

FOOD USE OR RETAIL SPACE
FOR LEASE

**831 North Douglas Street
El Segundo, CA 90245**



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SIZE: Approximately 1,197 square feet

RATE: \$5.15 per square foot per month, NNN
(NNN estimated to be \$1.40 per square foot per month)

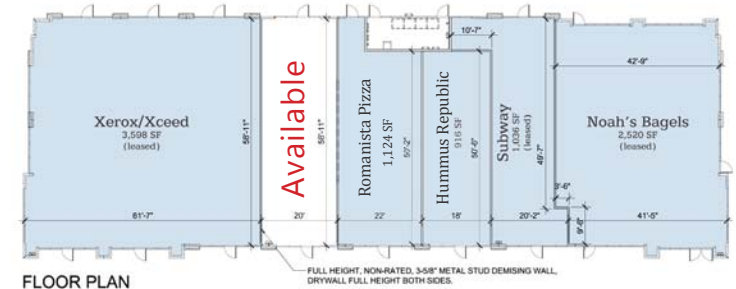
PARKING: Surface parking with approximately 121 shared spaces

TERM: 5 - 10 years

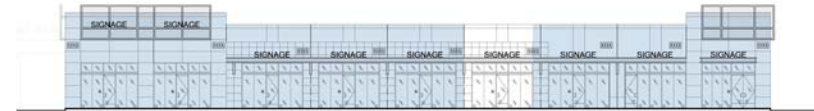
AVAILABLE: March 2018

- Can be retail or food use
- Common grease trap
- Dense concentration of daytime population that exceeds over 21,000 employees within 1 mile of location
- In the past five years more than 1.2 million square feet of tenants have relocated from West Los Angeles to El Segundo further enhancing traffic to the trade area

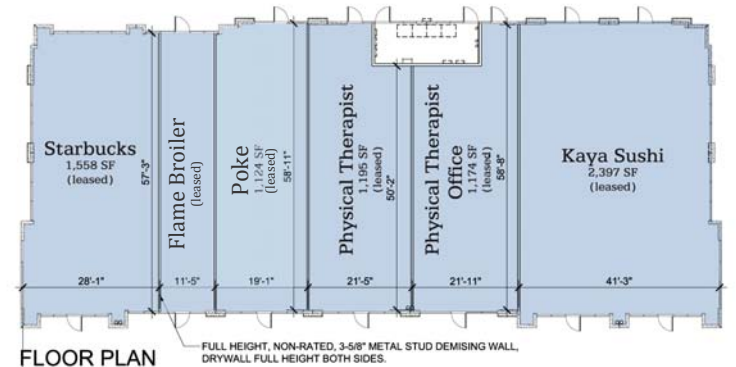
The Edge at Campus El Segundo is a 220,000 square foot Class-A office park located in El Segundo, CA. The Edge boasts convenient access to the beach communities from Palos Verdes to Santa Monica, and offers a direct on-ramp to the Century (105) Freeway with the San Diego (405) Freeway approximately one (1) mile away. Both LAX and the Metro Rail Greenline are adjacent to the project.



FLOOR PLAN



ENTRY ELEVATION



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AREA MAP



elevon at Campus El Segundo
46.5 acre mixed-use project which consists of 210,000 SF of creative office buildings with retail.



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PROPERTY AREA INFORMATION

EL SEGUNDO

The city of El Segundo is located 14 miles southwest of downtown Los Angeles, adjacent to Los Angeles International Airport, the **fifth busiest airport in the world**. Incorporated in 1917, El Segundo is home to almost 17,000 residents in this highly affluent and diverse market in the heart of Southern California. Situated on the Santa Monica Bay, El Segundo is one of the signature beach cities of Los Angeles County and part of the, "Beach Cities." The local economy is comprised of many diverse business and industry sectors. The majority of the city's workforce is related to the aerospace and petroleum industries and operations. Also, El Segundo previously won an Eddy award for being the most business-friendly city in Los Angeles County and remains a highly desired market.

- » Aerospace and defense continue to have a strong historical presence, however, as the neighboring communities of West LA and Playa Vista become more impacted, El Segundo has attracted a recent infusion of technology, media, advertising and other professional services.
- » El Segundo recently experienced several relocations and expansions to the city in the creative media, information technology, health, manufacturing, retail and hospitality industries. Additionally, the local power plant underwent a major plant redevelopment improving the availability, supply and reliability of electric power available for the Los Angeles area.



AVERAGE HOUSEHOLD
INCOME

\$107,000



RETAIL SPACE WITH
HIGH ANNUAL RENTS

\$52 SF



FUTURE JOB GROWTH
OVER NEXT 10 YRS.

37.40%



- » Average household income is a high **\$107,000** with average housing value pushing **\$1 million**
- » The city is home to over 1.2 million square feet of retail space. El Segundo also houses 17 retail centers and is within miles of some of California's prime shopping.
- » As of January 2015, the unemployment rate in El Segundo is 3.20% with a job growth of 2.50%. Future job growth over the next ten years is predicted to be 37.40%.



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