



Third Street Promenade



Arizona

Foot Locker



# 301 Arizona Ave

Santa Monica, CA 90401

**Prime corner Promenade opportunity**

**12,072 SF DIVISIBLE RETAIL SPACE AVAILABLE**

**3.XYZ | [HELLO@XYZ.RENT](mailto:HELLO@XYZ.RENT) | 1-800-455-RENT**





# 301 Arizona Ave

Santa Monica, CA 90401

301 Arizona is the crown jewel of the XYZ<sup>3</sup> collection on Third Street Promenade.

This boutique building serves as an innovation hub, attracting a dynamic mix of creative tenants to one of the most coveted corners in Santa Monica.

Surrounded by a vibrant array of retail and fitness destinations, the location also boasts an impressive selection of dining options within walking distance, including Hillstone, Elephante, and Wally's.

# Welcome to Santa Monica California







# 301 Arizona Ave

12,072 SF **TOTAL RSF**

6,308 SF  
**FLOOR 1**

5,764 SF  
**FLOOR 2**

- Prime Creative Office / Showroom space in Downtown Santa Monica
- Divisible space with flexible layout options
- On Site parking plus City of Santa Monica lots
- Underground secured storage available
- Large private outdoor decks
- Exposed Ceilings and skylights
- Full Spec build outs
- Walk to Metro at 4th and Colorado
- Each access to the beach, PCH, & 10 FWY
- Large bright windows throughout
- Open floor plans and private offices
- Some partial ocean views
- Identity signage available (*digital sign is pending approval*)
- High Visibility building



3.XYZ | HELLO@XYZ.RENT | 1-800-455-RENT

## 301 Arizona Ave





3.XYZ | HELLO@XYZ.RENT | 1-800-455-RENT

301 Arizona Ave



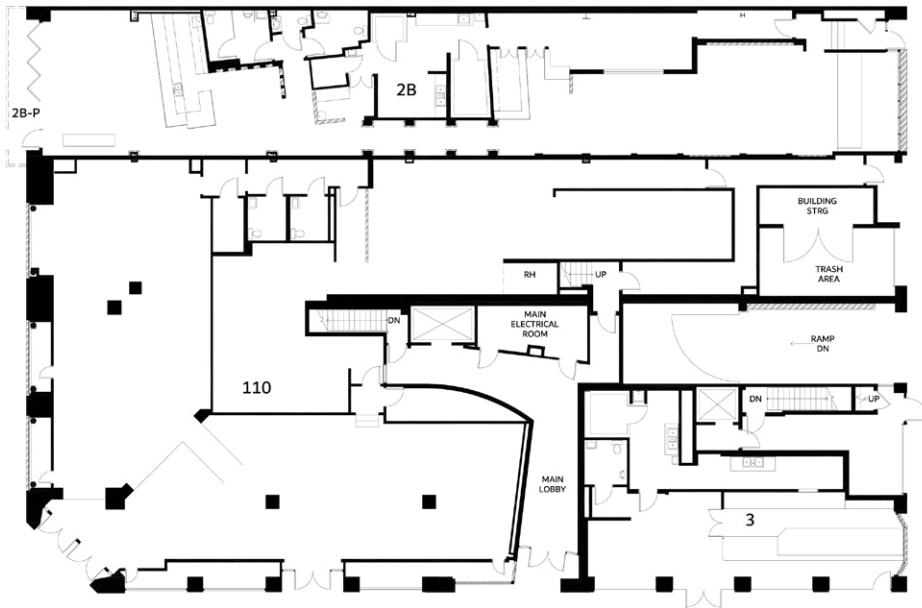
# Potential Floorplan Layouts



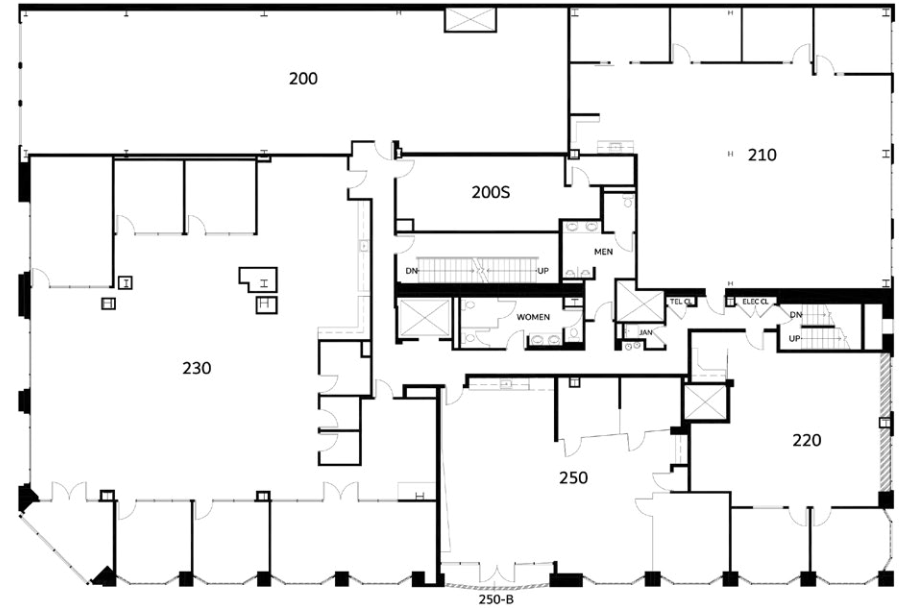
## Current Two-Story retail configuration

This divisible, two-story space offers many options for creating the ideal retail experience.

12,072 SF **TOTAL RSF**    6,308 SF **FLOOR 1**    5,764 SF **FLOOR 2**



6,308 SF  
**FLOOR 1**



5,764 SF  
**FLOOR 2**

# Potential Floorplan Layouts



FORMER  
AMERICAN EAGLE

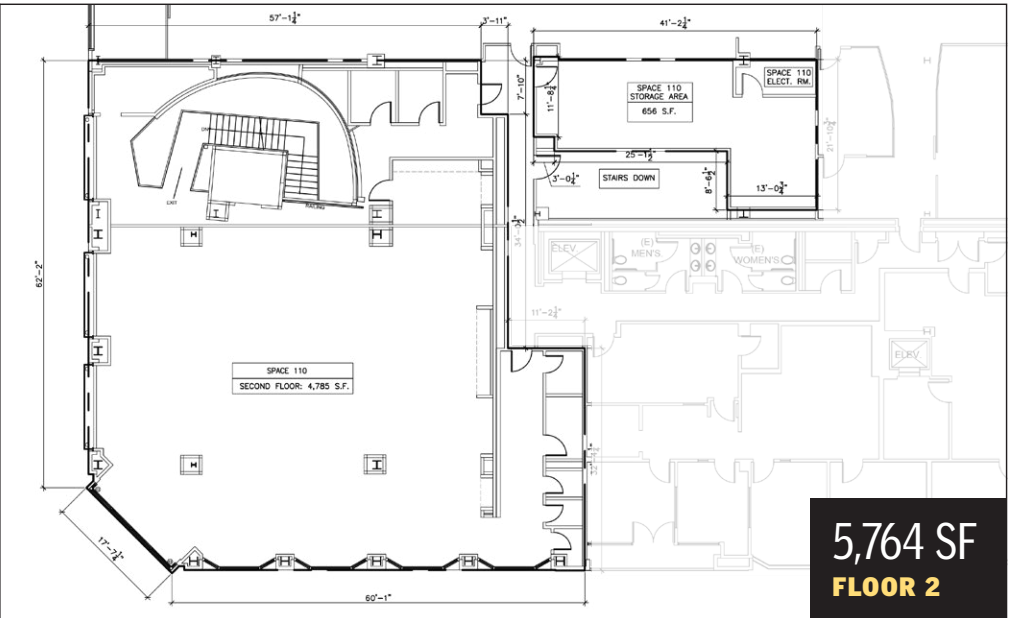
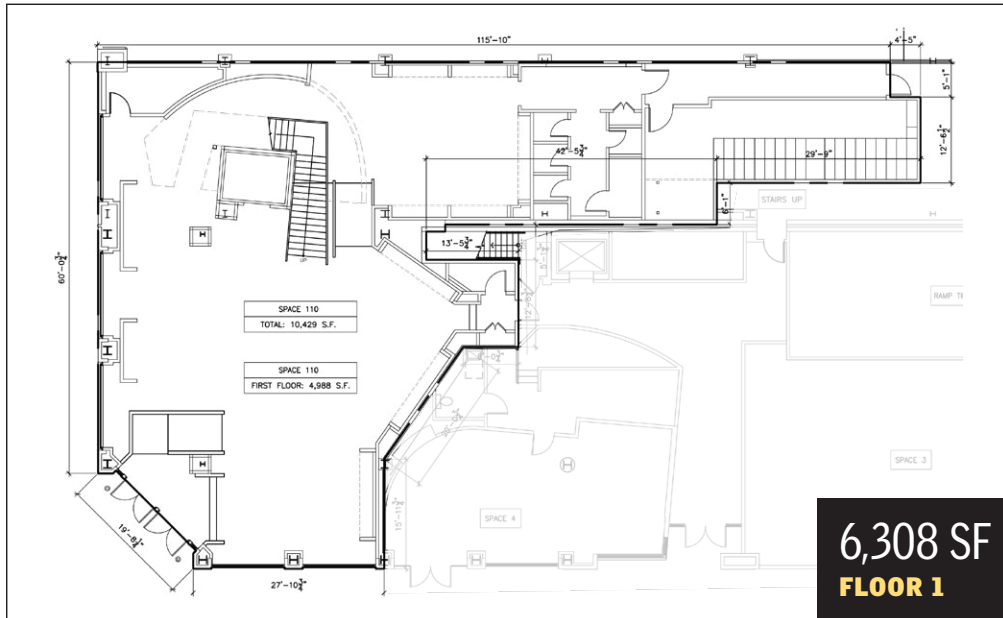
## Two-Story retail space

### AS SEEN IN THE FORMER AMERICAN EAGLE FLOORPLAN

This versatile two-story space offers retailers the rare opportunity to create a flagship destination or multiple boutique-style units.

- **Single Flagship Unit:** Two-story presence, large floorplate, immersive brand experience
- **Divisible Layout:** Option for two distinct retail spaces to attract complementary brands
- **High Visibility:** Prime location along Santa Monica's busiest pedestrian corridor
- **Adaptable Design:** Supports evolving retail strategies and future growth

12,072 SF **TOTAL RSF**      6,308 SF **FLOOR 1**      5,764 SF **FLOOR 2**





# Potential Floorplan Layouts



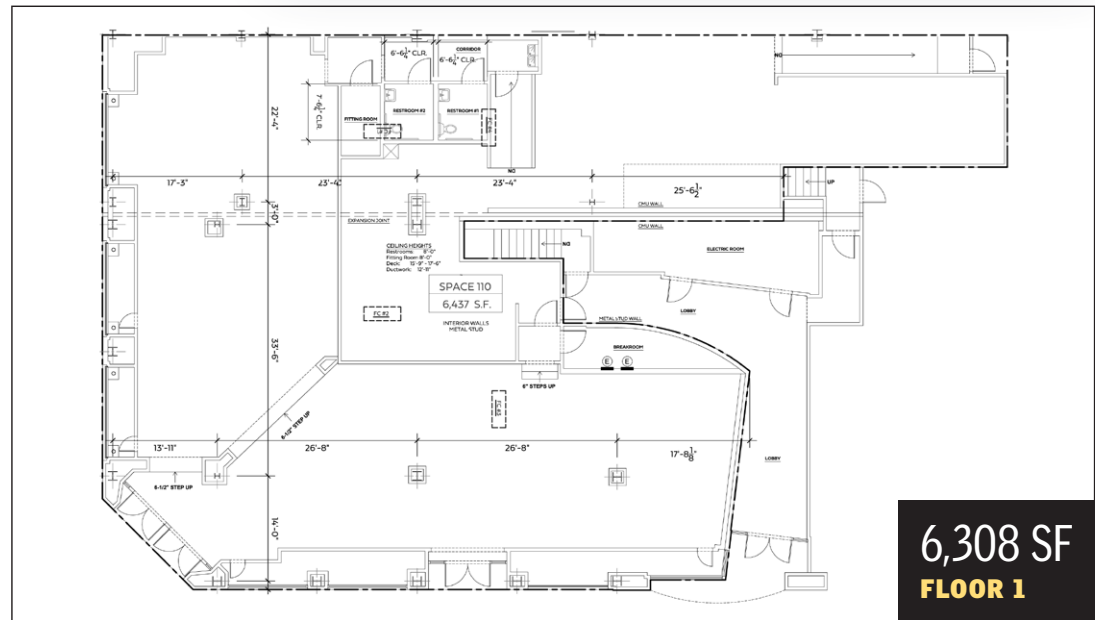
## Single-Story retail layout

### AS SEEN IN THE FORMER FOOT LOCKER FLOORPLAN

This space can be designed to adapt to your vision. You have the flexibility to choose the layout that best fits your brand, operations, and budget.

- **Cost Flexibility:** Control your occupancy costs with a footprint that fits your business model
- **Divisible Layout:** Option to create a more intimate, boutique-style setting
- **High Visibility:** Prime location along Santa Monica's busiest pedestrian corridor
- **Adaptable Design:** Supports evolving retail strategies and future growth

6,308 SF **1ST FLOOR**  
RSF







3.XYZ | [HELLO@XYZ.RENT](mailto:HELLO@XYZ.RENT) | 1-800-455-RENT

301 Arizona Ave





# The XYZ³ Collection

RETAIL & CREATIVE/OFFICE AVAILABILITIES  
SANTA MONICA, CA 90401



**XYZ³ Building**

301 Arizona Ave



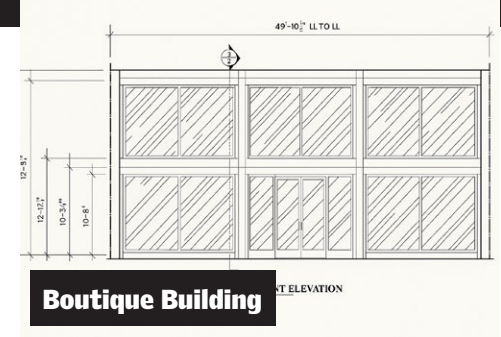
**Paul Williams X BIG**

310-312 Wilshire Blvd



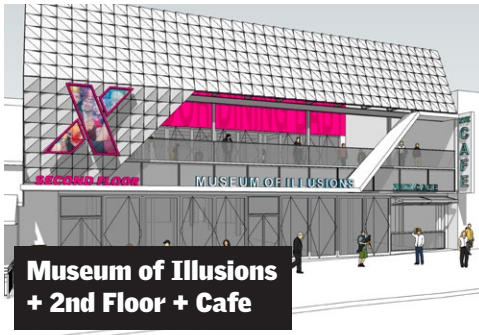
**John Reed Fitness**

1202 3rd St Promenade



**Boutique Building**

1222 3rd St Promenade



**Museum of Illusions  
+ 2nd Floor + Cafe**

1232 3rd St Promenade



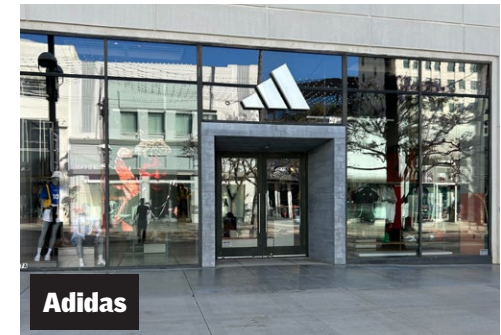
**Casa Martin**

1253 3rd St Promenade



**Cabo Cantina**

1240 3rd St Promenade



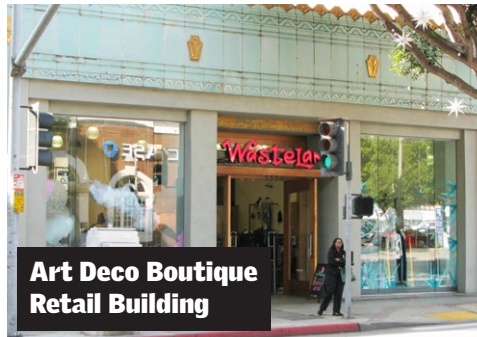
**Adidas**

1337 3rd St Promenade



**Former Steve Madden**

1344 3rd St Promenade



**Art Deco Boutique  
Retail Building**

1330 4th St



**30' Lamella Roof**

929 Colorado Ave



**Proposed Hotel Concept  
In Permit Plan Check**

516 Colorado Hotel



3.XYZ | HELLO@XYZ.RENT | 1-800-455-RENT

301 Arizona Ave



