

# 1322-A Third Street Promenade



**Rare 2<sup>nd</sup> Generation Restaurant Space  
Available for Lease**

**NO KEY MONEY REQUIRED**

**Prime Entertainment Zone Location!**

**Approx. 1,600 SF - Available Now**

**Former Tenant: Johnny Rockets**

**First time on the market in over 15 years, positioned perfectly on the 50-yard of the iconic Third Street Promenade / Entertainment Zone.**

**Surrounded by national retailers and restaurants. Inquire for more information about the Entertainment Zone – we can provide all the info you need to know!**



**Tenzer Commercial Brokerage Group**

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## Premises

Approx. 1,600 SF

Approx. 20 Feet of Frontage

## Rental Rate & NNN

Upon Request

## Term

5 – 10 Years

## Parking

Parking is available in the multiple structures surrounding the Promenade.

Employee validation is available via the City of Santa Monica and SP+.

## Features

2<sup>nd</sup> Generation Restaurant

PRIME Entertainment Zone location

Great frontage

Outdoor patio available via license agreement with the City of Santa Monica

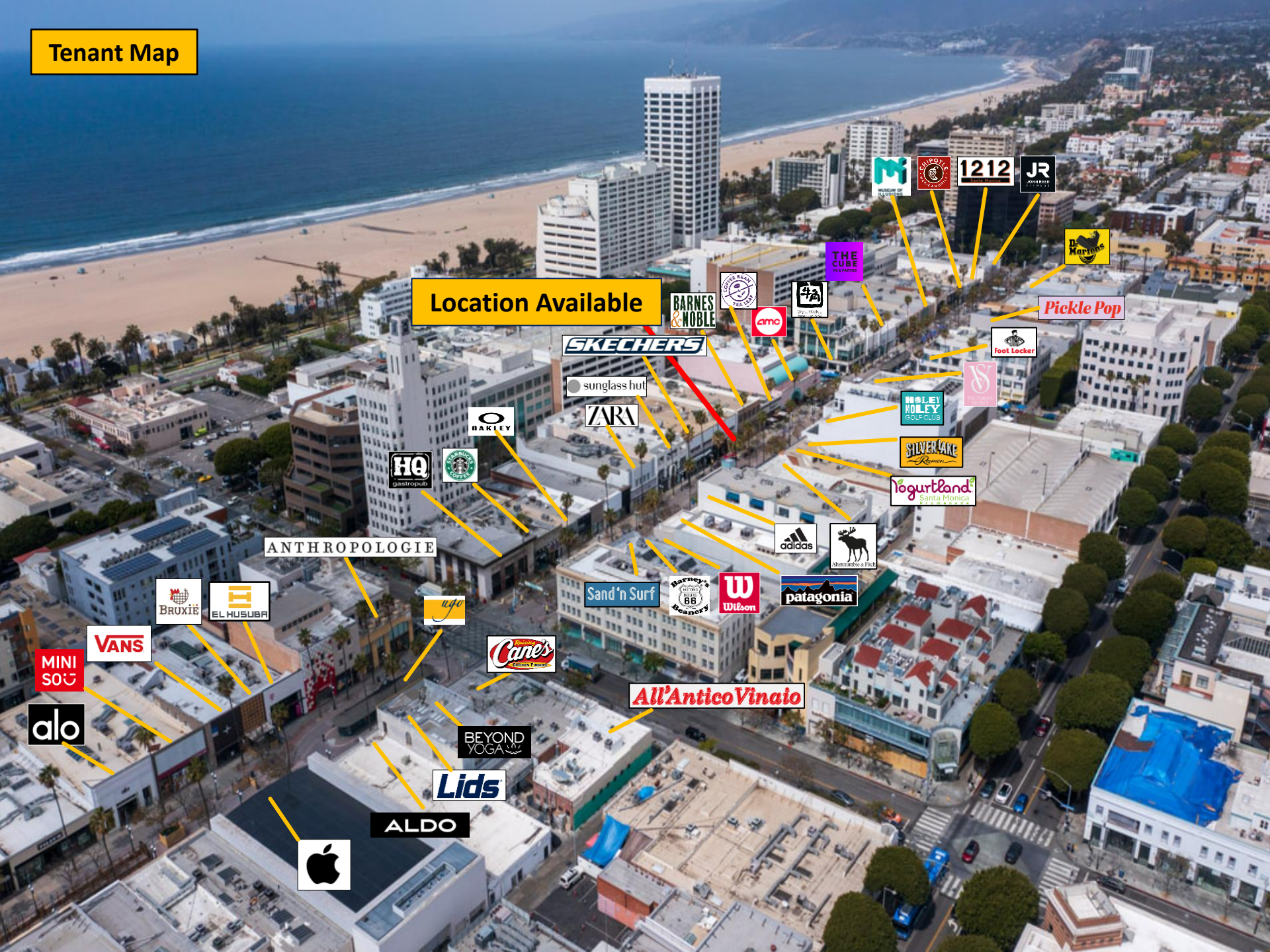
## Tenants You Will Be Joining

Barnes & Noble, Skechers, Victoria's Secret, Zara, Adidas, Holey Moley Golf Club, Wilson Sporting Goods, Starbucks, Patagonia, Oakley, AMC Theatre, Silverlake Ramen, Yogurtland, Sunglass Hut and much more!

## Coming Soon to the 1300 Block

HQ Gastropub, BROT+ Berliner Doner, LIDS, and more in the works.

# Tenant Map



**Location Available**

**Tenant Map**

**SKECHERS**

sunglass hut

**ZARA**

**OAKLEY**

**HQ**  
gastropub



**ANTHROPOLOGIE**

**BRUXIE**

**EL HUSUBA**

**ugo**

**VANS**

**MINI SO**

**alo**

**Cane's**  
Original Pretzels

Sand'n Surf

**Barney's**  
86  
Shenanigans

**Wilson**

**adidas**



**patagonia**

**All'Antico Vineaio**

**BEYOND YOGA**

**Lids**

**ALDO**



**BARNES & NOBLE**



**amc**



**THE CUBE**  
VA PARTS



**1212**

**JR**  
JOHNSON



**Pickle Pop**

**Foot Locker**



**HOLEY NOLEY**  
GOLF CLUB

**SILVER LAKE**  
Remix

**Yogurtland**  
Santa Monica





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