



**Last Major Space Available!**  
**THIRD STREET PROMENADE!**  
**Santa Monica, California**  
**Adjacent to the Apple Computer Store**



**ADDRESS:** 1254 Third Street Promenade, Santa Monica CA 90401

**SIZE:** Option 1: Ground floor - 7,500 SF +1,500 sf mezzanine  
Option 2: Two Stores at 3,750 SF each – no mezzanine.

**RATE:** Option 1: \$7.50 NNN per month - No charge for Mezzanine.  
Option 2: \$8.50 NNN per month.

**STORE DESCRIPTION** 50 feet of frontage and 150 deep to alley.  
Very high ceilings in a fabulous open space.

**LEASE TERM:** Negotiable. Space available anytime upon 30 days notice.

**AREA DESCRIPTION:**

- ◆ Famous Third Street Promenade Location.
- ◆ Apple Computer Store adjacent to the North.
- ◆ Nearby is Banana Republic, J. Crew, Old Navy, Tommy Hilfiger, Guess, Adidas, Esprit, Diesel, Bernini, Abercrombie & Fitch, Armani, The Gap, Puma, Sketchers, Urban Outfitters, Anthropologie. [www.downtownsm.com](http://www.downtownsm.com)

**TO VIEW:** Store is open for business and you may self-tour.

**CONTACT:** Vincent C. Muselli 310 458-4100 Ext. 204  
[muselli@muselli.net](mailto:muselli@muselli.net) [www.muselli.net](http://www.muselli.net)

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**501 Santa Monica Boulevard, Suite 702 Santa Monica, CA 90401 (310) 458-4100 FAX (310) 393-4750**