

FOR SALE

# 112 ARENA STREET

El Segundo

**CBRE**





1,520 SF



Land SF  
5,663 SF



Parking Ratio  
4.61/1,000 SF



7 Parking  
Stalls



Newly  
Renovated



Open Floorplan Perfect for  
Creative Office Users



2,000 SF  
outdoor space



High, open, bow  
truss ceilings



Close proximity to Main Street  
(Main Street includes all of El Segundo's  
bars, restaurants, and retail)

# EL SEGUNDO PRIME LOCATION

Smoky Hollow is a dynamic, eclectic district that has evolved into a thriving hub for creative office users, innovative startups, and forward-thinking businesses. Its authentic character, adaptive reuse environment, and walkable, energetic setting strongly resonate with today's creative class—companies seeking inspiring spaces that foster collaboration, culture, and growth.

As demand for creative office environments continues to increase, an updated land use framework is critical to support Smoky Hollow's ongoing evolution. This approach will help sustain the district's momentum as a regional destination for creative office tenants, design-driven firms, and modern production uses that value flexibility, authenticity, and community.



# AMENITIES MAP

S MANHATTAN BEACH  
HERMOSA BEACH  
REDONDO BEACH

EL SEGUNDO BEACH

DOCKWEILER BEACH

LAX AIRPORT  
MARINA DEL REY  
SANTA MONICA

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### MAIN ST LOCAL SPOTS

- 1 ROCK & BREWS
- 2 EL SEGUNDO BREWING COMPANY
- 3 SAUSAL
- 4 BREWPORT TAP HOUSE
- 5 JAME ENOTECA
- 6 EL TARASCO MEXICAN FOOD
- 7 THE SLICE & PINT
- 8 GOOD STUFF RESTAURANT
- 9 TWO GUNS
- 10 THE ORIGINAL RINALDI'S DELI
- 11 BANK OF AMERICA
- 12 BLUE BUTTERFLY COFFEE CO
- 13 EL GRINGO MEXICAN RESTAURANT
- 14 KREATION JUICERY

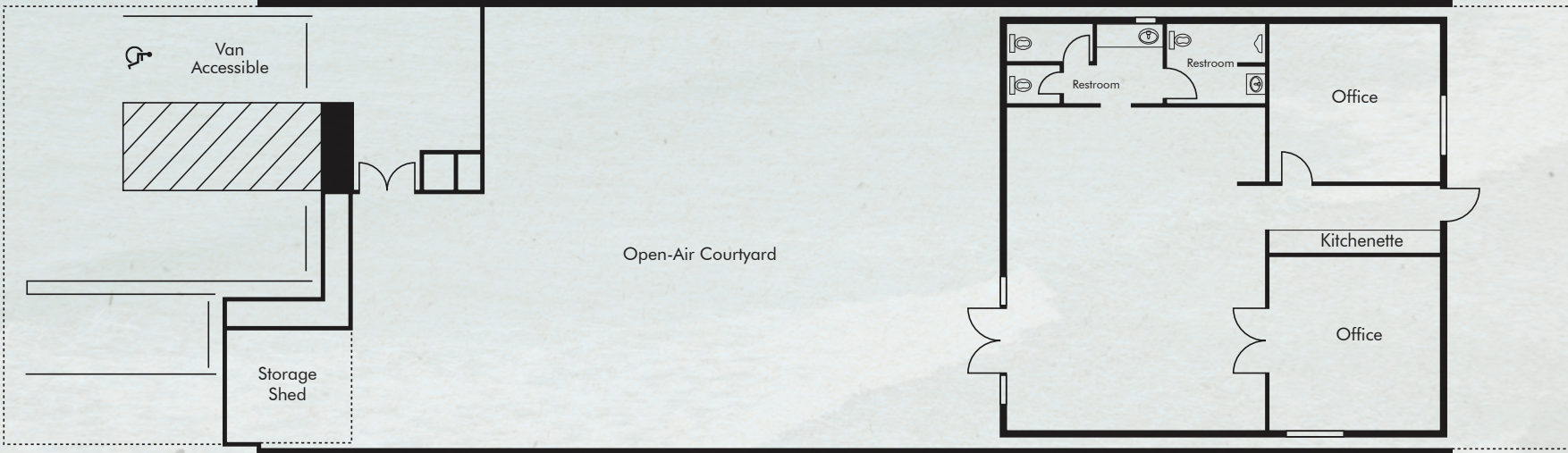


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# SITE PLAN



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