



837 NORTH DOUGLAS STREET • EL SEGUNDO, CA 90245



MEDICAL/DENTAL/URGENT CARE/RETAIL



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SIZE: Approximately 3,600 square feet

RATE: \$4.95 per square foot per month, NNN
(NNN estimated to be \$1.50 Per square foot per month)

PARKING: Surface parking with approximately 121 shared spaces

TERM: 5 - 10 years

AVAILABLE: Upon lease execution

- **Currently built out with two bathrooms, kitchen and open floor plan**
- **Corner location**
- **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.

This location 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.



AREA MAP



888 N. Douglas
550,000 square feet leased to Beyond Meat & Loreal

SUBJECT

eleven 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

More than 6,300 people in a 1-mile radius with an

average household income exceeding \$92,200

More than 221,000 people in a 3-mile radius with an average household income exceeding \$83,600

More than 571,000 people in a 5-mile radius with an average household income exceeding \$87,600

The average effective buying power per household within a 1-mile radius exceeds \$70,000 per year

An infill location - mature, established densely populated trade area with 32,272 daytime employees in a 1-mile radius, 137,850 daytime employees in a 3-mile radius and over 800 hotel rooms in a 1-mile radius



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