

# 743 N Douglas St

El Segundo, CA 90245



## RAFAEL PADILLA

📞 310-395-2663 ✉️ rafael@parcommercial.com

CA License #00960188 Office License #01327137

## BILL RUANE

📞 310-877-2374 ✉️ bill@billruane.net

DRE #00972400

## MATT CRABBS

📞 310-864-9034 ✉️ mattcrabbs@compass.com

DRE #01120751



COMPASS COMMERCIAL

**FOR LEASE**  
**2ND GENERATION**  
**RESTAURANT**


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# EXECUTIVE SUMMARY



Boutique restaurant "Grill by Petros" very unique location. Located within 13,500 s.f. of retail shops, services and restaurants.

Elevon is an Industrial modern office campus, location, location, location 600+ employees / patrons daily. Situated across the street from L'Oreal , Beyond Meat and the Edge office campus.

# PROPERTY DETAILS

LEASE RATE	\$4.50 SF Plus NNN
SPACE AVAILABLE	1,760 SF
PARKING	102 Shared Parking Stalls
AVAILABLE	30 days from lease execution
LEASE TERM	3-10 years



## AREA DESCRIPTION

- Business center and residential proximity - El Segundo has the second highest concentration of Fortune 500 companies in the State of California
- Situated within the Campus El Segundo, a dynamic 46.5 acre mixed use project containing office, retail and athletic fields in addition to the new 143 room Hyatt Place Hotel
- Close to major transit hubs - elevon retail enjoys proximity to major transportation providers including both Los Angeles International Airport (LAX) and the Metro Rail green line, providing additional traffic throughout the day
- Excellent freeway access to major Southern California freeway systems, the 105 freeway, (107,000 cars per day) and the 405 freeway (213,000 cars per day)
- Solid location adjacent to LAX, 20 miles east of downtown Los Angeles, 45 miles north of Newport Beach and 10 miles south of Santa Monica
- Improving economic development center - in the past five years more than 1.2 million square feet of tenant businesses have migrated from West Los Angeles to El Segundo further enhancing traffic to the trade area
- Dynamic retail location adjacent to new creative office development; elevon retail supports more than 210,000 square feet of office space within Campus El Segundo, home to digital production studio Big Block Media and PK4 among others



# 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



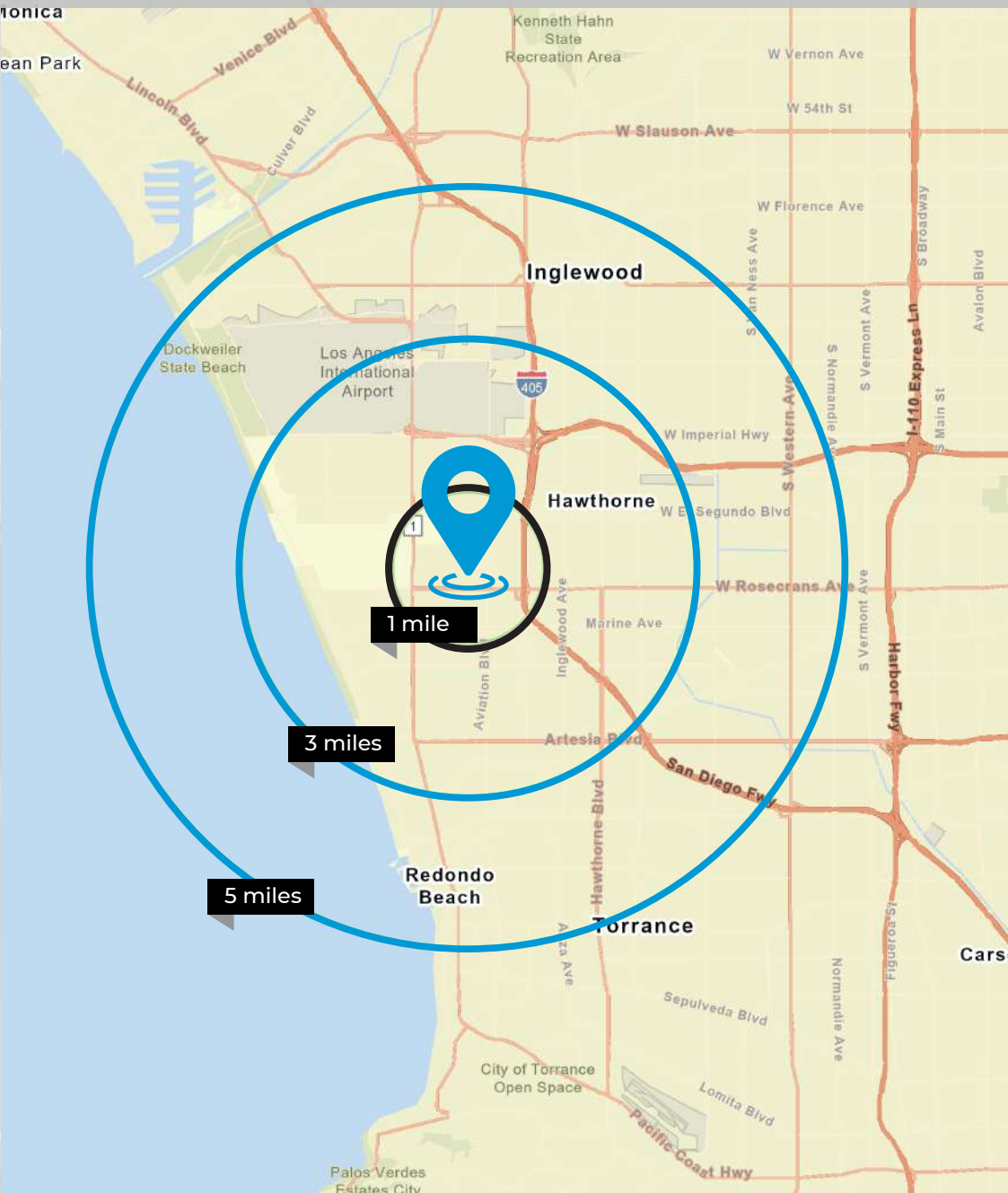


# EMPLOYER MAP





# DEMOGRAPHICS



2022 Summary	1 MILE	3 MILES	5 MILES
Population	10,130	238,818	544,675
Households	3,912	85,098	201,083
Families	2,763	56,735	130,150
Average Household Size	2.58	2.79	2.67
Owner Occupied Housing Units	3,222	37,801	91,245
Renter Occupied Housing Units	690	47,298	109,838
Median Age	44.0	36.3	37.3
Median Household Income	\$149,633	\$95,022	\$90,396
Average Household Income	\$199,022	\$148,146	\$136,057

2027 Summary	1 MILE	3 MILES	5 MILES
Population	9,801	233,108	533,163
Households	3,795	83,268	197,377
Families	2,685	55,622	128,011
Average Household Size	2.57	2.79	2.66
Owner Occupied Housing Units	3,137	37,276	90,021
Renter Occupied Housing Units	658	45,992	107,356
Median Age	44.4	37.2	38.2
Median Household Income	\$164,450	\$115,471	\$109,045
Average Household Income	\$224,555	\$174,728	\$161,594



# 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

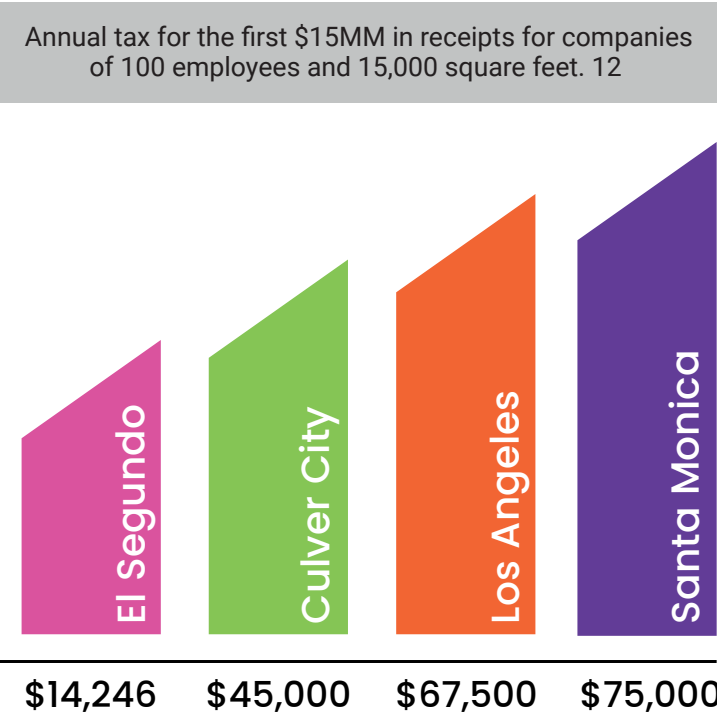
El Segundo is the definition of a thriving business community and when it comes to office space, this city offers everything from new and traditional, to creative re-use industrial, to true architectural masterpieces. Modern glass and steel buildings provide turnkey views of the city, while smaller industrial 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

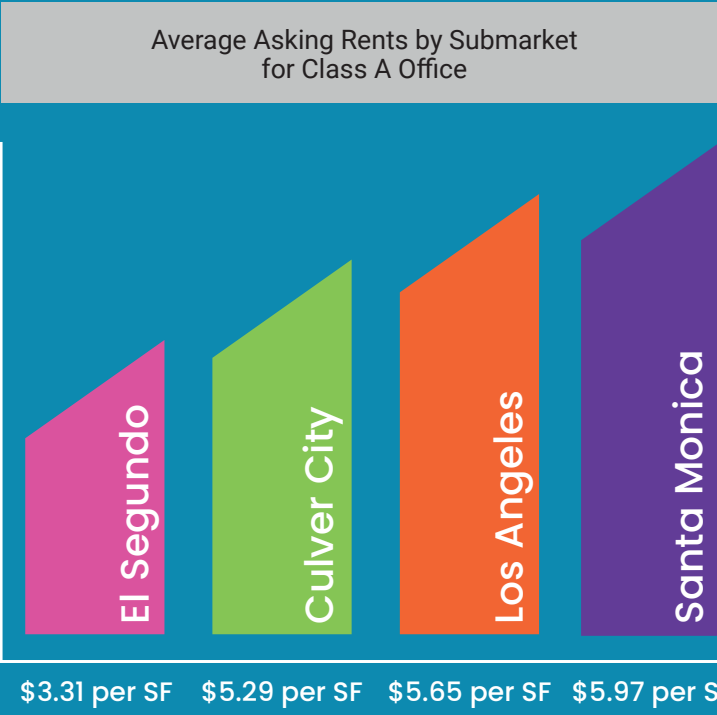
## TAX INCENTIVES

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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