

# 112 PENN ST EL SEGUNDO, CA 90245

5,320 SF FREESTANDING, TWO STORY BUILDING



# THE OFFERING

Colliers, as exclusive advisor, is pleased to present the opportunity to acquire 112 Penn Street, a rare stand-alone creative office building located in the heart of El Segundo's Smoky Hollow District. Encompassing approximately 5,320 square feet, the two-story property offers the unique combination of scale, identity, and functionality that is increasingly scarce in this highly coveted submarket. Delivered entirely vacant, the building is ideally suited for an owner/ user seeking to establish a long-term presence in one of Los Angeles' most dynamic creative communities. Its fenced yard and grade-level loading access further enhance its utility, offering both efficiency and optionality for an owner-occupant. Recently acquired by an owner-user, the property's existing dated improvements were demolished, resulting in a clean slate for future improvements.

## HIGHLIGHTS

5,320 SF

100%

Stand-alone  
two-story building

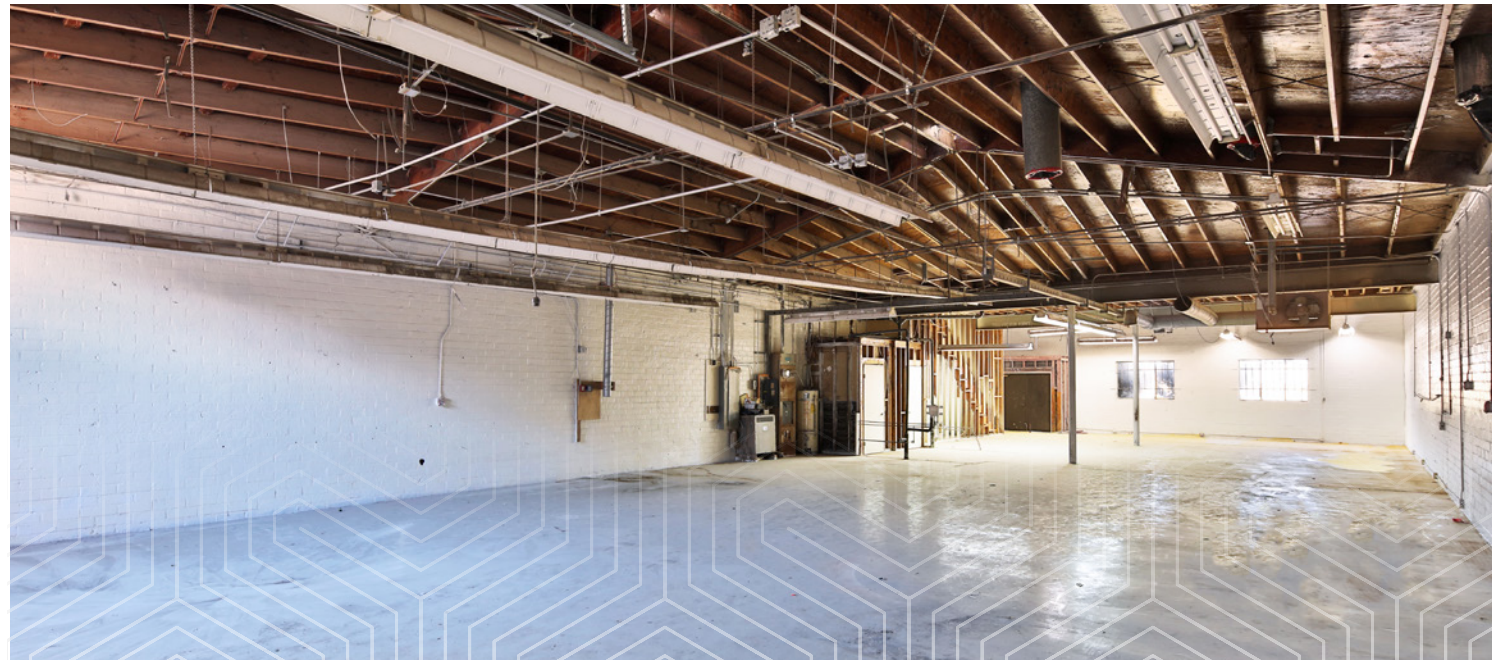
Vacant



# PROPERTY OVERVIEW

## Property Features

Number of Buildings	1
Building SF	5,320
Land Acres	0.13
# of Parcels	1
Zoning Type	M-1, El Segundo
Location Class	A
Number of Stories	2
Lot Dimension	143 x 40
Parking Stalls	10
Ceiling Height	15 feet
Grade Level Doors	1
Fenced Yard	Yes



# LOCATION OVERVIEW



Business Friendly



Transit Oriented



10-minute walk to El Segundo's main street



Affluent demographics



Convenient access



Proximity to preferred residential communities



## MARKET SNAPSHOT

The property is located in the Smoky Hollow District of El Segundo, a historic business hub spanning 0.18 square miles (120 acres), or just over 3% of the city's total 5.5 square miles. Smoky Hollow has long been recognized for its authenticity and is quickly transforming into a vibrant center of creativity and innovation. The site offers exceptional connectivity, with close proximity to Los Angeles International Airport (LAX), convenient access to the 105 and 405 Freeways, and walkable access to the many shops, restaurants, and amenities along Main Street and Pacific Coast Highway in El Segundo.



# UNLIMITED AMENITIES NEARBY

## LEGEND

1. JAME ENOTECA
2. SAUSAL
3. PORTERHOUSE
4. KAGURA
5. JAPONICA
6. ROCK & BREWS
7. BLUE BUTTERFLY COFFEE CO
8. METRO CAFÉ
9. WENDY'S PLACE
10. TOAST CAFÉ
11. SMOKY HOLLOW ROASTERS
12. SOUTHWEST BREAD
13. UNCLE STEVEY'S BAGELS
14. TACOMASA
15. TASTY HAWAIIAN BBQ
16. EL POLLO INKA
17. PRIME PIZZA
18. THE SECOND WIND
19. LITTLE SISTER
20. JOEY
21. NORTH ITALIA
22. THE BAR - HAND ROLLS BY SEABUTTER
23. MENDOCINO FARMS
24. HOPDODDY
25. SAINT & SECOND
26. LIL SIMZY'S
27. GOOP KITCHEN
28. THE KEBAB SHOP
29. DAN'S MODERN CHINESE
30. CHIPOTLE
31. IN-N-OUT BURGER
32. RAISING CANES
33. CALIFORNIA CHICKEN CAFÉ
34. TOP GOLF
35. LAX
36. EREWHON
37. EQUINOX
38. BAY CLUB
39. TRADER JOE'S
40. WHOLE FOODS
41. CORE POWER
42. SOUL CYCLE
43. HOT 8 YOGA
44. AC HOTEL

**112 PENN ST** EL SEGUNDO CA, 90245

WITHIN A TEN-MINUTE WALK

PORTERHOUSE

SAUSAL  
el segundc

ROCK & BREWS  
RESTAURANT



BLUE BUTTERFLY COFFEE



Manhattan Beach

Manhattan Beach Blvd

3000 ft



# SALES COMPARABLES



## 2240 E MAPLE AVE

Size: 11,239 SF    PPSF: \$774/SF  
Price: \$8,700,000    Sold: 8/8/25



## 721-723 N DOUGLAS ST

Size: 3,690 SF    PPSF: \$677.50/SF  
Price: \$2,500,000    Sold: 6/24/25



## 2225 CAMPUS DR

Size: 9,240 SF    PPSF: \$715/SF  
Price: \$6,607,000    Sold: 2/6/25



## 120 SHELDON ST

Size: 3,391 SF    PPSF: \$619/SF  
Price: \$2,100,000    Sold: 1/13/25



## 140 CENTER ST

Size: 4,800 SF    PPSF: \$625/SF  
Price: \$3,000,000    Sold: 11/15/24



## 125 EUCALYPTUS DR

Size: 3,700 SF    PPSF: \$757/SF  
Price: \$2,800,000    Sold: 6/28/24



## 130 PENN ST

Size: 4,800 SF    PPSF: \$615/SF  
Price: \$2,950,000    Sold: 5/10/24



## 149 SHELDON ST

Size: 3,850 SF    PPSF: \$747/SF  
Price: \$2,875,000    Sold: 12/29/23



# 112 PENN ST

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EL SEGUNDO, CA 90245

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## GET IN TOUCH

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