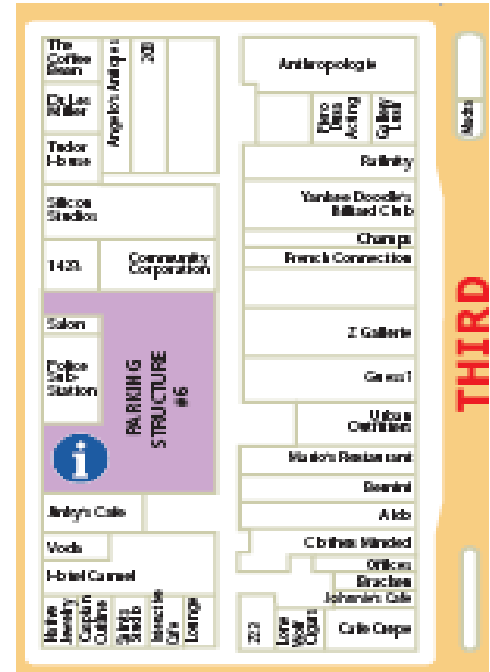




# PRIME THIRD STREET PROMENADE Santa Monica, California Retail Store



- ADDRESS:** 1454 1/2 Third Street Promenade, Santa Monica 90401  
(Between Santa Monica and Broadway)
- SIZE:** 650 SF with prominent storefront.
- PRICE:** \$250,000.00 key fee to purchase leasehold. Furniture, fixtures, trade name are available for separate purchase.
- RENTAL RATE:** Current monthly rent is \$6700 per month with 4% annual bumps. Plus monthly NNN of \$1000.00.
- TERM:** Lease expires December 2007. Landlord will negotiate new lease. Rent to Be at market rent.
- DESCRIPTION** Well established Jewelry Store location. Ideal for many type of high end product business. Prime location and steps from Broadway Street and Santa Monica Place entrance.
- AREA DESCRIPTION:** Prime downtown Santa Monica. Other retailers located on the same block are: Anthropologie, Guess, Quicksilver, French Connection, Z Gallerie, and many other fine retail and food establishments.
- TO VIEW:** You may tour the space during business hours but you must contact listing broker prior to viewing.
- CONTACT:** Vincent C. Muselli 310 458-4100 Ext. 204  
[muselli@muselli.net](mailto:muselli@muselli.net) [www.muselli.net](http://www.muselli.net)

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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