



± 11,155 SF
FOR LEASE

2151 EAST GRAND AVENUE

EL SEGUNDO, CA 90245



CBRE

PROPERTY HIGHLIGHTS



Prime El Segundo Location



Competitive Business Tax Rates



Located Next to LAX and Major Freeways
The 105 & The 405



Close to 2 Metro Stations



4.00 per 1,000 SF Parking Ratio, Withheld



AVAILABILITY

11,155 SF

\$2.75 /PSF/MO. MG

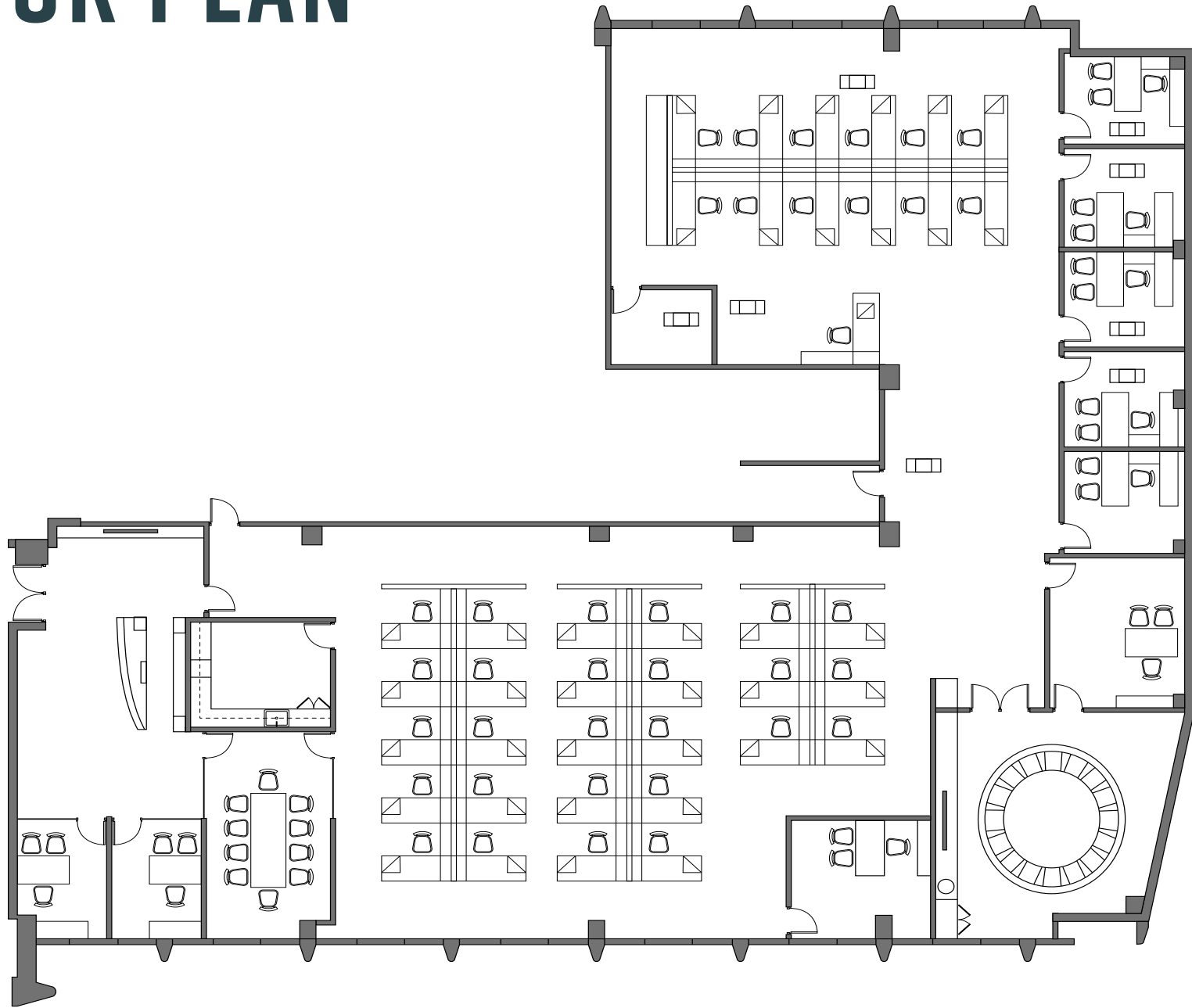
ASKING RATE

IMMEDIATELY

AVAILABLE



FLOOR PLAN







ABOUT EL SEGUNDO

A thriving business environment providing the highest quality of life for its employers and residents.

Known for its rich mix of historic Main Street charm and modern lifestyle center, El Segundo offers a dynamic business community and diverse dining and retail experiences. Known as the aerospace capital of the world, its business-friendly environment, skilled workforce and easy access to LAX, the 105 and 405 Freeways make it an attractive location for companies ranging from Fortune 500 to start-ups.



532,565 population within 5 miles



60% of people within 1 mile hold a Bachelor's Degree or higher



78.8% of Employed Population are white collar workers (within 1 mile)



AMENITIES MAP

EL SEGUNDO

HAWTHORNE

MANHATTAN BEACH

2151 E GRAND AVE

Plaza El Segundo

WHOLE FOODS	DICK'S	HomeGoods
MARMALADE CAFE	Rack	HomeGoods
STARBUCKS	PETSMART	ULTA
Crate&Barrel	The Container Store	drybar

Manhattan Village Mall

BOA	california	chili's	THE COFFEE BEAN & TEA LEAF
mercado	Oldemark	SAINT & SECOND	Sidcaz
TIN ROOF	URBAN PLATES	alo	ANN TAYLOR
corepower	CVS pharmacy	G	FAHERTY
See's CANDIES	SEPHORA	Tommy Bahama	URBAN OUTFITTERS
dan	Dee's	HANDLES	ISLANDS
SMOOTH BURGER	Sprinkles	SUNLIFE	SUSHI ROKU
Apple	west elm	WILLIAMS SONOMA	citibank
HEYDAY	Kohl's	macys	POTTERY BARN
VANS	VICTORIA'S SECRET	WELLS FARGO	Ralphs
corner bakery	ANTHROPOLOGUE	usbank	sweetgreen
SILVERLINE	GAP	JOEY RESTAURANTS	COREBLOGY

The Point

TRUE FOOD KITCHEN	WARBY PARKER
CAVA	SOULCYCLE
LITTLE SISTER	lululemon
Simmy's	NIKE
Mendocino Farms	YETI
tocaya	OUTERKNOWN
Pet's Coffee	pause

The Works

FISH GRILL	veggiegrill
pinkberry	BARRY'S
HOT YOGA	Northern Cafe

Manhattan Market Place

Johnny Rockets	Bristol Farms
Lido	CVS pharmacy
Yogurtland	Jamba

Continental Park

Paul Martin's	Fleming's	NOAH'S	STARBUCKS
SHAKE SHACK	tenderloins	Cali's	CHIN
nomad	FOGO DE CHUZO	Eddie V's	HYATT house
Orangetheory	capa kula		

Manhattan Gateway

It's Formao	Office DEPOT
Cafe Rio	TRADER JOE'S
MOTHER'S	BARNES & NOBLE
OLD NAVY	KREI

Gateway Center

crumbl	COSTCO WHOLESALE
Chipotle	McDonald's
World Market	

Oceangate Commerce Center

Home Depot	TJ-maxx	Durlington
Food 4 Less	ASHLEY	BEST BUY
Michaels	five BELOW	LA FITNESS
Urth Cafe	Marshalls	Walmart

- Dining
- Retail
- Entertainment
- Services

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FOR MORE INFORMATION, PLEASE CONTACT:

Richard Melbye
First Vice President
+1 310 363 4831
richard.melbye@cbre.com
Lic. 02052010

David Freitag
Senior Vice President
+1 310 550 2690
david.freitag@cbre.com
Lic. 01908952

John Lane
Senior Vice President
+1 310 363 4947
john.lane@cbre.com
Lic. 01894667

Bob Healey
Senior Vice President
+1 310 363 4954
bob.healey@cbre.com
Lic. 01021735

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