

1315 3RD STREET PROMENADE
Santa Monica, CA 90401

FULL FLOOR BAR/ENTERTAINMENT/EVENT SPACE

FOR LEASE



GREG ECKHARDT
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1315 3rd Street Promenade, Santa Monica, CA 90401

AVAILABLE: 3rd Floor 6,334 SF - \$4.25 NNN
 4th Floor 5,190 SF - \$4.50 NNN
 5th Floor 4,512 SF - \$4.75 NNN
 NNN approx. \$0.85

TERM: 5-10 years

PARKING: Santa Monica City public parking structures with 90 minutes free. Monthly parking is currently \$220 per month.

AVAILABLE: Immediately

- Landlord to work with lessee to obtain liquor and/or entertainment permits
- All floors have balconies/patios
- Operable windows
- 2 elevators service the building with one elevator that opens to back of building
- Potential uses include sports bar, billiards club, dance hall, event rental
- 3 blocks from Metro E Line station
- Situated in the best fine dining, retail and fast food in the country
- A short walk to the Santa Monica Pier and Palisades Park

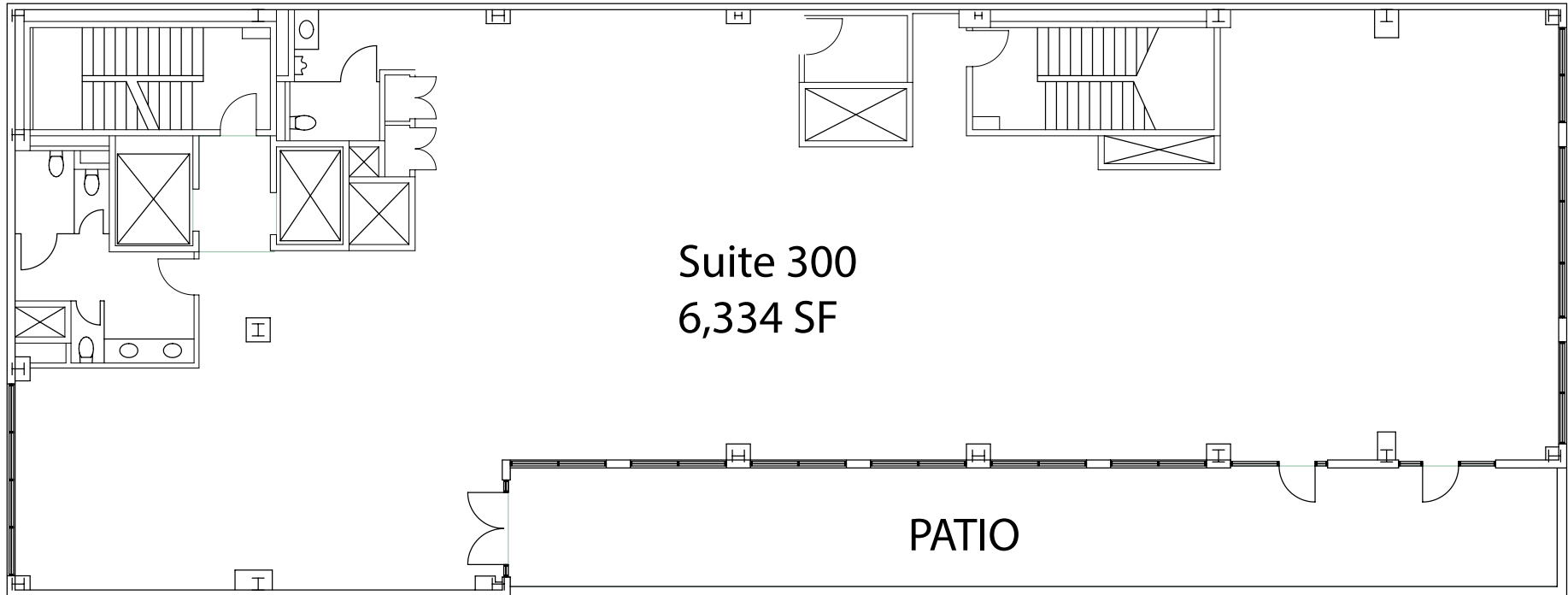


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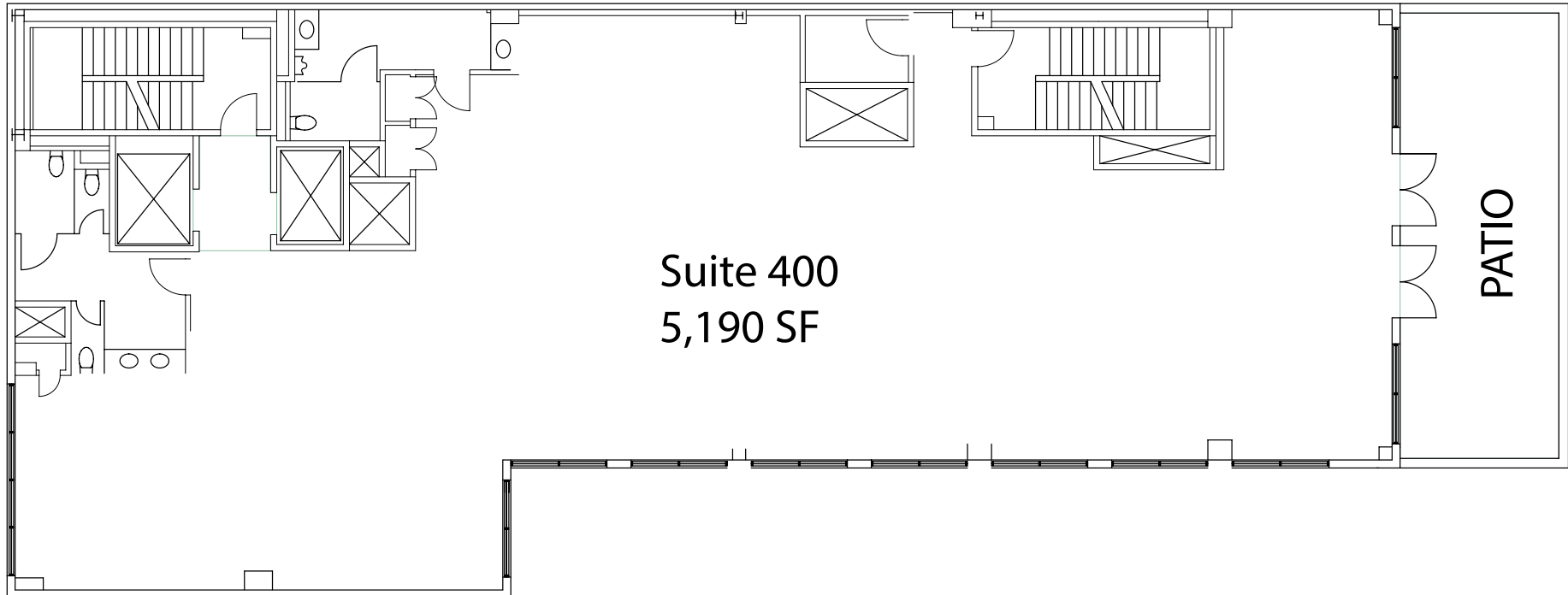
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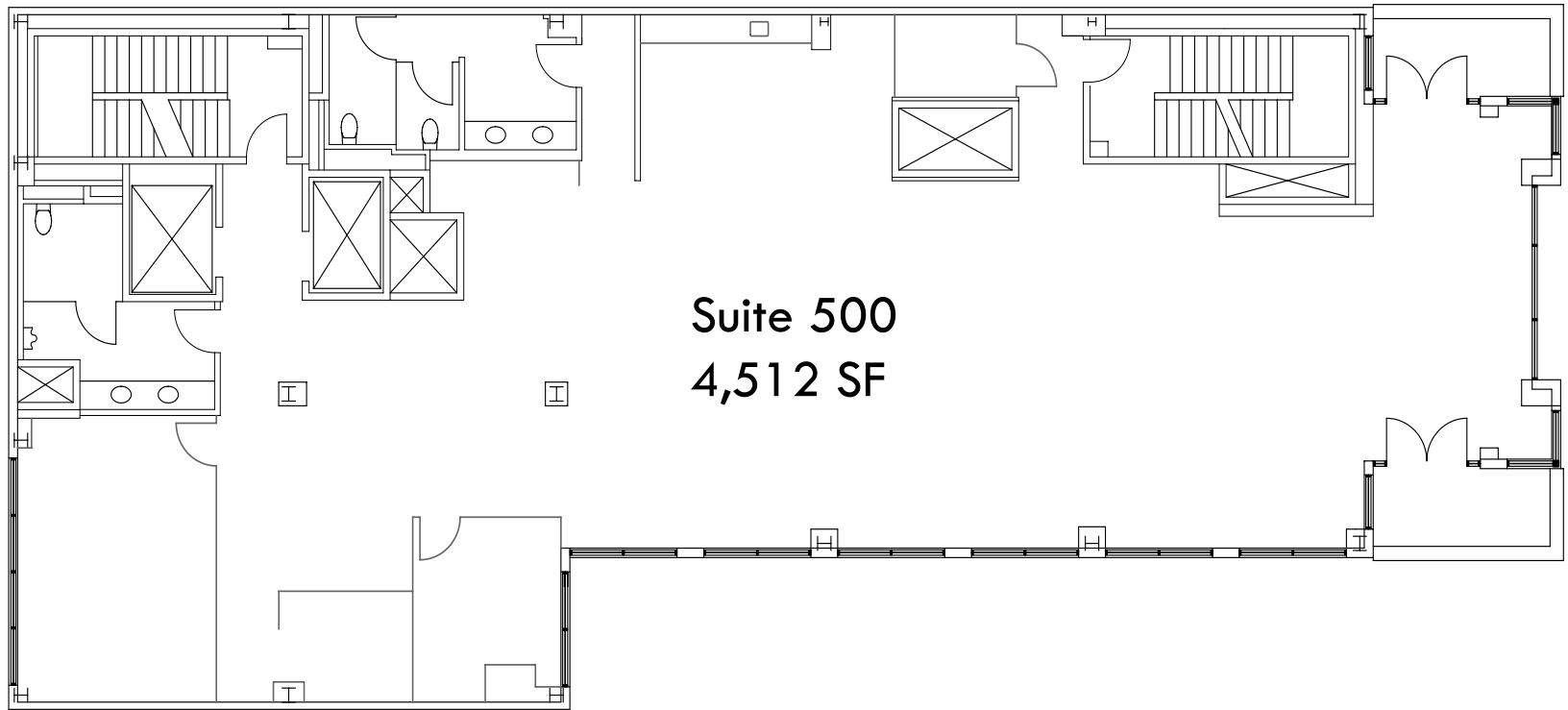


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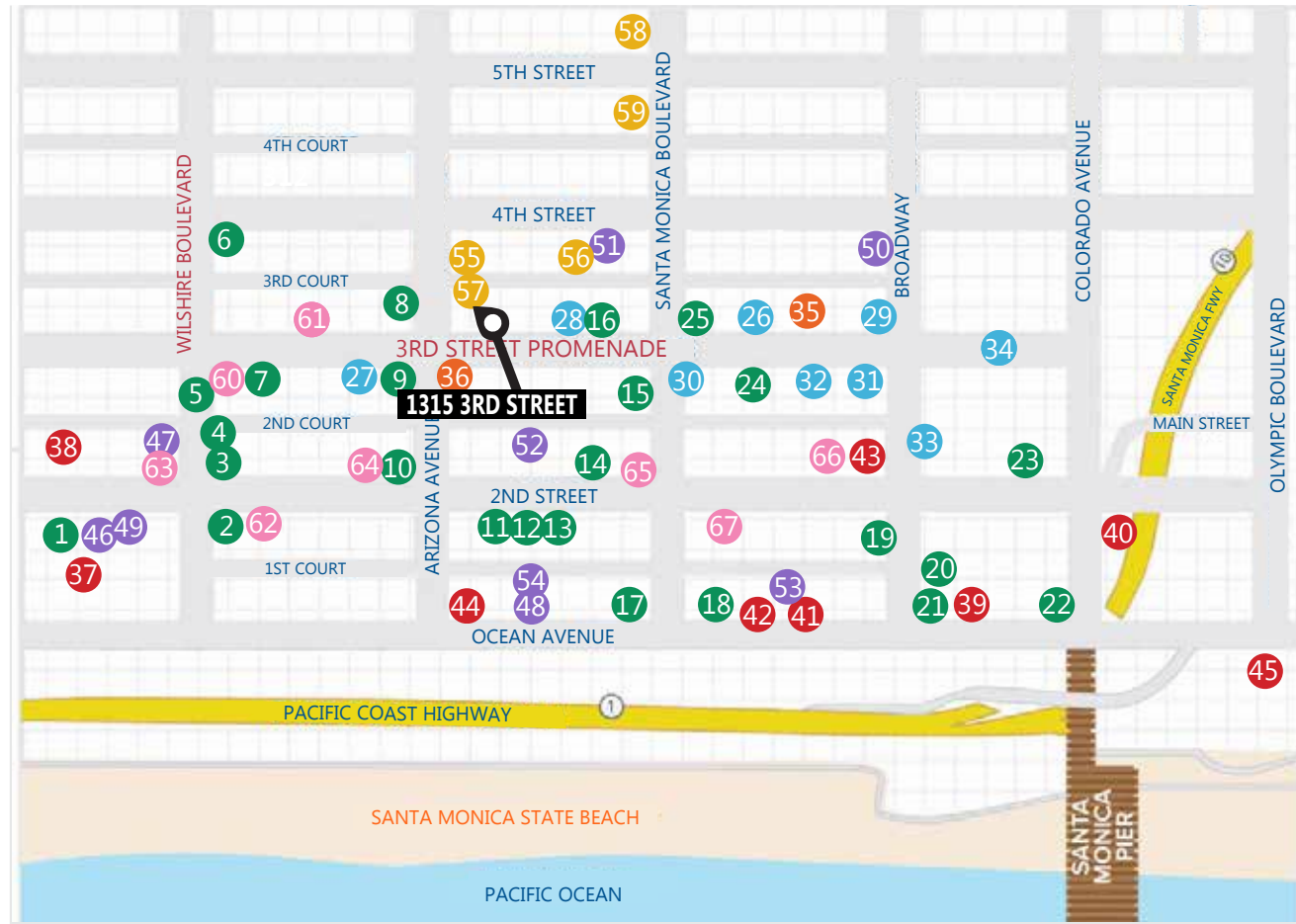
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BY YOUR SIDE

CAFES/RESTAURANTS

- 1 Fig
- 2 Pacific Catch
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Lotus Dim Sum
- 7 1212 Santa Monica
- 8 Lemonade
- 9 Gyu-Kaku
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Craftsman
- 20 KazuNori
- 21 Meat on Ocean
- 22 Del Frisco's
- 23 True Food
- 24 Bruxie
- 25 BIBIBOP



SHOPPING

- 26 Apple
- 27 Sephora
- 28 Patagonia
- 29 Lululemon
- 30 Anthropologie
- 31 H&M
- 32 Urban Outfitters
- 33 Nordstrom
- 34 Santa Monica Place

ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

HOTELS

- 37 Fairmont Miramar
- 38 The Huntly
- 39 Shore Hotel
- 40 The Pierside
- 41 Ocean View Hotel
- 42 Georgian Hotel
- 43 Hotel Carmel
- 44 Shangri-La
- 45 Loews

SPAS/BEAUTY

- 46 Exhale LA
- 47 Massage Co
- 48 Ocean Oasis
- 49 Burke Williams
- 50 Tikkun Holistic
- 51 Lloyd's Barbershop
- 52 Salon Republic
- 53 Saulino Smith
- 54 Brambila Salon

BANKS

- 55 Bank of America
- 56 Chase Bank
- 57 Wells Fargo
- 58 Citibank
- 59 Union Bank

FITNESS

- 60 Gold's Gym
- 61 Burn Fitness
- 62 SoulCycle
- 63 Pure Barre
- 64 Pilates Platinum
- 65 Equinox
- 66 Orangetheory
- 67 Hot 8 Yoga



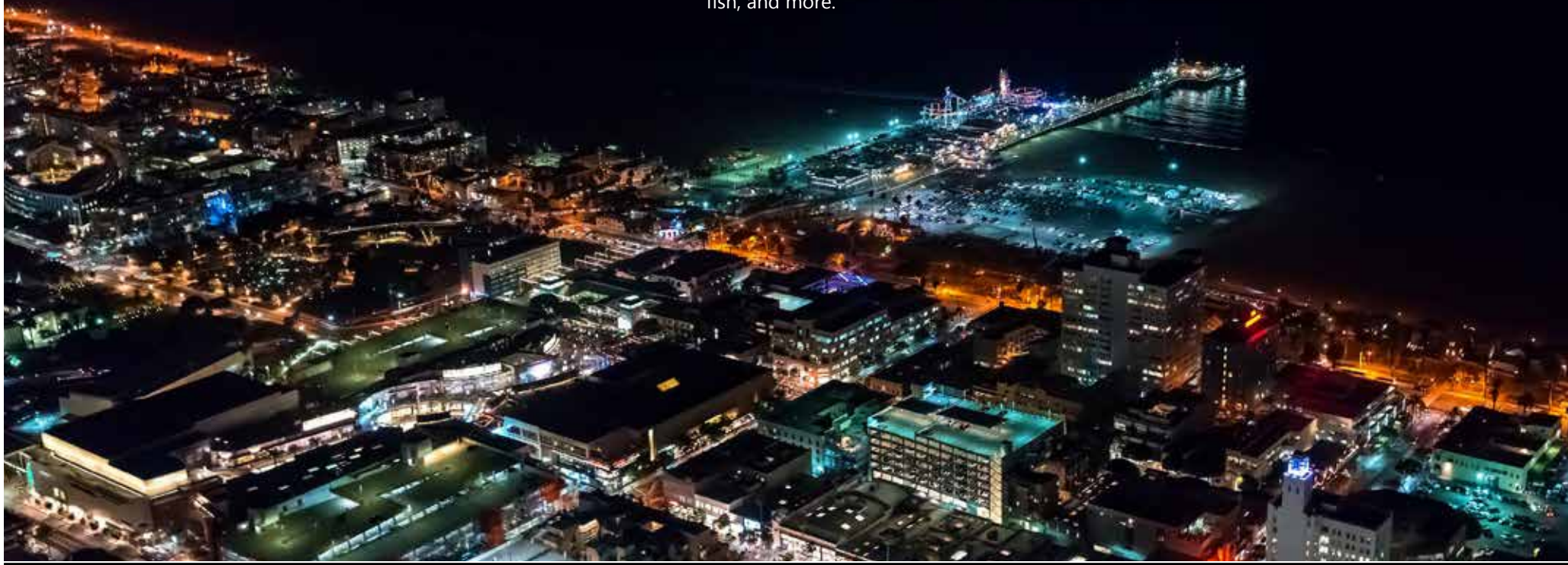
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SANTA MONICA

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts and recreational venues. Recently named by National Geographic as one of the "Top 10 Beach Cities in The World", and by TIME as one of the "Best Places to Live", Santa Monica features 3 miles of Pacific beaches and the Santa Monica Pier. Santa Monica's residential population is approximately 93,000 increasing to an estimated 250,000 during the day with tourist, shoppers and employees. Tourism attracts over 8 million visitors annually.

Part of the reason that so many world renowned chefs set up shop in Santa Monica is due to its numerous bountiful farmers markets. Named by Travel + Leisure as the best farmers market in the country, Santa Monica's four weekly farmers markets attract the city's residents and local chefs with the freshest produce, flowers, meats, cheeses, nuts, fish, and more.



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