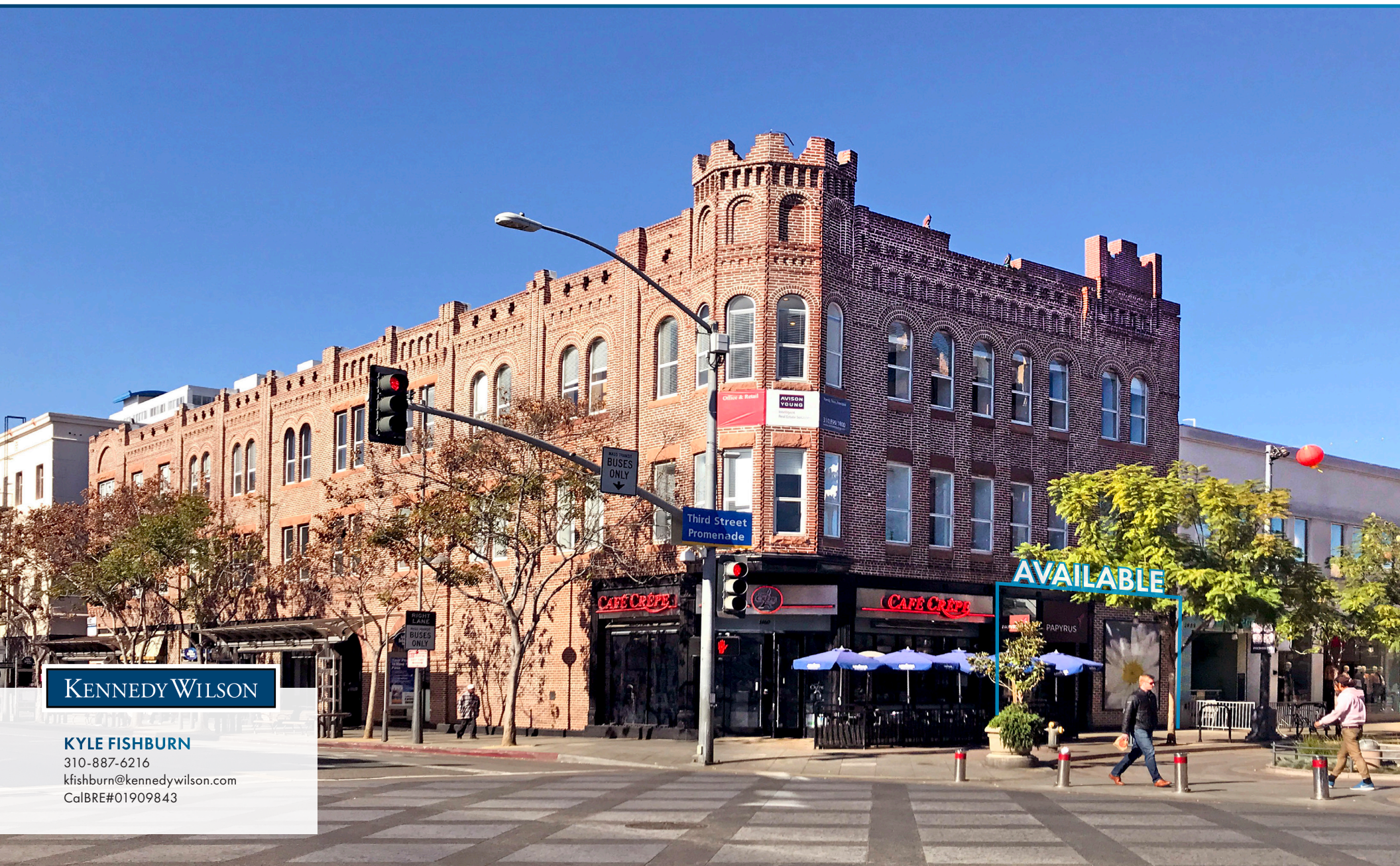


RARE SMALL RETAIL SPACE FOR LEASE

# PRIME CORNER ON THIRD STREET PROMENADE

Unbeatable Foot Traffic and Excellent Neighboring Tenancy • 1458 Third Street Promenade, Santa Monica, CA 90401



KENNEDY WILSON

**KYLE FISHBURN**  
310-887-6216  
kfishburn@kennedywilson.com  
CalBRE#01909843

# One of a Kind Retail Space for Lease

1458 THIRD STREET PROMENADE, SANTA MONICA, CA 90401

KENNEDY WILSON

## AVAILABLE

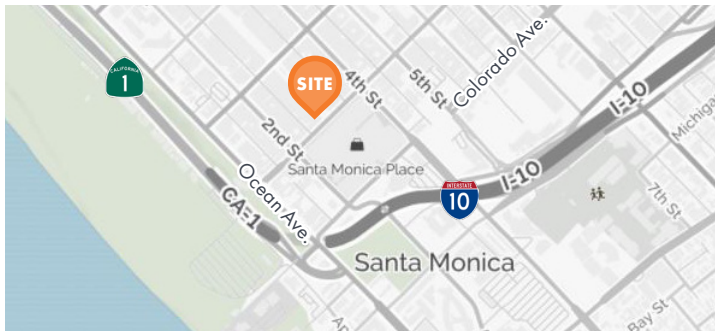
**Size:** ±1,240 SF  
**Rent:** Negotiable  
**NNN:** ±\$0.28 PSF/Month

## HIGHLIGHTS

- Flagship retail opportunity on Third Street Promenade
- Surrounded by major national brands including Nike, Apple, Forever 21, Aldo, Guess, Lululemon, H&M and many more
- Multiple movie theaters and fine dining on 3rd street
- Easy access to and from the Metro Expo Line
- Unbeatable foot traffic
- Third Street Promenade reports ±24 Million annual visitors and \$1.6 Billion in sales
- There are six public parking structures on either side of Third Street Promenade; first 90 minutes free

*\*Prospective tenants are hereby advised that all uses are subject to City approval*

## LOCATION



## NEIGHBORING TENANTS



NORDSTROM



ANTHROPOLOGIE



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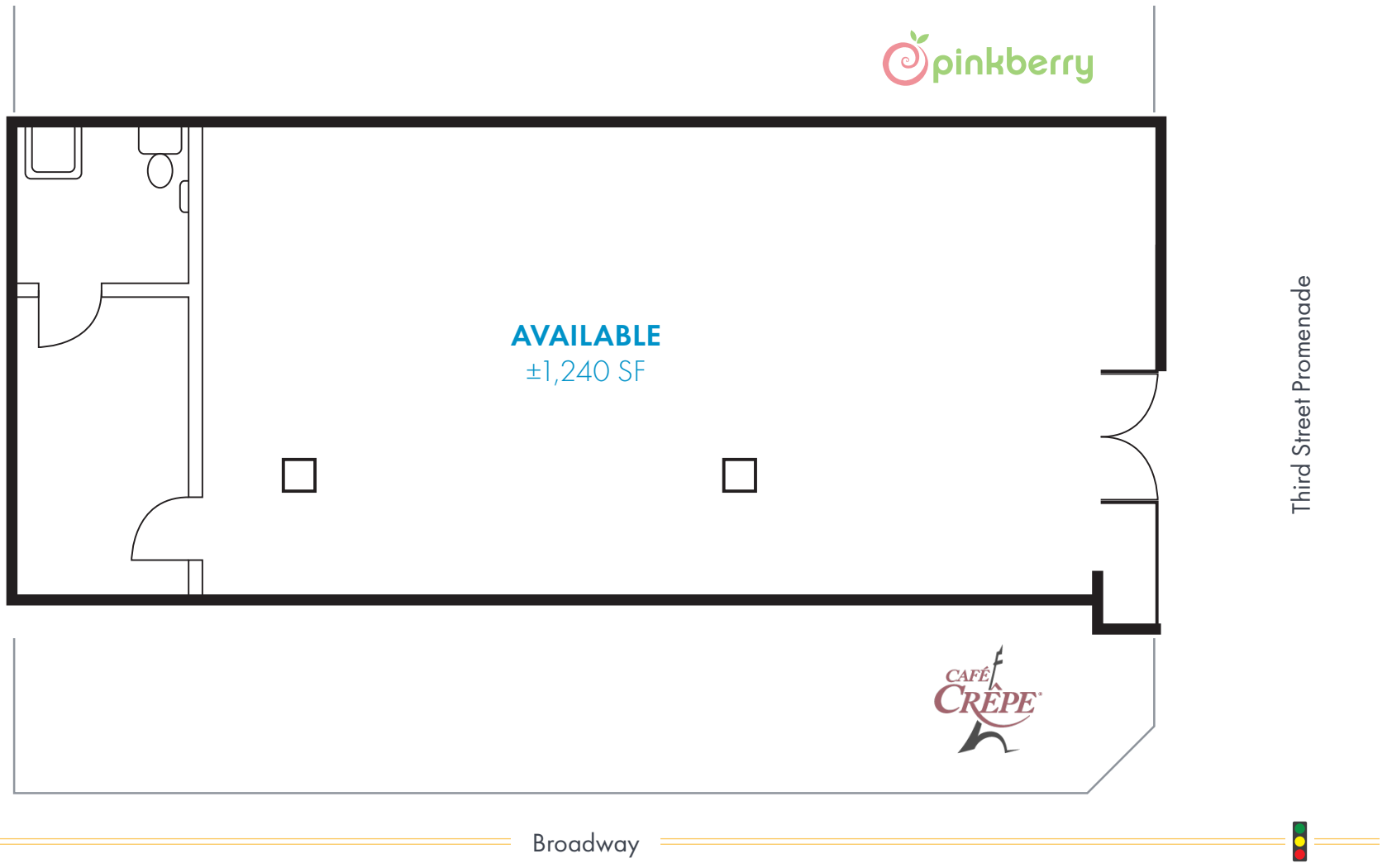
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## Floor Plan



Floor plan and neighboring spaces not drawn to scale, for illustrative purposes only

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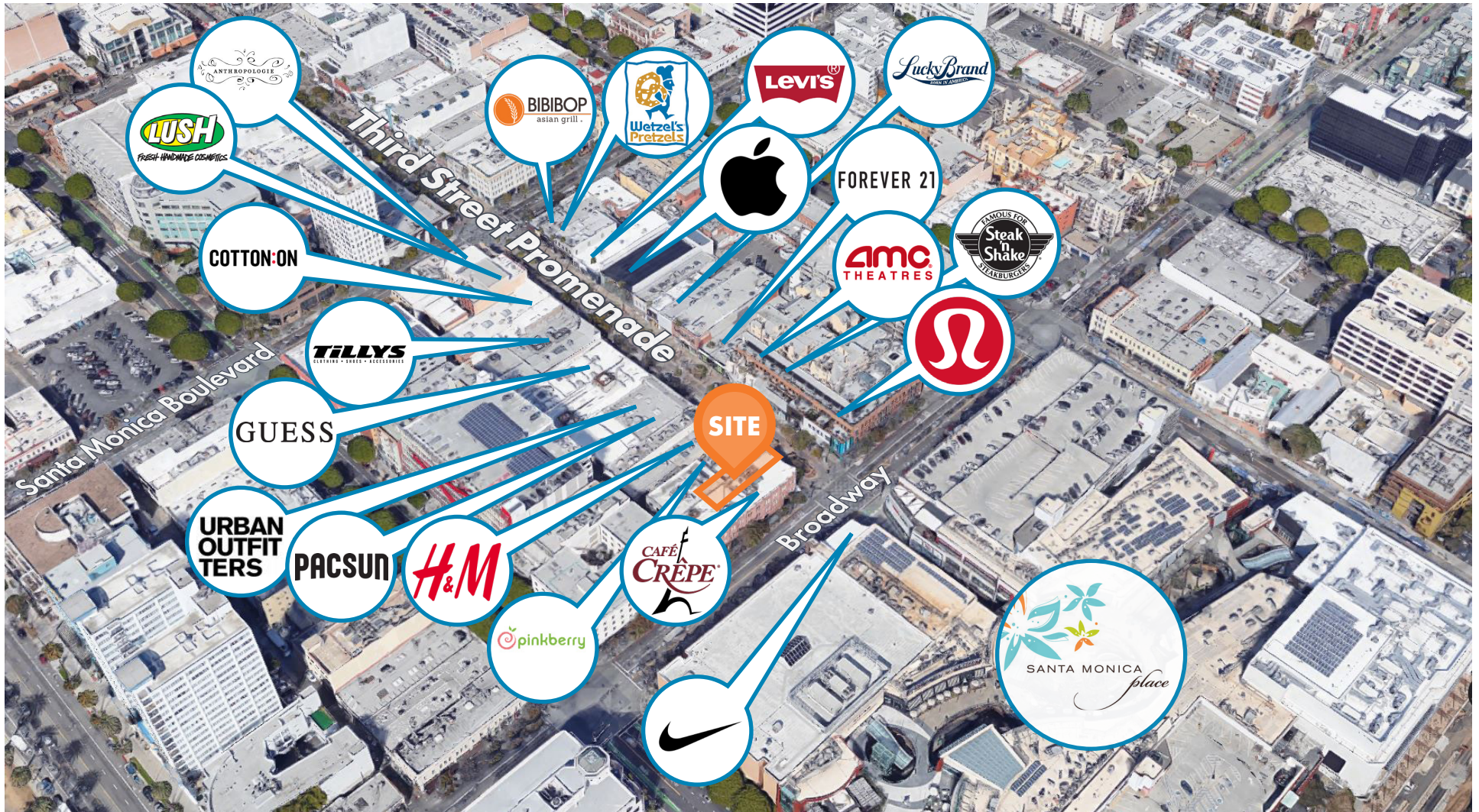
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## Prime Third Street Promenade Location



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## Trade Area



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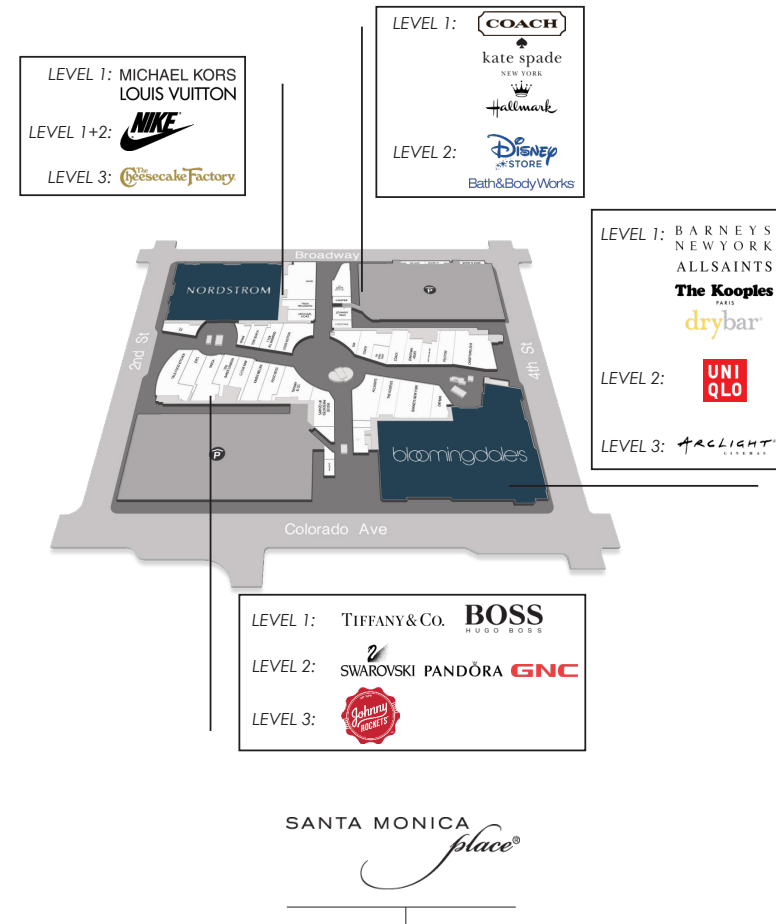
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## Third Street Promenade Street Scope

WILSHIRE BOULEVARD			WILSHIRE BOULEVARD		
Banana Republic	1202		1201	Barnes & Noble (Available)	
Restaurant	1212		1213	Dr. Martens	
Chipotle	1218		1219	Baby & Child Restoration Hardware	
J. Crew	1222		1255	Club Monaco	
Old Navy	1232		1227	Tesla	
Cabo Cantina	1240		1231	Adidas (Available)/Burn Fitness (2nd Floor)	
Sephora	1244		1237	Greek Stop 'n Café	
Champs	1248		1241	Clark's Shoes	
Necessary Clothing	1254		1245	Max Studio	
Monsieur Marcel	1260		1247	Foot Action Flight 23	
Aristorante Italiano	231		1251	Loferia Grill	
			301	Foot Locker	
ARIZONA AVENUE			ARIZONA AVENUE		
Stefano's Pizza	1310	T	1311	Victoria's Secret	
AMC Theaters Santa Monica 7	1310	H	1313	Brookstone	
Coffee Bean & Tea Leaf	1312	I	1315	The Gallery Food Haul	
Athleta	1322	R	1321	Bobarito	
Johnny Rockets	1322A	D	1323	Crocs	
Verizon	1322		1325	Sketchers	
Sketchers (Coming Summer 2018)	1334		1327	Abercrombie (Coming Summer 2018)	
Sunglass Hut	1334	S	1331	Sunsations	
Superdry	1334	T	1333	Hummus Bar Express	
Zara	1338	R	1335	Lorion	
Volcom	1340	E	1337	Adidas	
Diesel Clothing	1340	E	1343	Skechers	
Steve Madden	1344	E	1349	Madewell	
Fresh Foods Market	1348	T	1351	Barney's Beanyery	
Oakley	1350	P	1553	The Body Shop	
Carlo's Bake Shop	1354	R	1355	GAP	
Starbucks	1354	O			
Trastevere Trattoria	1360	M			
SANTA MONICA BOULEVARD			SANTA MONICA BOULEVARD		
Anthropologie	1402		1401	Bibibop	
LA Performance Center	1404		1403	Wetzel's Pretzels	
Lush	1408		1405	Forever Flawless	
Chili Beans	1408A		1407	Sunsations	
T-Mobile	1410		1409	Levi's	
Bruxie	1412		1411A	Puzzle Zoo	
Fossil (Available)	1416		1411B	Lids	
Cotton On	1418		1413	Brandy Melville	
Alo Yoga	1422		1415	Apple	
Tilly's	1426		1425	Lucky Brand	
Guess	1432		1427	For Love 21	
Urban Outfitters	1440		1429	It's Sugar	
Available	1444		1431	Forever 21	
PacSun	1446		1437	Converse (Available)	
Aldo	1450		1441	AMC Broadway 4	
H&M	1452		1451	Rip Curl Surf Center	
Pinkberry	1556		1451B	MAC Cosmetics	
<b>AVAILABLE 1458</b>			1453	Promenade Gateway	
Café Crepe	1460		1455	Steak 'n Shake	
BROADWAY			BROADWAY		



Santa Monica Place

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# One of a Kind Retail Space for Lease

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KENNEDY WILSON

## Demographics



### HOUSEHOLDS

1 MILE	20,384
2 MILES	49,286
3 MILES	86,884



### POPULATION

1 MILE	33,161
2 MILES	90,593
3 MILES	168,391



### BUSINESSES

1 MILE	4,370
2 MILES	9,523
3 MILES	16,006



### EMPLOYEES

1 MILE	41,106
2 MILES	85,289
3 MILES	134,393



### AVG. INCOME

1 MILE	\$117,858
2 MILES	\$139,291
3 MILES	\$156,525

	1 Mile	2 Miles	3 Miles
<b>POPULATION</b>			
<b>2018 Estimated Population</b>	<b>33,161</b>	<b>90,593</b>	<b>168,391</b>
2023 Projected Population	33,512	91,369	169,612
2010 Census Population	30,860	87,242	159,074
2000 Census Population	28,182	82,613	155,081
Projected Annual Growth 2018 to 2023	0.2%	0.2%	0.1%
Historical Annual Growth 2000 to 2018	1.0%	0.5%	0.5%
2018 Median Age	38.6	39.6	39.4
<b>HOUSEHOLDS</b>			
<b>2018 Estimated Households</b>	<b>20,384</b>	<b>49,286</b>	<b>86,884</b>
2023 Projected Households	21,073	50,911	89,700
2010 Census Households	18,342	46,077	80,017
2000 Census Households	16,807	43,829	78,873
Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.6%
Historical Annual Growth 2000 to 2018	1.2%	0.7%	0.6%
<b>RACE &amp; ETHNICITY (2018 Estimates)</b>			
White	75.2%	73.8%	73.5%
Black or African American	5.0%	4.9%	4.3%
Asian or Pacific Islander	9.8%	10.1%	10.8%
American Indian or Native Alaskan	0.4%	0.4%	0.4%
Other Races	9.5%	10.8%	11.0%
Hispanic	16.7%	18.2%	18.5%

	1 Mile	2 Miles	3 Miles
<b>INCOME (2018 Estimates)</b>			
<b>Average Household Income</b>	<b>\$117,858</b>	<b>\$139,291</b>	<b>\$156,525</b>
Median Household Income	\$85,098	\$95,943	\$104,732
Per Capita Income	\$72,792	\$76,029	\$80,932
<b>EDUCATION (2018 Estimates)</b>			
Elementary (Grade Level 0 to 8)	2.3%	2.8%	2.7%
Some High School (Grade Level 9 to 11)	2.4%	2.8%	2.6%
High School Graduate	8.9%	9.6%	9.3%
Some College	13.6%	13.9%	14.3%
Associates Degree Only	4.9%	5.1%	5.0%
Bachelors Degree Only	42.0%	38.9%	39.2%
Graduate Degree	25.9%	26.9%	26.9%
<b>BUSINESS (2018 Estimates)</b>			
<b>Total Businesses</b>	<b>4,370</b>	<b>9,523</b>	<b>16,006</b>
<b>Total Employees</b>	<b>40,106</b>	<b>85,289</b>	<b>134,393</b>
Employee Population per Business	9.2	9.0	8.4
Residential Population per Business	7.6	9.5	10.5

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