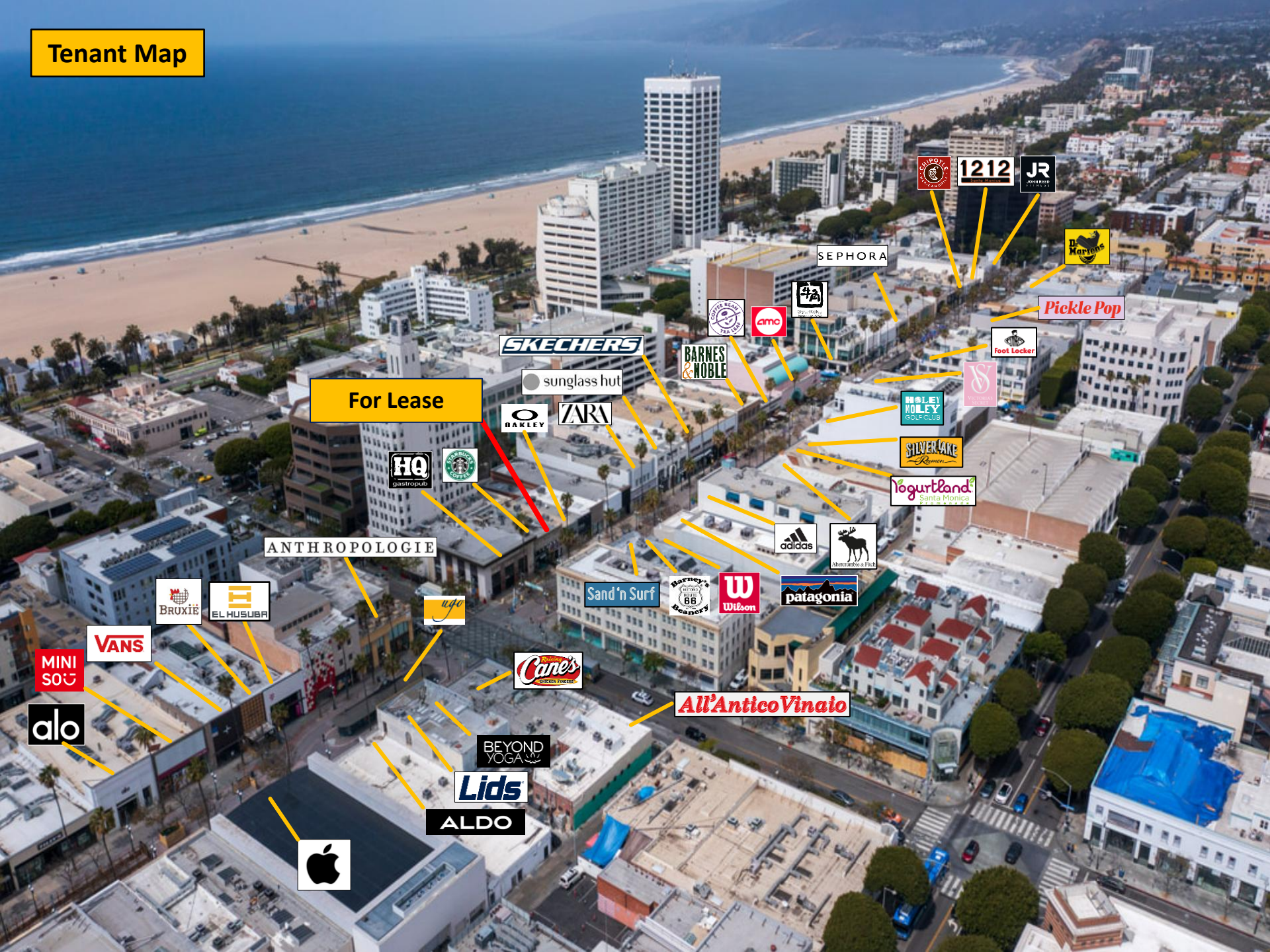


Mezzanine + Private Office





Tenant Map



For Lease

ANTHROPOLOGIE

SKECHERS

SEPHORA

sunglass hut

BARNES & NOBLE

1212

JR

D. Marinos

Pickle Pop

Foot Locker

HOLEY NOLEY GOLF CLUB

SILVER LAKE

Yogurtland Santa Monica

oakley

ZARA

HQ gastropub

Starbucks

adidas

Alexandre & Fink

Sand'n Surf

Barney's 86

Wilson

patagonia

BRUXIE

EL HUSUBA

ugo

VANS

MINI SO

Cine's

All'Antico Vinaio

alo

BEYOND YOGA

Lids

ALDO

Apple



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For tours and further information contact

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