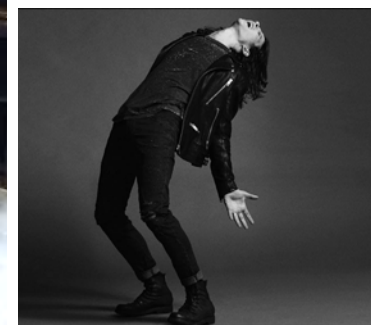
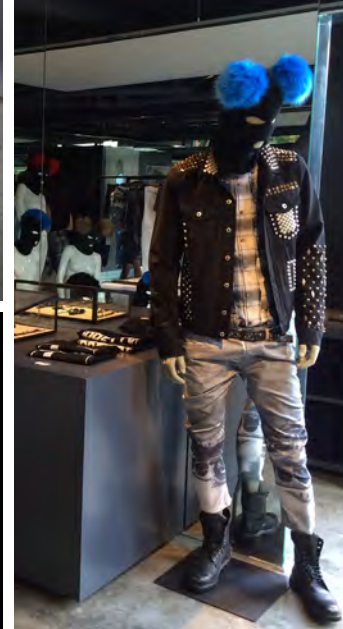


THIRD STREET PROMENADE OVERVIEW

Santa Monica, CA



February 2016

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THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

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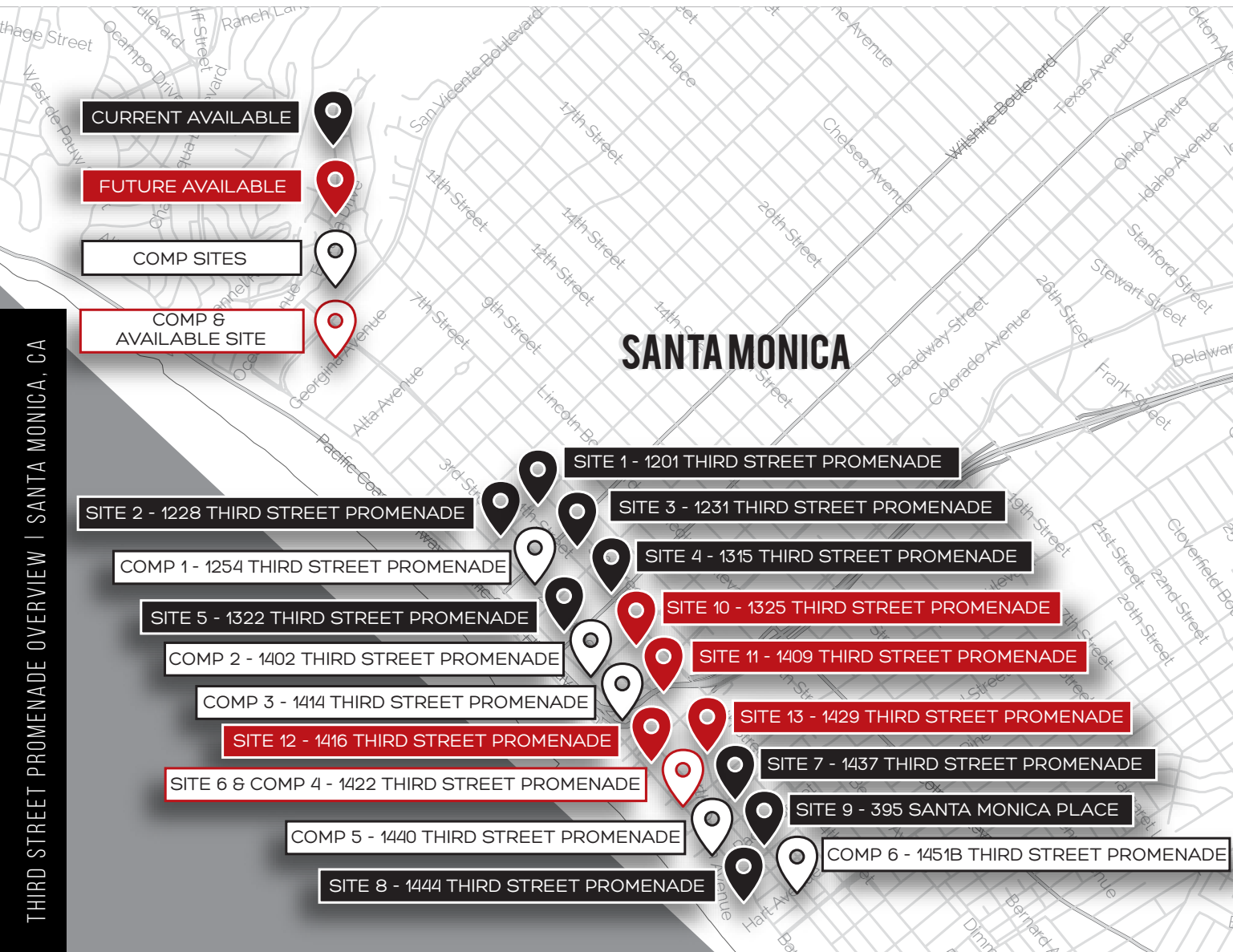
AVAILABLE SITES

SITE 1	1201 THIRD STREET PROMENADE Santa Monica, CA 90401	6
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SITE 3	1231 THIRD STREET PROMENADE Santa Monica, CA 90401	13
SITE 4	1315 THIRD STREET PROMENADE Santa Monica, CA 90401	16
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SITE 6	1422 THIRD STREET PROMENADE Santa Monica, CA 90401	19
SITE 7	1437 THIRD STREET PROMENADE Santa Monica, CA 90401	22
SITE 8	1444 THIRD STREET PROMENADE Santa Monica, CA 90401	23
SITE 9	395 SANTA MONICA PLACE Santa Monica, CA 90401	25

FUTURE AVAILABLE

SITE 10	1325 THIRD STREET PROMENADE Santa Monica, CA 90401	29
SITE 11	1409 THIRD STREET PROMENADE Santa Monica, CA 90401	30
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THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA



AVAILABLE SITES

SITE 1	1201 THIRD STREET PROMENADE
SITE 2	1228 THIRD STREET PROMENADE
SITE 3	1231 THIRD STREET PROMENADE
SITE 4	1315 THIRD STREET PROMENADE
SITE 5	1322 THIRD STREET PROMENADE
SITE 6	1422 THIRD STREET PROMENADE
SITE 7	1437 THIRD STREET PROMENADE
SITE 8	1444 THIRD STREET PROMENADE
SITE 9	395 SANTA MONICA PLACE

FUTURE AVAILABLE

SITE 10	1325 THIRD STREET PROMENADE
SITE 11	1409 THIRD STREET PROMENADE
SITE 12	1416 THIRD STREET PROMENADE
SITE 13	1429 THIRD STREET PROMENADE

COMP SITES

COMP 1	1254 THIRD STREET PROMENADE Nasty Gal 6,500 SF \$185/PSF (2015)
COMP 2	1402 THIRD STREET PROMENADE Anthropologie 6,750 SF \$240/PSF (2015)
COMP 3	1414 THIRD STREET PROMENADE T-Mobile 7,000 SF \$300/PSF (2015)
COMP 4	1422 THIRD STREET PROMENADE Quicksilver 5,700 SF \$192/PSF (2013)
COMP 5	1440 THIRD STREET PROMENADE Urban Outfitters 6,500 SF \$204/PSF (2013)
COMP 6	1451B THIRD STREET PROMENADE MAC 1,538 SF \$348/PSF (2016)

- Banana Republic (1202)
- Global Cuisine (1212)
- Chipotle (1218)
- American Apparel (1220)
- J. Crew (1222)
- DB Shoes (1228)

SITE 2 (1228) | 11,200 SF (divisible) | \$186.00/\$66.00/PSF

- Old Navy (1232)
- Cabo Cantina (1240)
- Sephora (1244)
- Champs (1248)

COMP 1 (1254) | NASTY GAL | 6,500 SF | \$185.00/PSF

Locanda Del Lago (231 Arizona Ave)

- AMC (1310)
- Coffee Bean (200 Santa Monica Blvd.)
- Athleta (1318)
- Johnny Rockets (1322)
- Verizon (1322)

SITE 5 (1322) | 6,005 SF | \$264.00/PSF

- Armani Exchange (1322)
- Sunglass Hut (1334)
- Superdry Store (1334)
- Zara (1338)

DIESEL (1340)

- Steve Madden (1344)
- Fresh Food Market (1348)
- Oakley (1350)
- Starbucks (1356)
- Lorin (1356)

COMP 2 (1402) | ANTHROPOLOGIE | 6,750 SF | \$240.00/PSF

- Lush (1404)
- Vacant (1410)

COMP 3 (1414) | T-MOBILE | 7,000 SF | \$300.00/PSF

SITE 12 (1416) | FOSSIL/FUTURE AVAILABLE | 3,750 SF

Cotton On (1418)

SITE 6 & COMP 4 (1422) | QUICKSILVER | 5,700 SF | \$192.00/PSF

SITE 8 (1444) | 3,450 SF | \$311.00/PSF

- Tilly's (1426)
- Guess (1432)

COMP 5 (1440) | URBAN OUTFITTERS | 6,500 SF | \$204.00/PSF

- Vacant (1442)
- Pacsun (1446)
- Aldo (1450)
- H&M (1452)
- Pinkberry (1456)
- Papyrus (1456)
- Cafe Crepe (1460)

Wilshire Boulevard

Arizona Avenue

Santa Monica Boulevard

Broadway

Wilshire Boulevard

Arizona Avenue

Santa Monica Boulevard

Broadway

Third Street Promenade

Third Street Promenade



FUTURE AVAILABLE

CURRENT AVAILABLE

COMP SITES

- Barns & Noble (1201)
- SITE 1 (1201) | 43,617 SF (divisible) | \$120.00/PSF**
- Restoration Baby & Child (1219)
- Club Monaco (1225)
- Tesla (1217)
- Adidas (1231)
- SITE 3 (1231) | 9,730 SF | RENT VARIES BASED ON SF**
- L'Occitane (1239)
- Clarks (1242)
- Max Studio (1245)
- Footaction (1247)
- Loretia! Grill (1251)
- Footlocker (301 Arizona Ave)

- Victoria's Secret (1311)
- Brookstone (1311)
- SITE 4 (1315) | 5,993 SF | RENT VARIES BASED ON SF**
- Bravo Cucina (1319)
- George's Bistro (1321)
- Crocs (1323)

SITE 10 (1325) | MAC/ FUTURE AVAILABLE | 1,900 SF

- Six:02 (1329)
- Art One Gallery (1331)
- Hummus Bar (1333)
- Shiva Imports (1335)
- Express (1337)
- Sketchers (1343)
- Abercrombie (1345)
- Madewell (1349)
- Barneys Beanery (1353)
- GAP (1355)

- ShopHouse (1407)
- Sunations Sunglasses & Optical (1407)
- Wetzel Pretzel (1407)
- Forever Flawless (1407)

SITE 11 (1409) | LEVI'S/FUTURE AVAILABLE | 4,200 SF

- Puzzle Zoo (1411)
- Lids (1413)
- Brandy Melville (1413)
- Apple (1415)
- Lucky Brand (1427)
- It'sugar (1427)

SITE 13 (1429) | FOR LOVE 21/FUTURE AVAILABLE | 3,750 SF

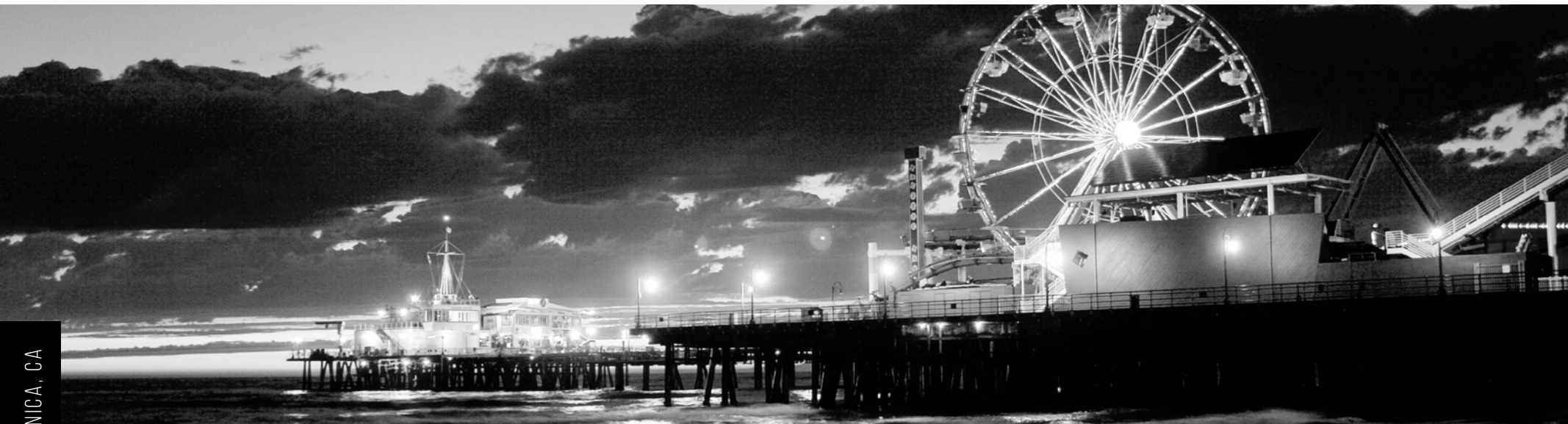
SITE 7 (1437) | CONVERSE | 5,700 SF | \$324.00/PSF

- Forever 21 (1431)
- Broadway Theatres (1441)
- Rip Curl (1451)

COMP 6 (1451B) | MAC COSMETICS | 1,538 SF | \$348.00/PSF

- Vacant (1453)
- Steak & Shake (1455)
- lululemon (1457)

SITE 9 (395 Santa Monica) Former Kitson | 6,500 SF | \$345.00/PSF



SANTA MONICA MARKET OVERVIEW AND CONSUMER PROFILE

There isn't a retail street in West LA that's more congested with tourists than the 3rd Street Promenade. Prices have tended to reflect that foot traffic, as we've seen an uptick in recent years. The neighboring streets boast strong restaurant/retail co-tenancy and have really thrived making downtown Santa Monica a must see. Many locals ride their bikes and the population lends itself to be a bit older and more mature.

2015 DEMOGRAPHICS	SANTA MONICA
Total Population	92,353
Estimated Growth (2015-0000)	3,760 (.8%)
Trade Area	8.3 sq mi
Total Employees	92,141
Total Businesses	9,045
Company Headquarter Businesses	110
Owner Occupied Median Home Value	\$618,924



\$131,000,000

Total Consumer Consumption - Apparel

Santa Monica



\$111,892

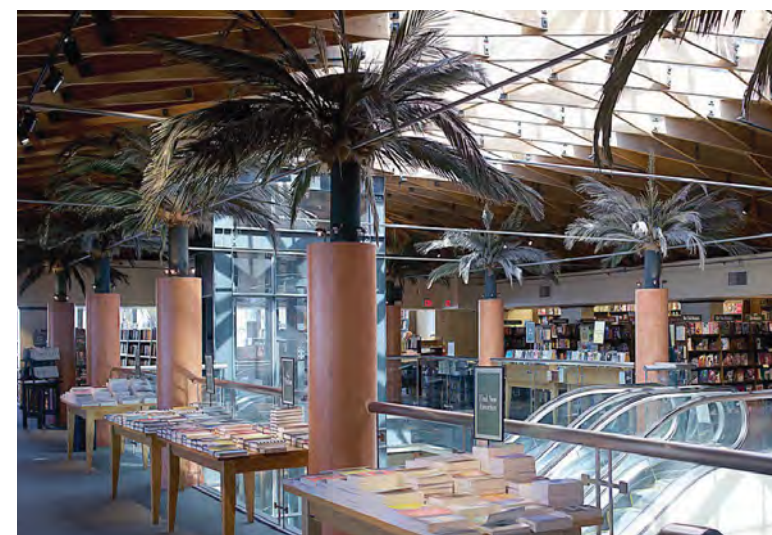
Average Household Income

Santa Monica

SITE 1

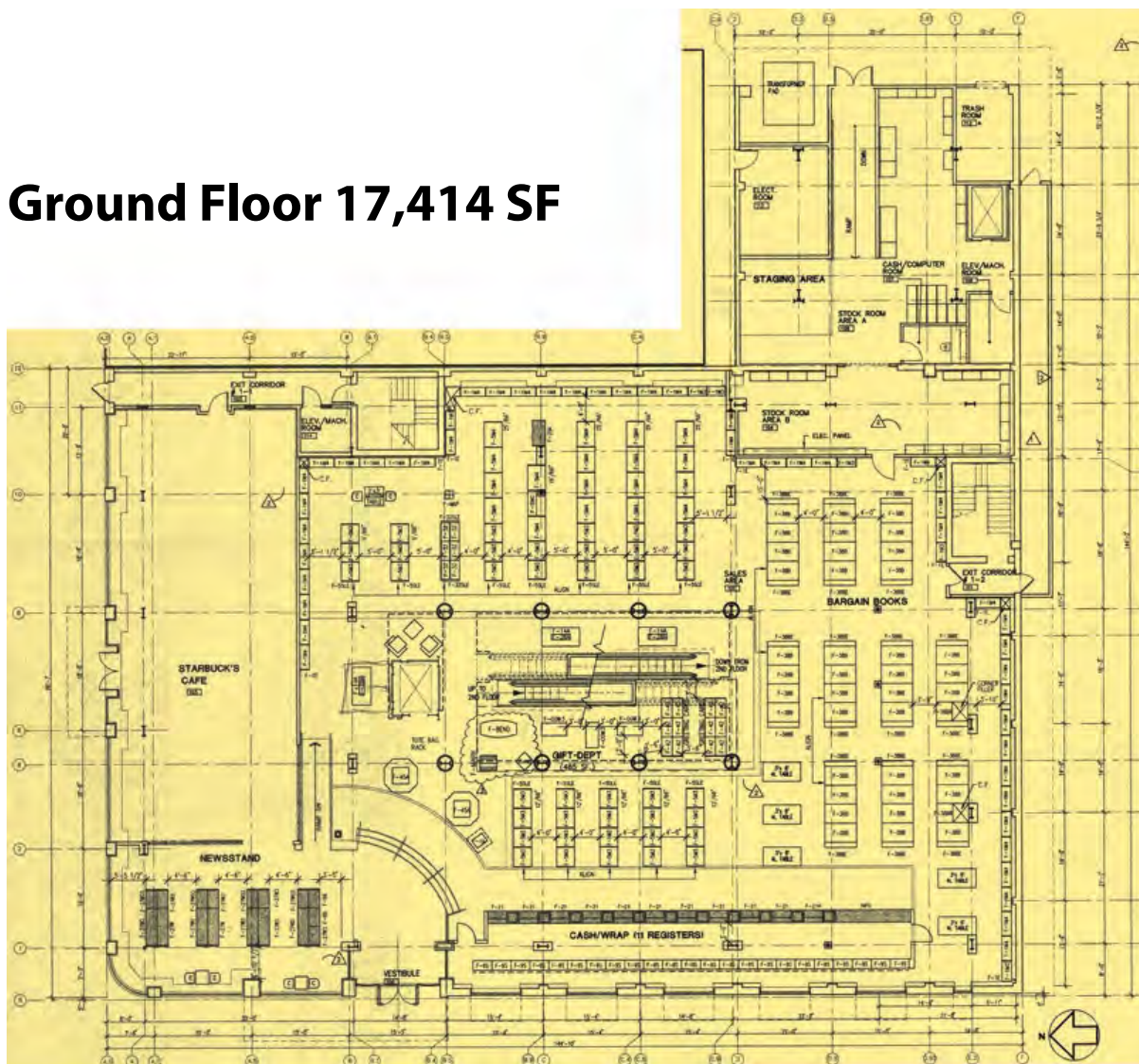
SITE SUMMARY

Location	1201 Third Street Promenade, Santa Monica, CA 90405
Size	43,617 SF
Availability	Immediately
Price	\$120.00/PSF
Signage	Excellent visibility
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • The hard corner of Wilshire and 3rd Street Promenade • An excellent space with great visibility and a tremendous amount of foot traffic • Currently occupied by Barnes & Noble • Available and on the market for years



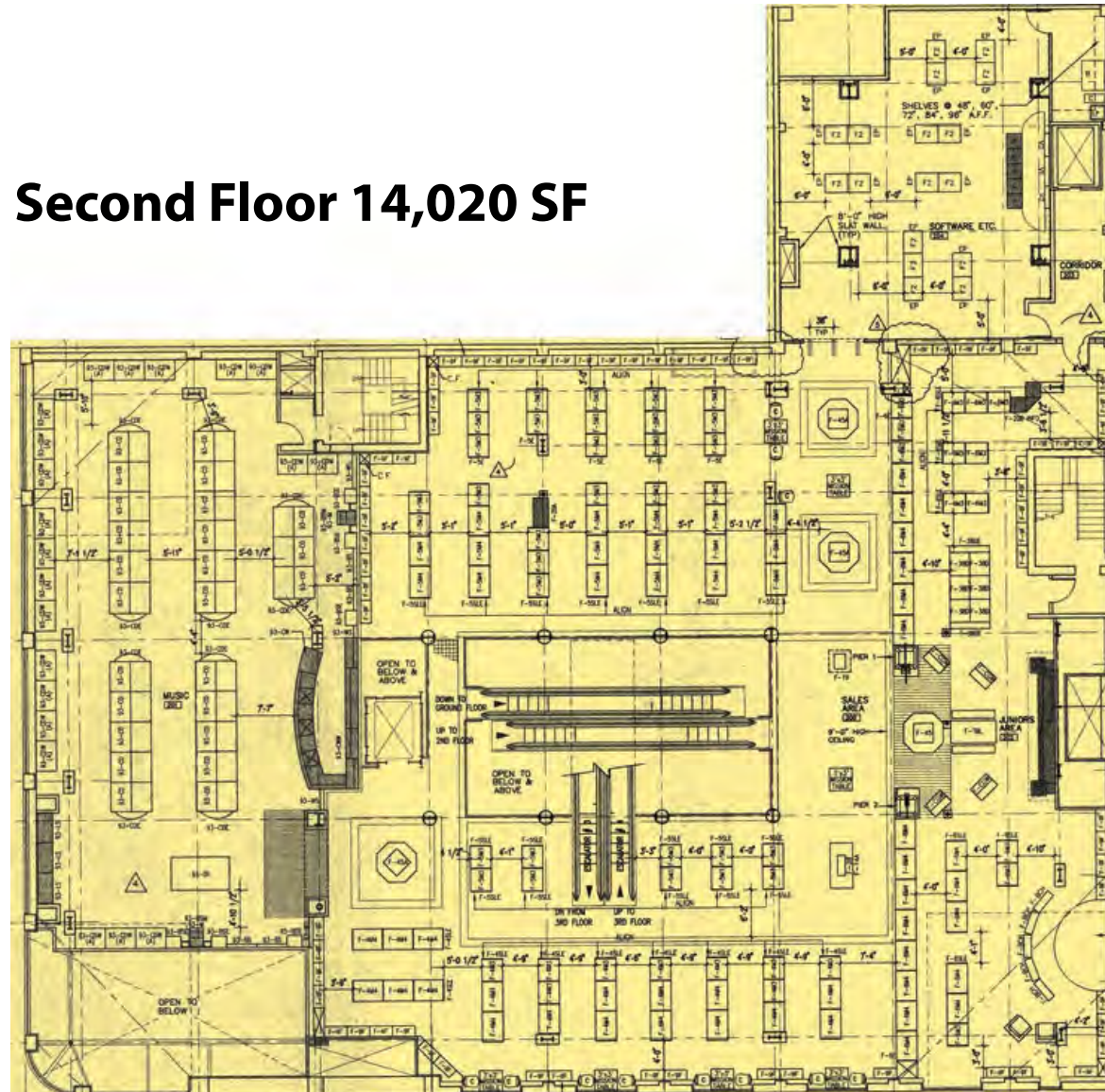
Site 1

Ground Floor 17,414 SF



Site 1

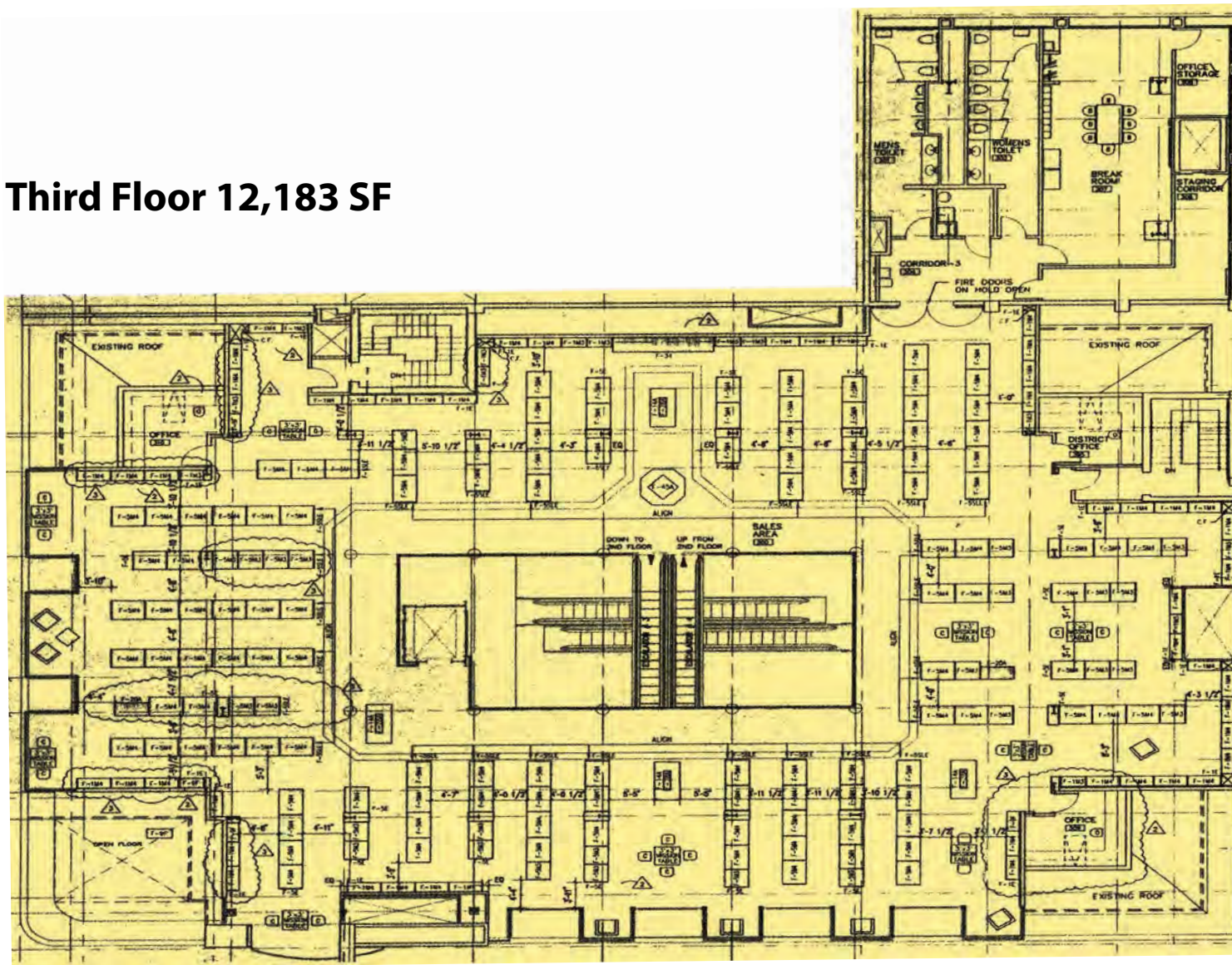
Second Floor 14,020 SF



THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

Site 1

Third Floor 12,183 SF

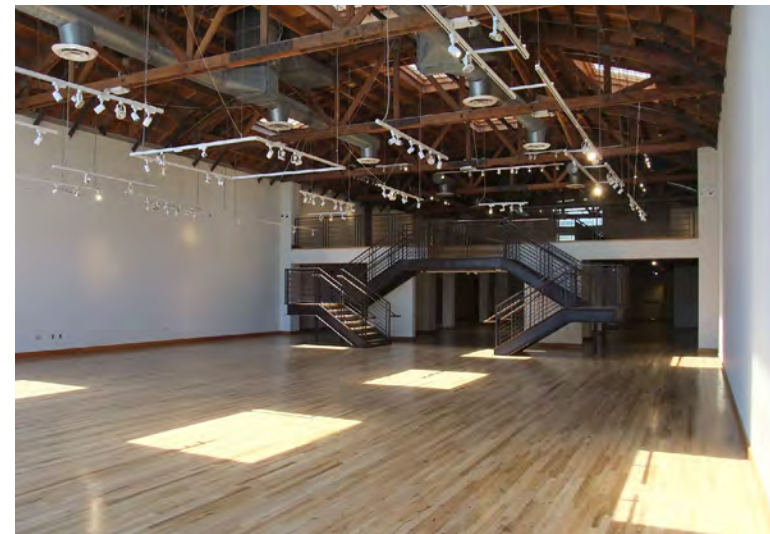


THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

SITE 2

SITE SUMMARY

Location	1228 Third Street Promenade, Santa Monica, CA 90401
Size	3,700 SF min. divisible and 11,200 SF max. contiguous
Availability	May 2016
Price	11,200 SF GLA 7,500 SF Street Level at \$186.00/PSF 3,700 SF Upper Level at \$66.00/PSF
Signage	Tremendous storefront signage
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • Unparalleled street-front retail in the heart of Downtown Santa Monica • Located north Third Street Promenade, this end cap space benefits from high traffic counts and excellent visibility • Space includes free 1,800 SF storage/office mezzanine space on the second floor (can be opened up for dramatic ceiling height) • This site is located adjacent to the Third Street Promenade, one of the premier retail locations in the United States • 2015 Avg. HH Income \$117,000+ Within 3 Miles

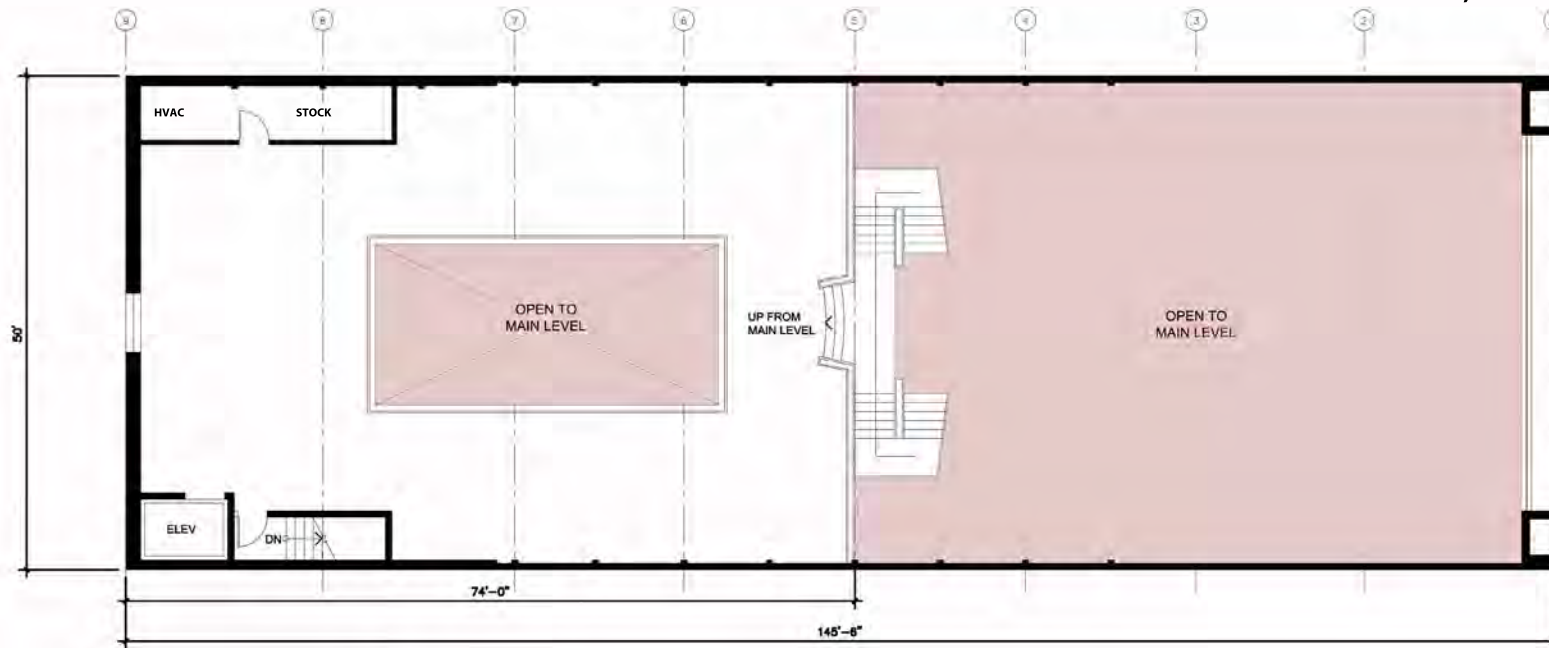


THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

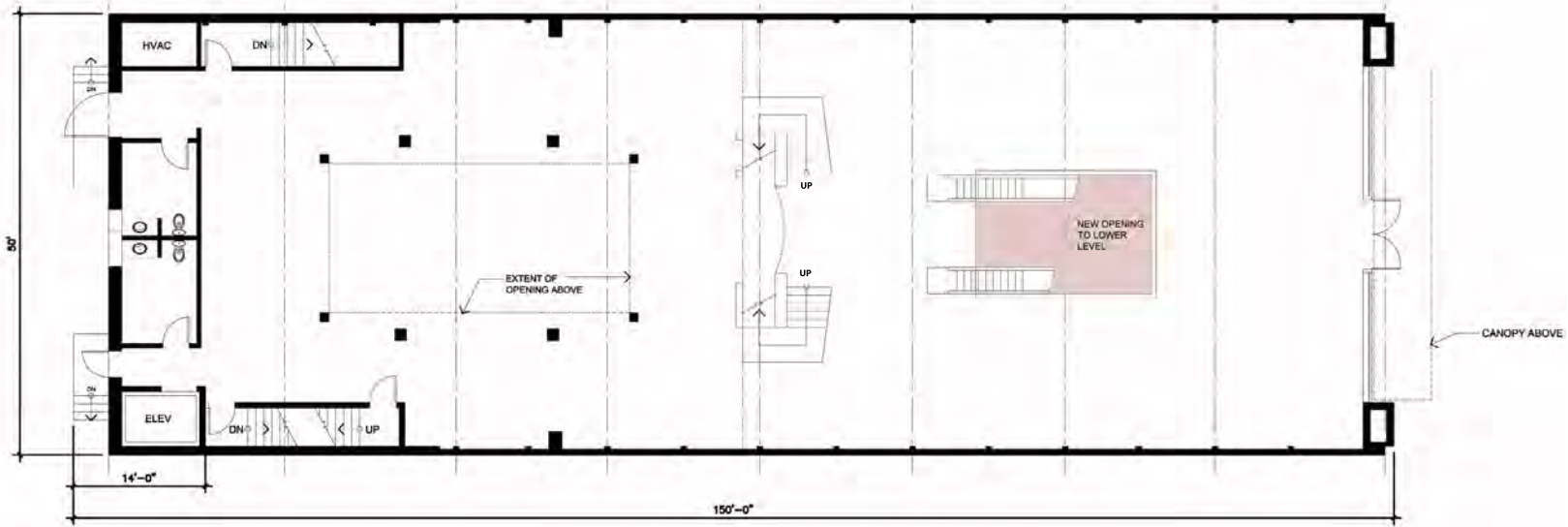
Site 2

AREA SUMMARY: DESIGN OPTION A

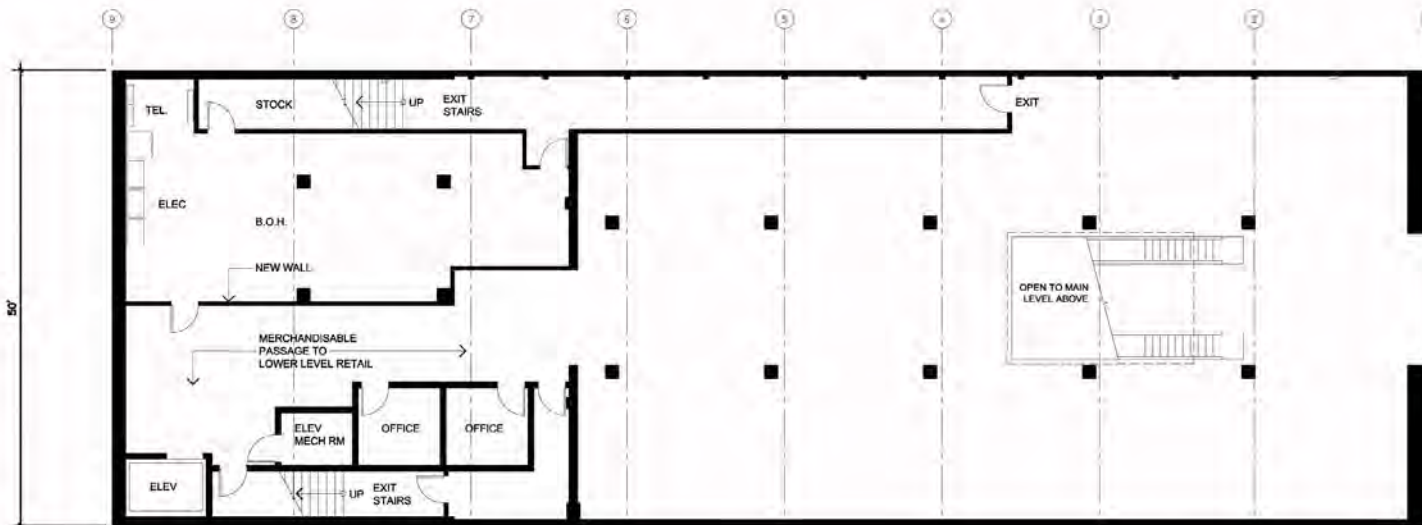
UPPER LEVEL	3,700 sf
MAIN LEVEL	7,500 sf
LOWER LEVEL	7,275 sf
TOTAL GLA	18,475 sf



Site 2



MAIN LEVEL PLAN - DESIGN OPTION A
7500 sf



THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

SITE 3

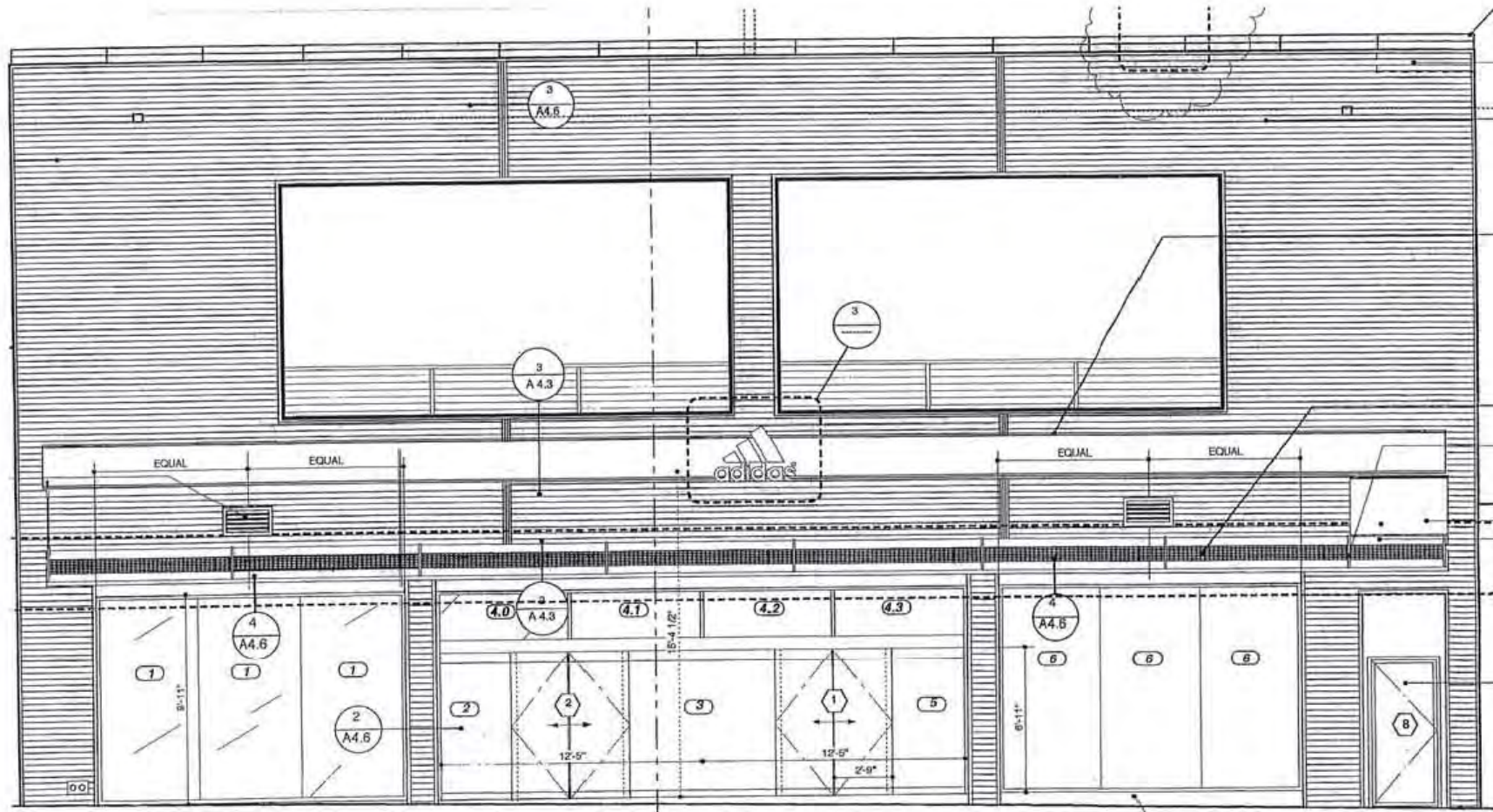
SITE SUMMARY

Location	1231 Third Street Promenade, Santa Monica, CA 90401
Size	Approximately 9,730 sq.ft. ground floor Approximately 10,000 sq.ft. second floor Approximately 10,270 sq.ft. basement
Availability	February 1, 2017
Price	\$174.00/PSF - Ground Floor (Adidas) \$45.00/PSF - Second Floor (Burn Fitness) \$33.00/PSF - Basement
Signage	Great storefront signage on Promenade
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • Rentable Space: 20,000 sq. ft. on two levels OR 30,000 sq. ft. on three levels • This is a one of a kind building • Gorgeous glass front • One of the few buildings that has 66 ft. of frontage. • The second floor has operable doors that open to a patio. There is a freight elevator off the alley that services all the floors.



Site 3

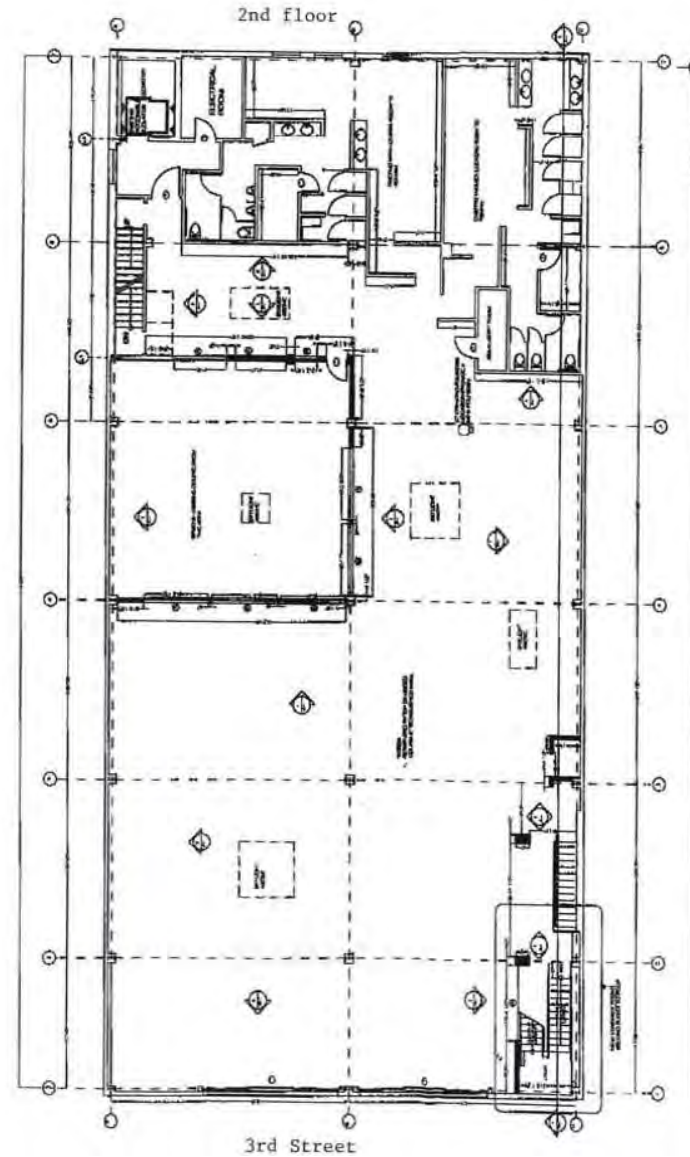
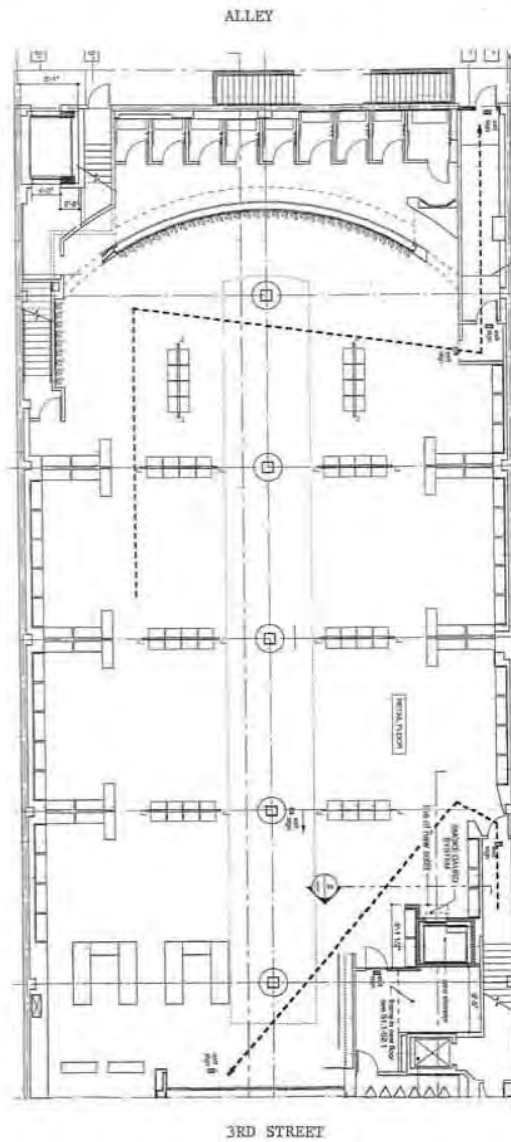
FRONT ELEVATION



3RD STREET
(Approximately 70' frontage)

THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

Site 3



THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

SITE 4

SITE SUMMARY

Location 1315 Third Street Promenade, Santa Monica, CA 90405

Size 5,993 SF (Min. Divisible 528 SF) (Max. Contiguous 970 SF)

Availability Immediately

Price Suite A = 915 SF \$420.00/PSF | Suite B = 722 SF \$300.00/PSF
 Suite C = 695 SF \$300.00/PSF | Suite D = 970 SF \$300.00/PSF
 Suite E = 528 SF \$300.00/PSF | Suite I = 719 SF \$240.00/PSF
 Suite J = 673 SF \$240.00/PSF | Suite K = 771 SF \$240.00/PSF

Signage Only Suites A and Suite B will have Promenade facing signage

Parking Ample city parking

Property Description

- The Gallery is Santa Monica's iconic new food hall located at the heart of the Third Street Promenade.
- The 1990s-era food court is being transformed into a marquee food hall featuring stunning design and a mix of indoor and outdoor seating options on two levels.
- The outdoor deck overlooks the Promenade and creates a one-of-a-kind experience for enjoying the Santa Monica sun and watching activity on the street below.
- The Gallery sits directly between the soon-to-be-renovated AMC Theatre and the planned 2,500-seat Arclight Cinema.



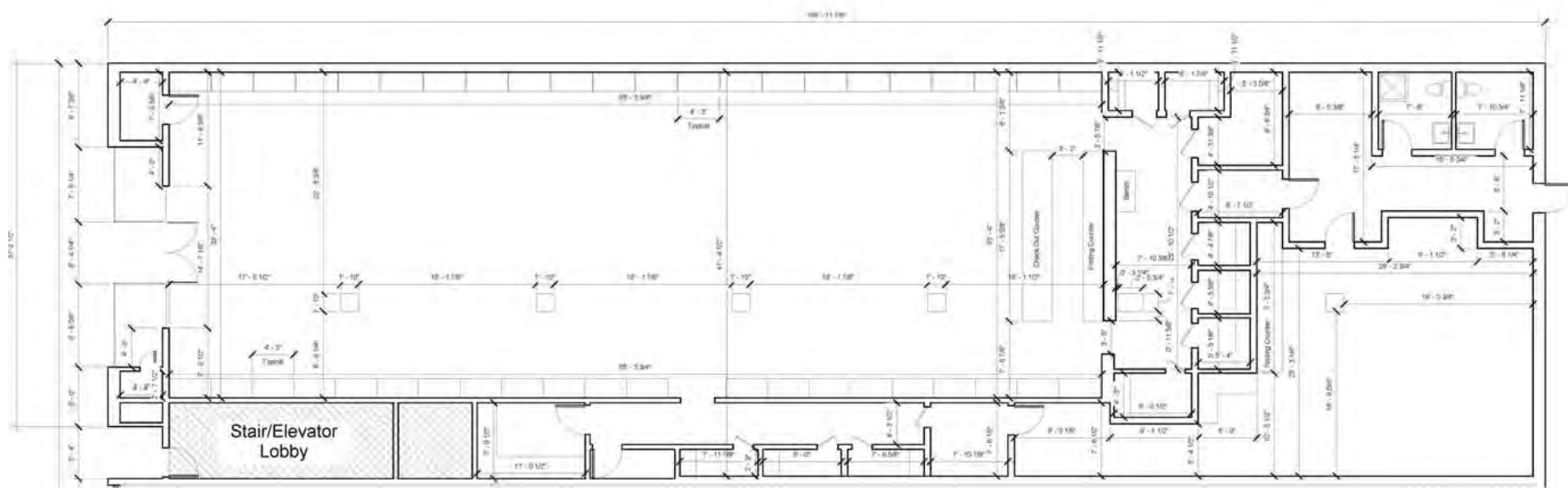
SITE 5

SITE SUMMARY

Location	1322 Third Street Promenade, Santa Monica, CA 90401
Size	6,005 SF
Availability	Immediately
Price	\$264.00/PSF
Signage	Great storefront signage on Promenade
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • Currently Armani Exchange • Fantastic retail location with great frontage and high ceilings. • Located in the center of the Third Street Promenade. Surrounded by national retailers, restaurants and theatres. • Verizon is opening a flagship store next door.



Site 5



THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

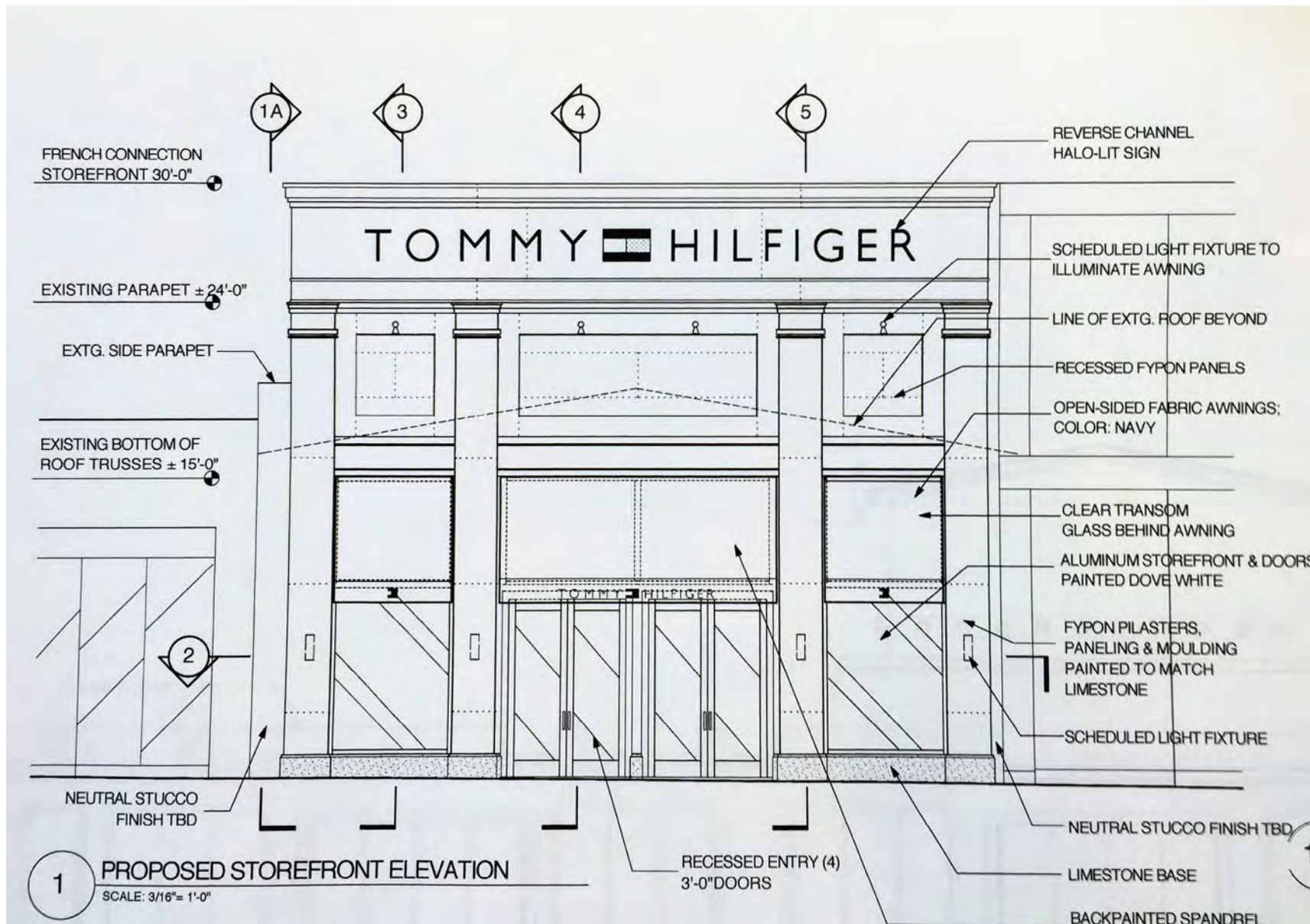
SITE 6

SITE SUMMARY

Location	1422 Third Street Promenade, Santa Monica, CA 90401
Size	5,700 SF
Availability	Immediately (Quiksilver recently went dark)
Price	\$192.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • Quiksilver came in after Tommy Hilfiger, so some of the interior improvements may be slightly different. • Overall dimension is 38 ft x 150 ft = 5,700 SF.



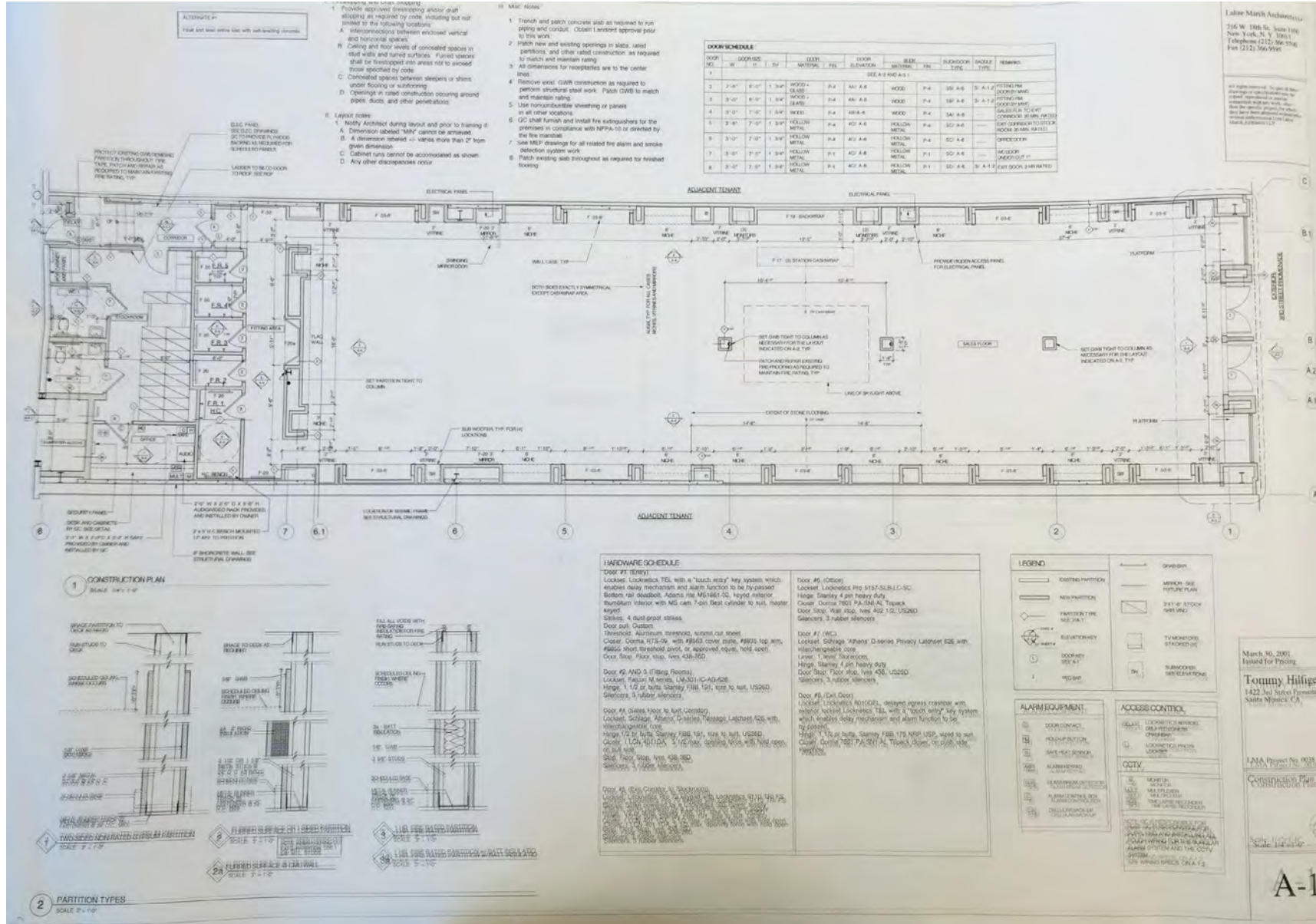
Site 6



THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

SITE 13

Site 6



Lahre Marsh Architects
 216 W 136th St, Suite 1100
 New York, N.Y. 10011
 Telephone: (212) 260-2700
 Fax: (212) 266-9955

March 30, 2001
 Issued for Pricing
 1422 3rd Street Promenade
 Santa Monica, CA

JLL Project No. 0038
 1500 15th Street
 Santa Monica, CA

CONSTRUCTION PERMITS
 Santa Monica, CA

Scale: 1/4"=1'-0"
 A-1

SITE 7

SITE SUMMARY

Location	1437 Third Street Promenade, Santa Monica, CA 90401
Size	3,750 SF (Ground Floor) 3,600 SF (Second Level)
Availability	TBD
Price	\$324.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • Building was just acquired by Meyer Bergman, a European investment fund based in London • Closed in June 2015 on a \$50M deal for the 7,500 SF Converse Store building • Formerly owned by a private investor, the store, which opened in 2012, is a flagship store and the first one Converse opened on the West Coast • Due to the future raise in taxes from the sale, converse may be willing to get out • They want to build second floor (3,750 SF on ground floor, about 3,000 on 2nd floor) • Would create dual storefronts, each quoting about \$324.00 PSF NNN

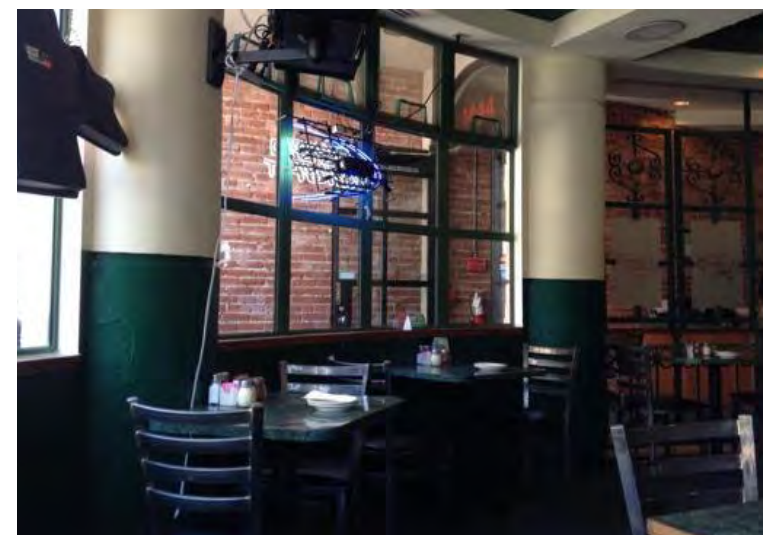
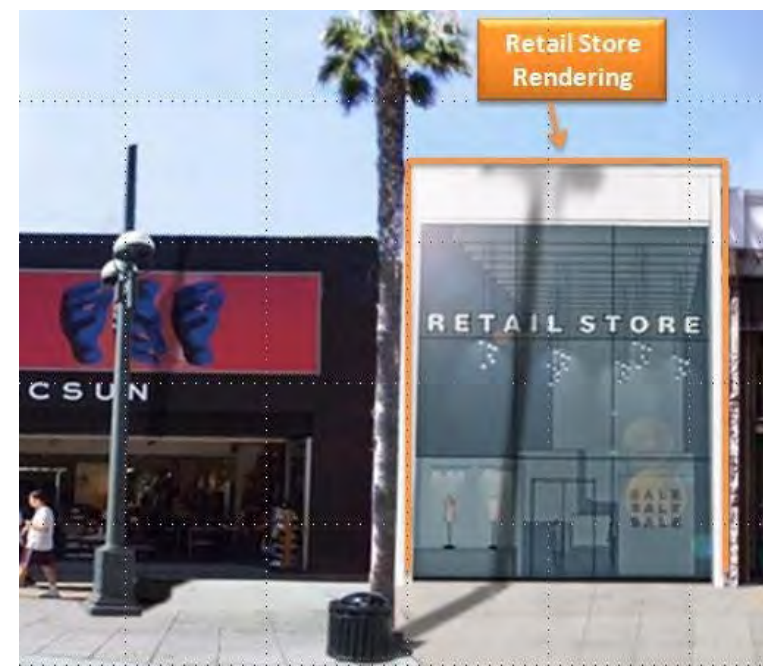


THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

SITE 8

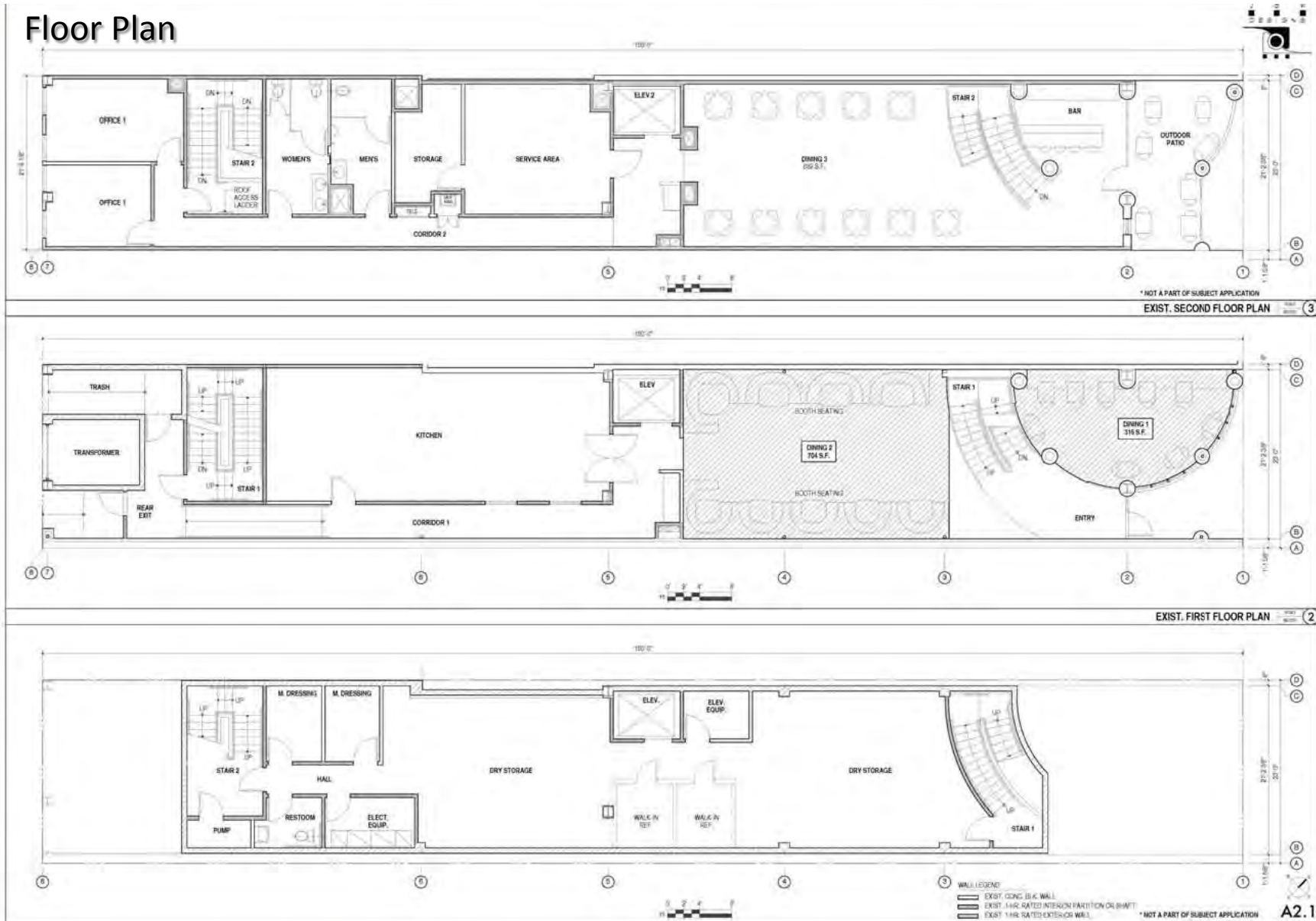
SITE SUMMARY

Location	1444 Third Street Promenade, Santa Monica, CA 90401
Size	3,450 SF (Ground Floor)
Availability	March 2016
Price	\$311.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> The City has recently allowed this location to be leased as a retail store. You can create a two story retail store or a one story retail store with a two story look. There is no other street in the Los Angeles area more popular than the Third Street Promenade. A new Expo Line (train) will be coming to Santa Monica. The train will end at 4th and Colorado, two blocks from the Third Street Promenade and officially opens in 2016. Arclight Cinema is opening a 1,500 seat theatre in Santa Monica Place and 2,500 seat theatre on 4th Street, which will include an IMAX theatre. The theatres will be built by Macerich who owns Santa Monica Place, which is located directly across the street and houses Bloomingdale's, Nordstrom's, high end retailers and popular restaurants. There are nearly 24 million people that visit the Third Street Promenade each year: Approximately 60% are tourist and 40% are locals, spending about \$1.6 billion.



Site 8

Floor Plan



THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA

SITE 9

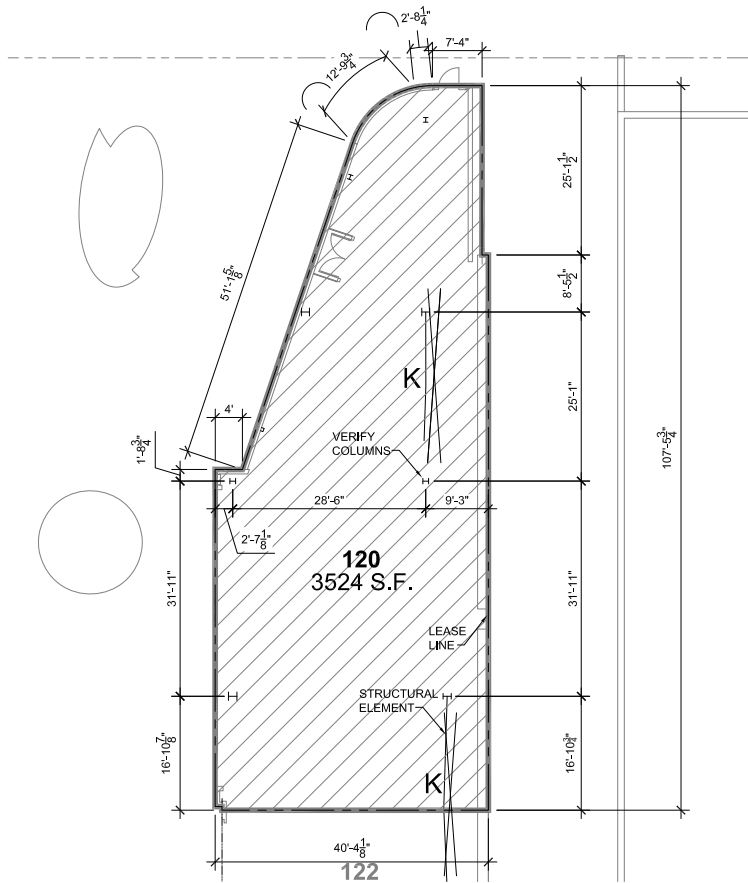
SITE SUMMARY

Location	395 Santa Monica Place, Santa Monica, CA 90401
Size	6,500 SF (Ground Floor)
Availability	TBD
Price	\$345.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • With Kitson recently filing for bankruptcy, one of the premier retail locations in West LA is available. • With excellent signage and visibility on the best hard corner in Santa Monica, this space can't be beat. Currently made up of two stories and close to 6,500 SF.

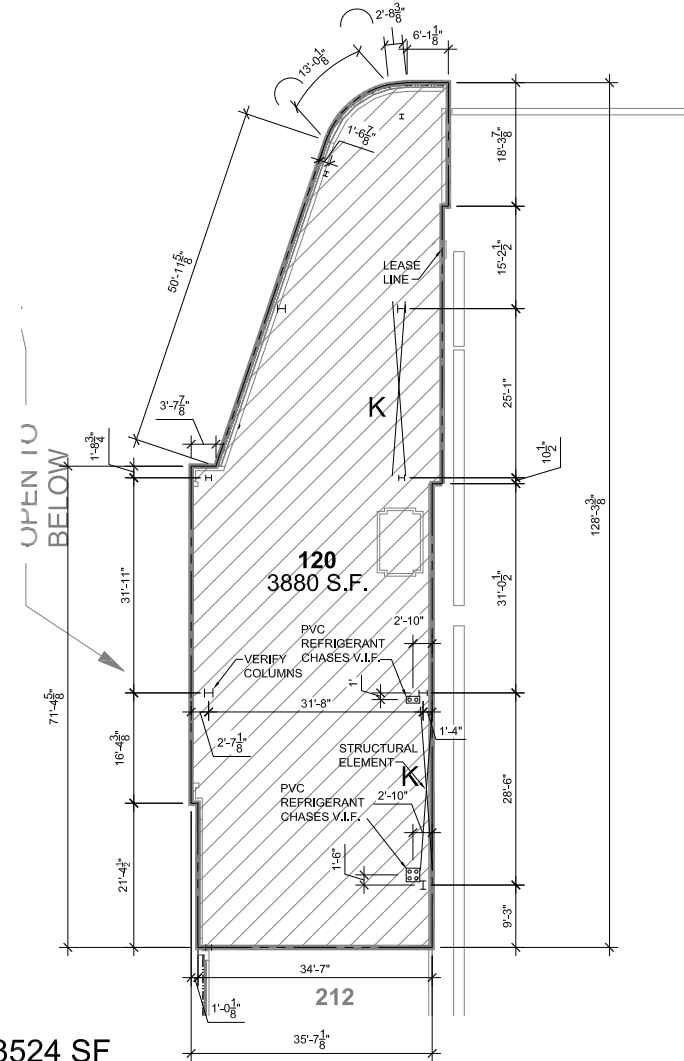


Site 9

FIRST FLOOR



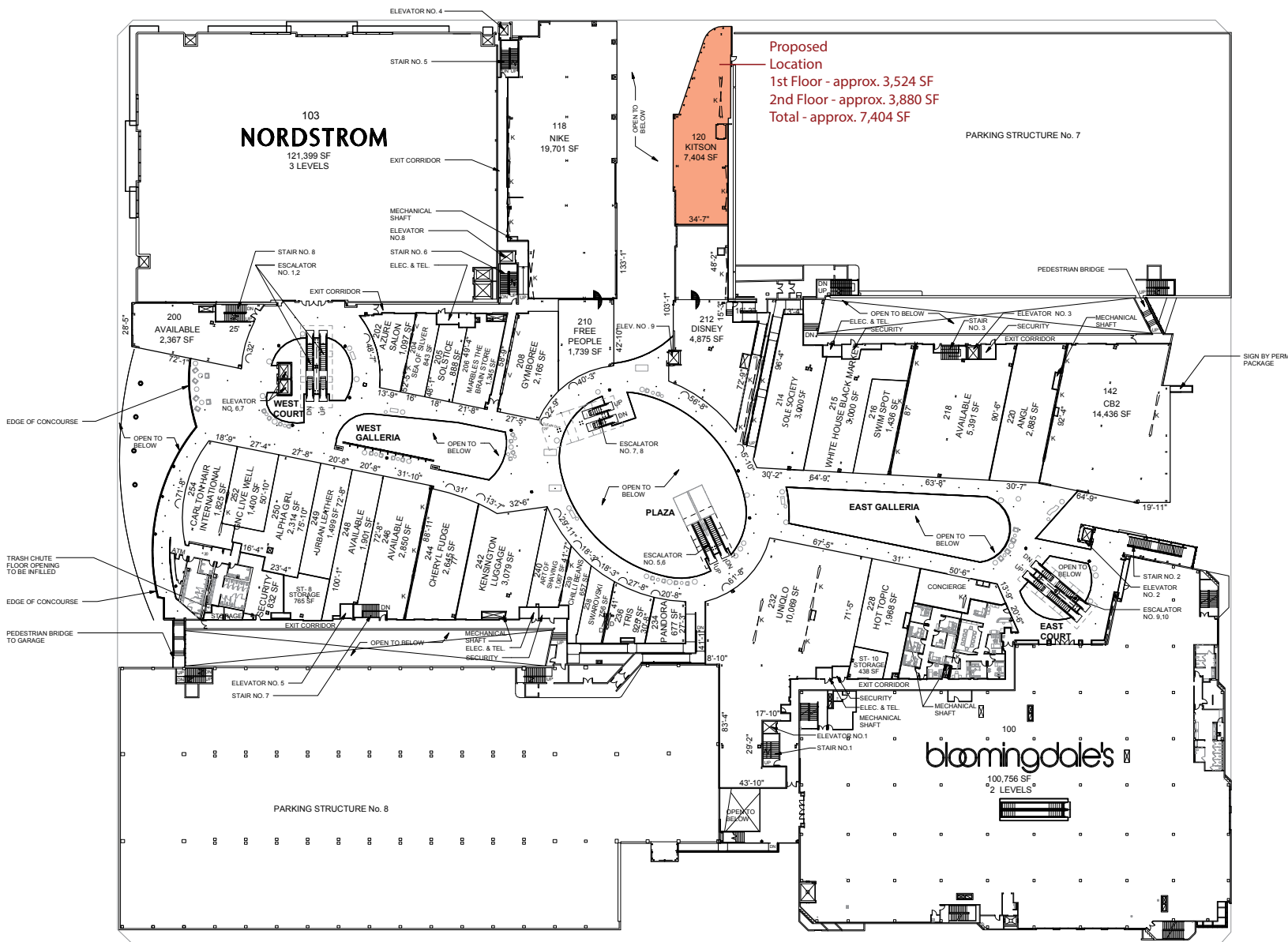
SECOND FLOOR



FIRST FLOOR = 3524 SF
 SECOND FLOOR = 3880 SF
 TOTAL = 7404 SF

Site 9

THIRD STREET PROMENADE OVERVIEW | SANTA MONICA, CA



FUTURE AVAILABLE SITES
THIRD STREET PROMENADE
Santa Monica, CA

SITE 10

SITE SUMMARY

Location	1325 Third Street Promenade, Santa Monica, CA 90401
Size	1,900 SF
Availability	Early 2017
Price	\$360.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Area Retailers	Banana Republic, Barnes & Noble, J. Crew, Sephora, Adidas, Club Monaco, Nasty Gal, Dr. Martens, L'Occitane en Provence, Max Studio, Champs Sports, Clarks, MAC, Restoration Hardware, American Apparel, Tesla
Property Description	<ul style="list-style-type: none"> • Currently occupied by MAC Cosmetics • MAC is relocating in 10 months to 1,538 SF to 1451B Third Street Promenade • Site has 16' 5" of street frontage



SITE 11

SITE SUMMARY

Location 1409 Third Street Promenade, Santa Monica, CA 90401

Size 4,200 SF

Availability February 2018

Price \$360.00/PSF

Signage Excellent storefront signage

Parking Ample city parking

Property Description

- Currently occupied by Levi's
- Lease expiration is 01/31/2018
- \$250,000 key money
- Site has 42' of street frontage



SITE 12

SITE SUMMARY

Location	1416 Third Street Promenade, Santa Monica, CA 90401
Size	3,750 SF
Availability	As early as 2017
Price	\$240.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Property Description	<ul style="list-style-type: none"> • Currently occupied by Fossil • Lease expiration is 05/22/2022 but would like to assign their lease if economically feasible, preferably prior to 2018 • Fossil lease does not contain any further options • Site has 25' of street frontage



SITE 13

SITE SUMMARY

Location	1429 Third Street Promenade, Santa Monica, CA 90401
Size	3,750 SF
Availability	Immediately is possible but could postpone until 2018
Price	\$300.00/PSF
Signage	Excellent storefront signage
Parking	Ample city parking
Area Retailers	Banana Republic, Barnes & Noble, J. Crew, Sephora, Adidas, Club Monaco, Nasty Gal, Dr. Martens, L'Occitane en Provence, Max Studio, Champs Sports, Clarks, MAC, Restoration Hardware, American Apparel, Tesla
Property Description	<ul style="list-style-type: none"> • Currently occupied by For Love 21 • Forever 21 operates and owns the store • They have a large Forever 21 space next door and above this location and prefer to downsize • 3,750 SF is available or if more space is desired, there is an escalator in the space connecting the upstairs (They can remove the escalator and just lease out the 3,750 SF) • Retailer prefers to make a deal asap but could possibly wait until 2018 • A new lease with the Landlord would be required • Site has 25' of street frontage

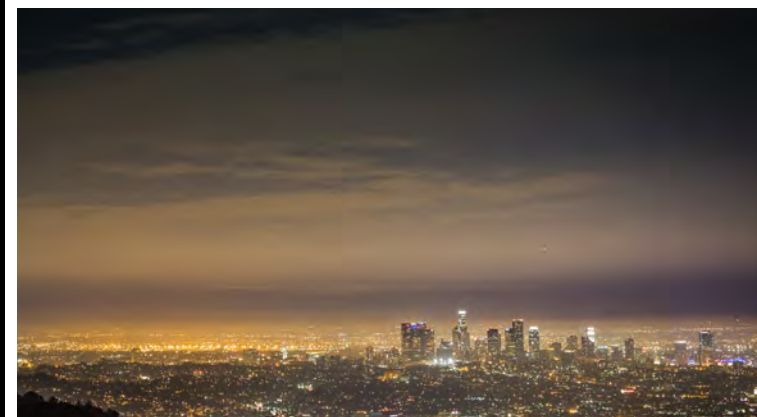




Retailer Services:

- Tenant representation
- Multi-site project management
- Retail asset strategy
- Portfolio strategy & management
- Data and site modeling
- Retail/e-commerce distribution
- Facilities management

we're **retail**Intelligence**experts**



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Our clients call it better advice, better execution and the best results.

We call it Retail Intelligence.

It starts with understanding your opportunities and applying decades of expertise and passion for the retail industry into measurable results and your higher performance. We understand the essential relationship between a retailer's brand and its real estate. There is where our retail intelligence makes a big difference.

- We hold an insider's perspective of the local market dynamics you face.
- We're master marketers ourselves, and hold the merchandising secrets and technological programs to help you effectively reach and sell to your target customer through innovative use of your space.
- We believe in optimizing the physical space environments we shape, and connecting them to in-store to online sales through omni channel integration.
- We know the local and regional upscale boutique retailers, spas, specialty retailers, the landlords and the consumers and what drives them to shop – and where.

Trust our **retail**Intelligence.

DIESEL

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