

109-115 Eucalyptus Dr

El Segundo, CA 90245



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FOR LEASE
\$3.75 MG

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EXECUTIVE SUMMARY

109-115 Eucalyptus is a Beautiful building, dating back to the manufacturing industrial era of Smoky Hollow boasting with nostalgia! block and exposed wood finishes throughout. A true piece of art. The space comes with 10 executive offices, two conference rooms, 16 workstations, private bathrooms, and a kitchenette. Low voltage cat 6 throughout new HVAC, large open areas for R&D and to develop more creative area. Walk to downtown restaurants, boutiques and the beach.

PROPERTY DETAILS

Lease Rate \$3.75 MG

Space Available 10,000 SF



SPACE

18 reserved parking spaces

PROPERTY HIGHLIGHTS



El Segundo is the smart business move with low business taxes. The City that invests in you!



Close to fortune 500 companies and new tech startups

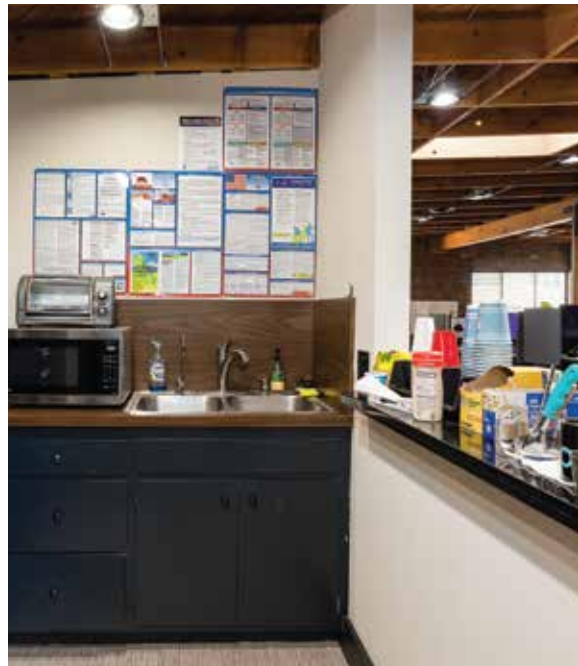


In the Downtown area walk to restaurants, shops, and bistros.



Close to LAX, 405 and 105 freeways

PHOTOS



RETAIL MAP



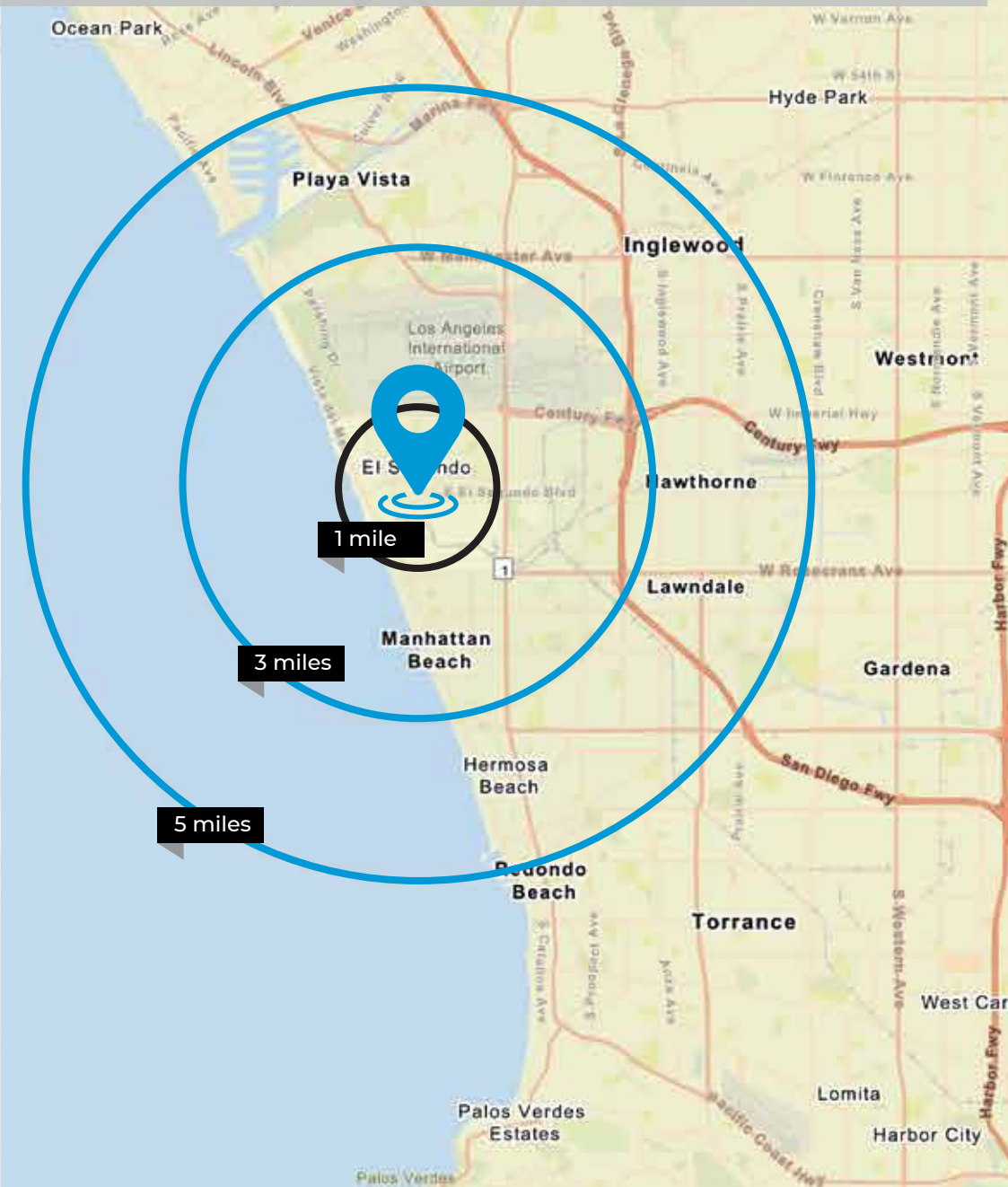
109-115 Eucalyptus Dr

EMPLOYER MAP



DEMOGRAPHICS

Santa Monica



| 2022 Summary | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 15,314 | 78,985 | 433,696 |
| Households | 6,341 | 31,746 | 164,866 |
| Families | 3,446 | 18,827 | 100,707 |
| Average Household Size | 2.41 | 2.48 | 2.59 |
| Owner Occupied Housing Units | 2,710 | 18,644 | 69,788 |
| Renter Occupied Housing Units | 3,631 | 13,102 | 95,077 |
| Median Age | 41.2 | 40.6 | 36.7 |
| Median Household Income | \$120,232 | \$137,362 | \$99,680 |
| Average Household Income | \$175,165 | \$202,980 | \$151,232 |

| 2027 Summary | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 14,971 | 77,088 | 424,058 |
| Households | 6,203 | 31,026 | 161,690 |
| Families | 3,380 | 18,455 | 98,899 |
| Average Household Size | 2.41 | 2.47 | 2.58 |
| Owner Occupied Housing Units | 2,689 | 18,327 | 68,783 |
| Renter Occupied Housing Units | 3,514 | 12,699 | 92,907 |
| Median Age | 41.9 | 41.5 | 37.5 |
| Median Household Income | \$141,208 | \$161,150 | \$118,087 |
| Average Household Income | \$202,502 | \$235,490 | \$178,072 |

EL SEGUNDO MARKET OVERVIEW



EL SEGUNDO

What makes El Segundo such a remarkable place to live is also what makes it an ideal place to pursue your dreams. This full-service, fast-growing corner of southern California offers a unique assortment of advantageous business environments, cultural opportunities, and beautiful tree-lined residential neighborhoods. The city of El Segundo is located 8 minutes from Los Angeles Airport and is home to the Los Angeles Times, The Aerospace Corporation's Headquarters, and numerous notable Fortune 500 companies.

FORTUNE 500 COMPANIES

It is important to note that a company's choice of location reflects upon both the location and the company itself. That being said, El Segundo is home to dozens of Fortune 500 companies, making it the 2nd largest concentration of Fortune 500 companies in California behind Los Angeles. Some of the most notable companies include, but are not limited to, AT&T, The Boeing Company, Chevron, and Raytheon.

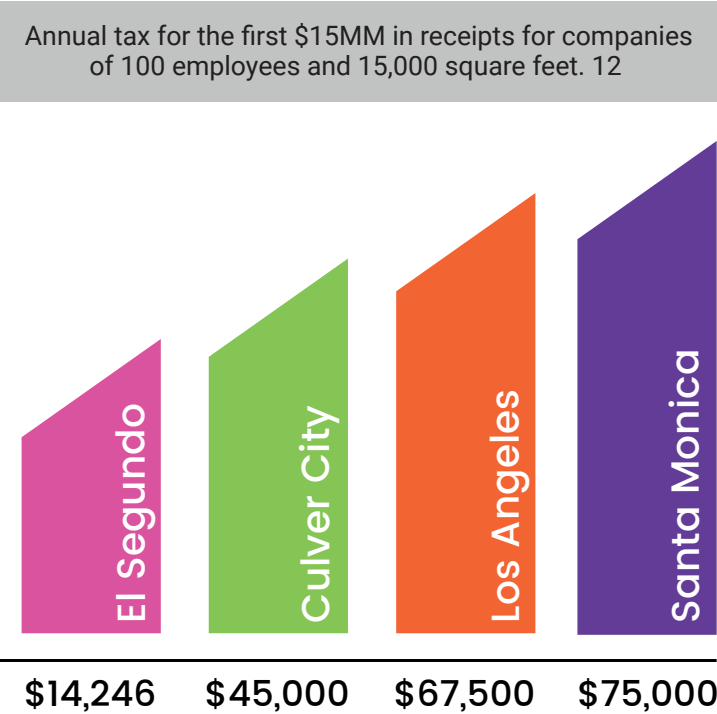
COMMERCIAL REAL ESTATE

El Segundo is the definition of a thriving business community and when it comes to office space, this city offers everything from new and traditional, to creative re-use industrial, to true architectural masterpieces. Modern glass and steel buildings provide turnkey views of the city, while smaller industrial spaces with room to grow give innovators, young professionals, and everyone in between the freedom to finally dive into their entrepreneurial pursuits.

EL SEGUNDO MARKET OVERVIEW

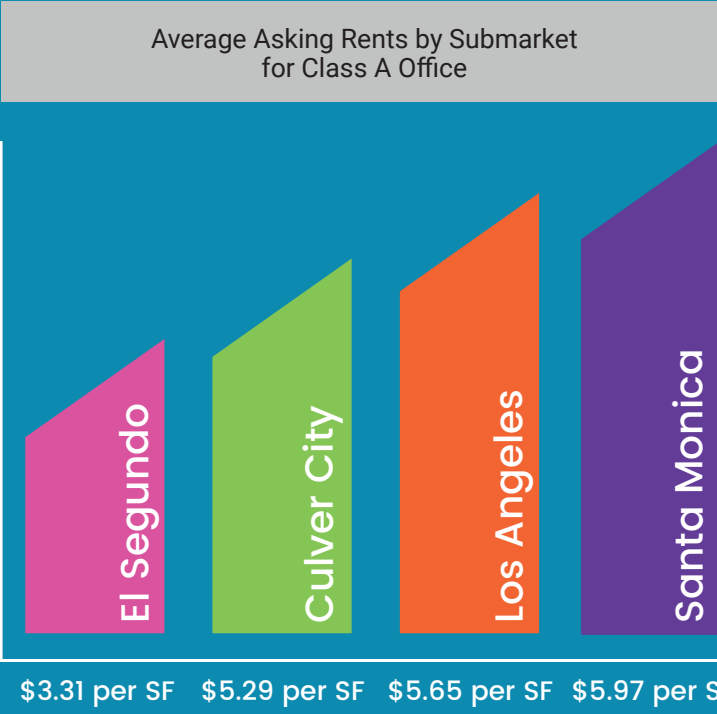
TAX INCENTIVES

With its favorable tax structure, El Segundo not only has some of the lowest taxes in the southern California region, but also offers a variety of tax credit incentives that can further reduce those fees. Residents are currently eligible for a 40% tax credit based on the amount of sales tax they generated over a period of one year. Residents can use this credit the year after it is reported to offset up to 100% of their business license tax liability.



LOWER RENT

Not only does El Segundo have some of the best real estate values in the region, but it also has some of the lowest rents as well. Recent and planned development in El Segundo has exceeded \$1 billion and with significantly lower rents than the competing West Los Angeles submarket, El Segundo is ideally positioned to produce healthy gains in its industrial, retail, and office market sectors.



EL SEGUNDO MARKET OVERVIEW

POPULATION & STATS

During the daytime, El Segundo's workforce population peaks at roughly 70,000. This is due to a recent influx of new residents, a percentage of them talented, well-educated professionals.



Population:

- Workforce Population = 70,000+
- Total Residential Population = 16,578
- Families = 4,105
- Family Income (median) = \$86,364
- Households = 7,410



Age (Residents):

- 22.3% under the age of 18
- 6.7% from 18 to 24
- 31.1% from 25 to 44
- 29.8% from 45 to 64
- 10.1% who are 65 years of age or older
- Media Age: 39.2
- For every 100 females there are 108.3 males



Education Attainment (Residents 18 years and over):

- High School Graduate or higher: 96.2%
- Bachelor's Degree or higher: 49%



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