



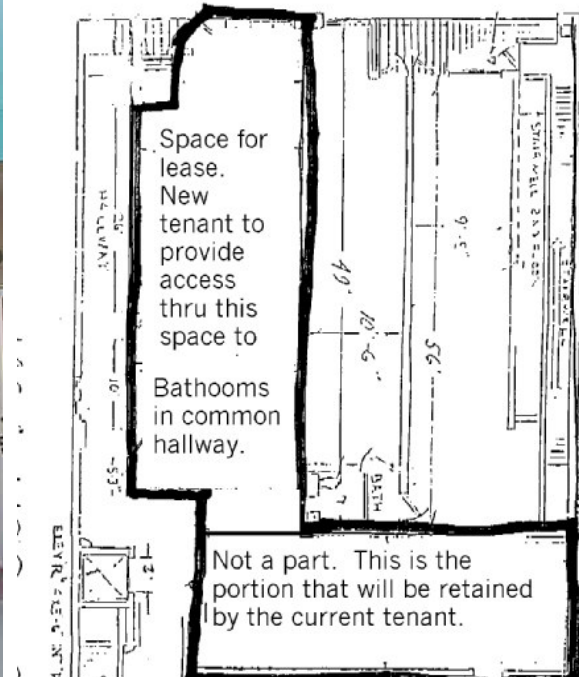
NEW LISTING!

THIRD STREET PROMENADE!

Santa Monica, California



Third Street Promenade



ADDRESS: 1404 Third Street Promenade, Santa Monica CA 90401

SIZE: 1,100 square feet approximately. 13' frontage – space widens inside to 17'– 6". There is also a storage mezzanine space not counted in the SF.

RATE: \$15,000 per month plus NNN costs. Nets are estimated at \$.50 per SF per month.

TERM&OPTION: Thru April 31, 2008. Space available 60 days from lease execution. No option available.

AREADESCRIPTION: Next-door to Anthropologie, and same block as Urban Outfitters, French Connection. Tommy Hilfiger, Z-Gallerie, Guess, Borders Books, Sketchers. Other tenants on the Promenade include, Banana Republic, J. Crew, Old Navy, Adidas, Esprit, Diesel, Bernini, Armani, and Puma. Victoria Secrets, Barnes & Noble.

SpecialConditions: **No Food Use.** Sublessor desires a tenant that is compatible with the current Gallery. This is a sublease from the current tenant that will be retaining the rear portion of the space for operation of the Vintage Animation Gallery. New front tenant will need to provide access thru their space to the rear in a shared tenancy arrangement.

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