

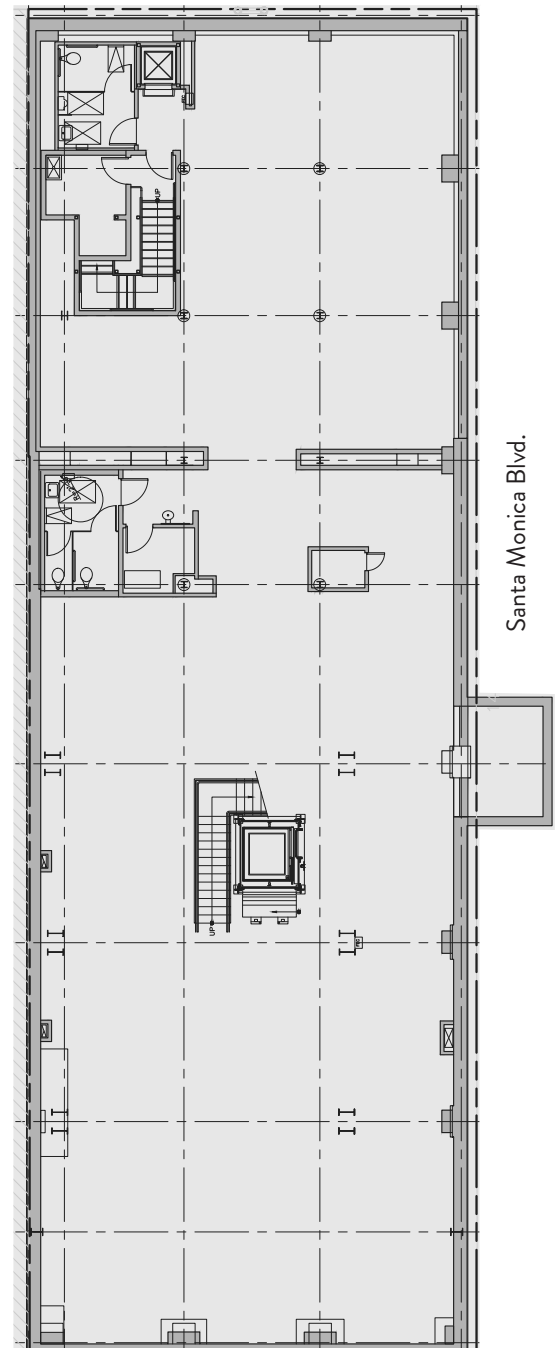
FUNDAMENTAL TENACITY

“First time on the market
in over 20 years and a
generational opportunity.”

- Booming tech scene attracting swaths of millennial and Gen Z residents with high levels of disposable income
- Established tourism presence that sees over 8 million people each year in Southern California’s go-to destination, further concentrated along 3rd Street Promenade.
- This once in a generation corner retail store opportunity on the 3rd street promenade is one of the most recognizable buildings in the area as a historically landmarked building.
- Affluent demographics with a median household income of more than \$144k within a 3-mile radius, a very healthy economy and highly competitive housing market.

BASEMENT

7,499 SF



Santa Monica Blvd.

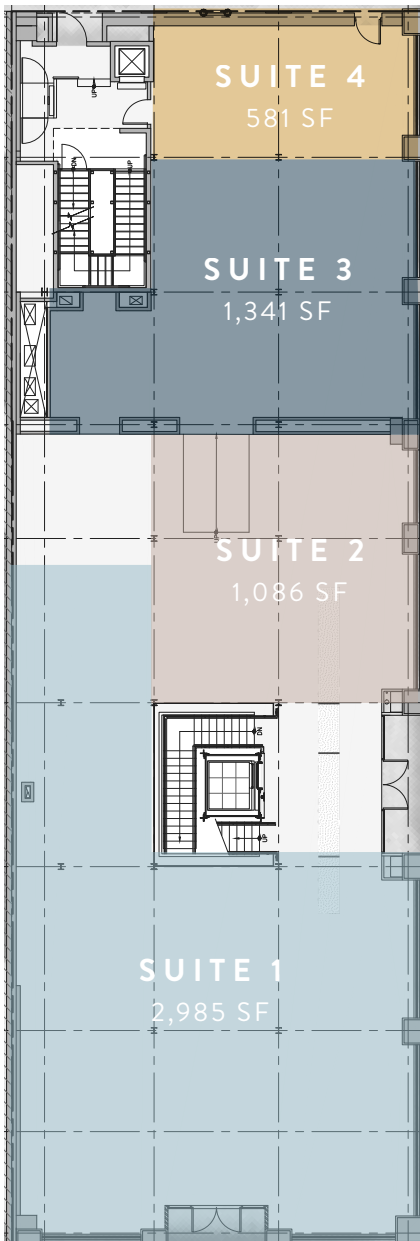
Third Street Promenade



FLOOR PLANS

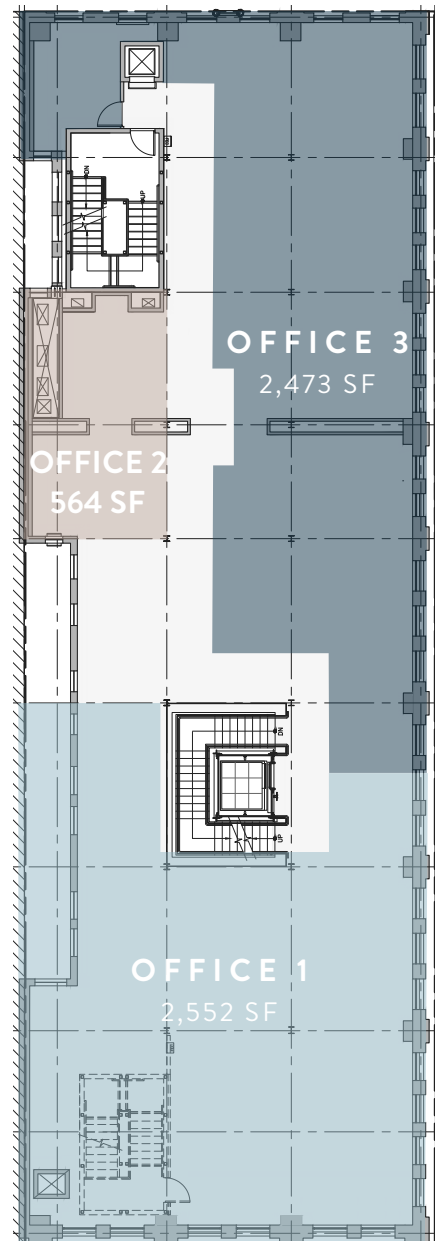


GROUND FLOOR
DIVISIBILITY OPTIONS | 7,020 SF



Third Street Promenade

2ND FLOOR
6,814 SF

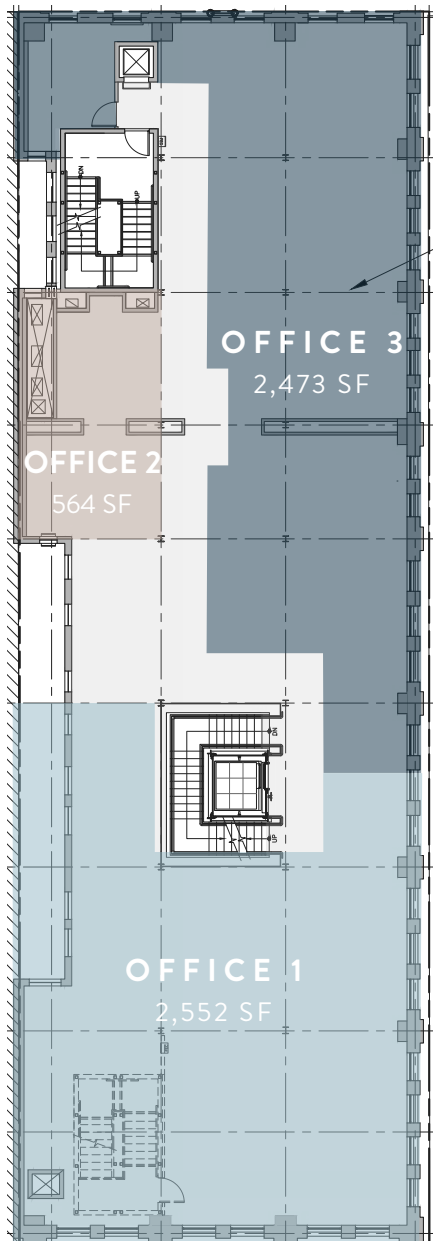


Third Street Promenade



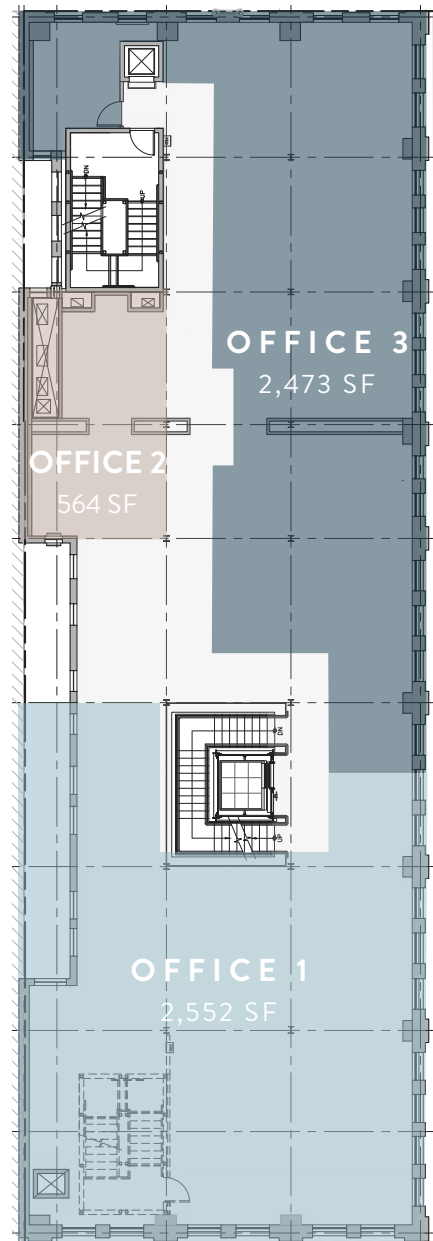
3RD FLOOR

6,814 SF



4TH FLOOR

6,814 SF



Santa Monica Blvd.

Santa Monica Blvd.



DEVIN KLEIN

Vice President

+1 310 595 3641

Devin.Klein@am.jll.com

Lic # 01471525

GREG BRIEST

Vice President

+1 310 595 3623

Greg.Briest@am.jll.com

Lic # 01949565

HOUMAN MAHBOUBI

Executive Vice President

+1 310 595 3621

Houman.Mahboubi@am.jll.com

Lic # 01450237

SCOTT BURNS

Managing Director

+1 310 694 3188

Scott.Burns@am.jll.com

Lic # 01237652

Jones Lang LaSalle Brokerage, Inc.

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