

1960

E GRAND

EL SEGUNDO, CA



MARCH 2026

NEWMARK

Repositioned Class A Office Investment with Development Upside
79% Leased | 260,603 SF Class A Building | 5.4-Acre Site

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest 1960 E Grand (the "Property")—a 260,603-square-foot Class A office campus located in El Segundo, California—one of LA's most exciting coastal office leasing nodes. The Property has recently undergone a multi-million dollar capital renovation further enhancing the institutional quality of the asset while offering tenants a highly amenitized work environment in a unique park-like campus setting.

The Property is 79% leased with 3.3 years of WALT and represents a rare value-add opportunity to acquire a creatively repositioned Class A office campus at an attractive reset basis with strong in-place cashflow. Driven by its proximity to LAX, coastal climate, and concentration of major toy companies including Mattel's world headquarters, the El Segundo market has become the destination for one of the most significant toy conventions in the world which has contributed to approximately 85,000 SF of toy showroom leases at the property over the last three years.

Situated on 5.4 acres of land, the Property includes additional FAR which allows for the potential office or hotel development of up to 94,000 SF.



**1960
E GRAND**



AT-A-GLANCE

260,603 RSF
Total Square Feet

1987/2022
Year Built/Renovated

79%
Leased

63
Total Tenants

3.3
Year WALT

3.50/1,000
(914 Stalls)
Parking Ratio

5.4 Acres
Site Area

INVESTMENT HIGHLIGHTS

Diversified Multi-Tenanted Income Stream

The Property offers investors a strong going in yield profile and diversified income stream with a roster of 63 total tenants spanning a diverse industry base including legal, aerospace, banking, accounting, wealth advisory, logistics, and toys with no one tenant comprising more than 6% of the rent roll.

Tremendous Discount to Prior Peak & Replacement Cost

The Property is being offered at a significant discount to replacement cost of approximately \$700 SF, prior peak pricing of \$574 SF (Campus 2100-Dec 2017), as well as the prior sale at \$132.7M (\$509 SF) in Feb 2020.

El Segundo Market Leasing Momentum

The El Segundo market benefits from a diverse, innovation-driven tenant base spanning aerospace, toys, tech, media, consumer goods, financial services and life science with over 750,000 SF of inbound migration over the past 24 months.

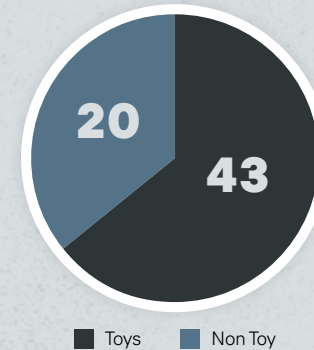


Growing Toy Sector in El Segundo

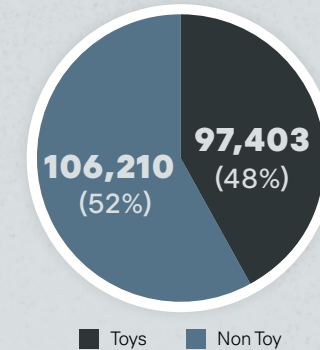
Since 2023, the Property has executed on 84,000 SF of toy showroom leases while pushing rates by more than 12% during this period. Comprising approximately 48% of the property, investors stand to benefit from the limited go forward capital, strong retention, and rental premium associated with this space.

TENANT MIX

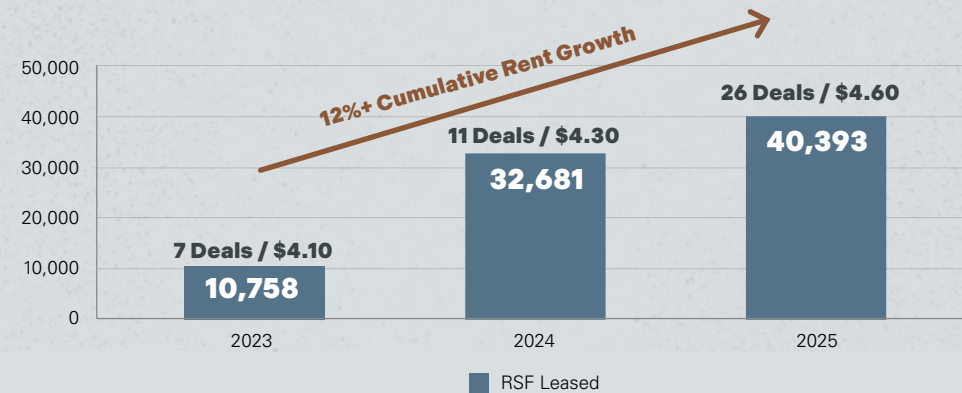
By Qty



By Sq. Ft.



TOY SHOWROOM RSF LEASED



EPICENTER OF EL SEGUNDO'S TOY PRESENCE

1960 E Grand is ideally situated across the street from **Mattel's world headquarters** and next to the **Toy Association** at 101 Continental.

Since 2023, the lower west side has witnessed nearly 650,000 SF of demand within the Toy Industry!

#2
Most Significant Toy Convention in the World

244,000 SF
Toy Showrooms in El Segundo and Growing

100+
Toy Showroom Leases Signed since 2023

Pacific Ocean

Open El Segundo
45,000 SF of Toy Tenants

Jada TOMY UG
ambassador Troy China

333 Continental
339,000 SF
Global Headquarters since 1991

MATTEL



Playa Vista/Culver City

POP MART 21,000 SF (Leased in 2026)
Jazwares 51,000 SF (Leased in 2024)
SUNSHINE 132,000 SF (Leased in 2025)

1960 E GRAND
94,000 SF of Toy Tenants

BANDAI NAMCO, Bonkers, CONNETIX, CraZArt, ejo, PMI, PALADONE, Sunny Days, THE MONSTER GROUP, DIVERSE, TWO SKIES, tigerhead

Continental Grand
20,000 SF of Toy Tenants

Basic Fun!, Just Play, ToysRUs

2121 Maple
2101 Maple
888 Nash
47,000 SF
ZURU

757 Campus Square West
30,000 SF
moose

1955 Grand Ave.
55,989 SF (Showroom)

MATTEL

101 Continental
95,000 SF

the toy association
Mighty Jack, AARONS, CRAZY, Hasbro, Crayola
(Leased in 2025)

2160 E. Grand Ave.
167,000 SF (Purchased in 2024)

MATTEL

831 Douglas
60,000 SF (Leased in 2024)

MATTEL

N Sepulveda Blvd.

E El Segundo Blvd.

E Grand Ave.



DEVELOPMENT UPSIDE

Investors stand to benefit from the upside provided by the ability to develop the surface parking lot of the west parcel into a creative office/toy showroom or hospitality use. Located within the Corporate Office zoning district, as determined by the City of El Segundo, permitted uses include office, retail, commercial, and hotels.

PARCEL #1 SUMMARY

Lot Size:	116,691 SF (2.7 Acres)
Allowable FAR:	0.8
Development Capacity:	94,000 SF
Zoning:	Corporate Office

PARKING SUMMARY

Parking Garage:	820 Stalls
Required 1960 Parking:	- 669 Stalls
Excess Parking for Development:	151 stalls

Development Alternatives

94,000 SF

4 Story + Mezz Office
Currently Entitled

180 KEY

4-Story Limited-Service Hotel

50,000 SF

2-Story Office/Toy Showroom

OPTION
1

OPTION
2

OPTION
3

PARCEL 2

PARCEL 1

E Grand Ave.

E El Segundo Blvd.

N Sepulveda Blvd.

Ability to expand parking on excess acreage



**\$9.6M of
Capital
Recently
Invested**

RENOVATED CLASS A OFFICE CAMPUS

Asset Highlights



Multi-Million Dollar Recent Renovation

Includes a newly reimagined lobby, corridors/restrooms, exterior seated areas, new spec suites and EV charging stations



Abundant Parking

Offering a parking ratio of 3.50/1,000 SF



All New Tenant Lounge and Conference Center

Conference room, kitchen with complimentary tea, coffee, draft cold brew and beer, and indoor/outdoor lounge



Outdoor Seating

Exterior seating areas with covered pavilion and outdoor TV



Newly Renovated Spec Suites

Creative spec suites with open ceilings, polished concrete floors, and extensive use of glass



Campus Environment

Situated on 5.4 acres of generous park-like open space featuring a koi pond and outdoor seating



LOCATION HIGHLIGHTS



Transit-Oriented Destination

One mile from both the Mariposa and El Segundo Metro stations, two miles from LAX, and one mile from the I-105 and I-405 freeways



Tax Savings

Unincorporated Los Angeles County location provides 25%+ business license tax savings and is not subject to the recently imposed City of LA transfer tax



Highly Educated Workforce

Highly educated millennials flock to beach cities for coastal lifestyle, with 68% of residents holding a bachelor's degree or higher



Premier Housing

Surging home values, increasing over 56% in the last five years, offering an ideal 10-minute commute



Coastal Atmosphere

Boasts walkable amenities, ocean views and active community



Public Schools

Rated top 10 in the State of California

AMENITY MAP





1960 E GRAND

EL SEGUNDO, CA

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