

Prime Office FOR SUBLEASE

840 Apollo Ste 350
El Segundo, CA 90245

Monthly Rent \$4 Sq Ft/Mo FS



Features

- Sublease Until May 31st, 2028
- Available 3,680 Sq. Ft.
- 5 Enclosed Offices + Open Bull Pen
- Modern & Bright Unit
- Kitchenette



Highlights

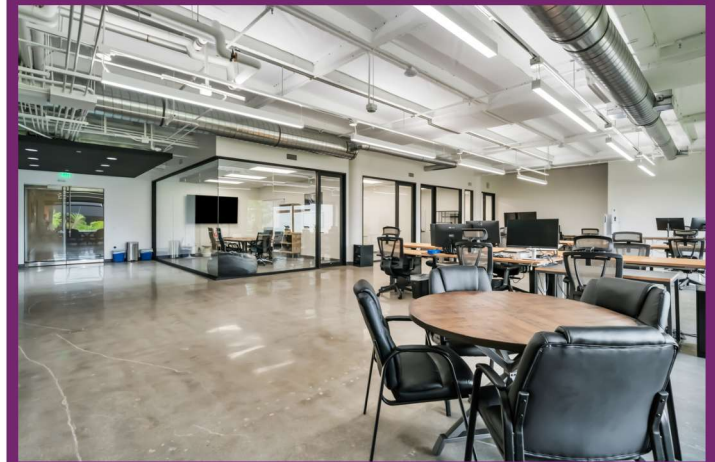
- HVAC
- Secured Entry
- Parking Garage up to 12 Parking Permits
- Common Area Accessibility, With Outdoor & Indoor Seating, Vending Machines, Pool Table



Description

Located in the heart of El Segundo's thriving business corridor, this ~ 3,680 SF office suite offers a modern, open, and light-filled work environment designed for both collaboration and productivity.

The space features five glass-enclosed private offices, a spacious open bullpen/work area, and an in-suite kitchenette, creating an ideal layout for a variety of creative, tech, professional, or hybrid office users. Expansive windows throughout the suite provide abundant natural light and contribute to the bright, energetic atmosphere.



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DRE# 01889637

2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



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525 S. Douglas St.

Suite 270

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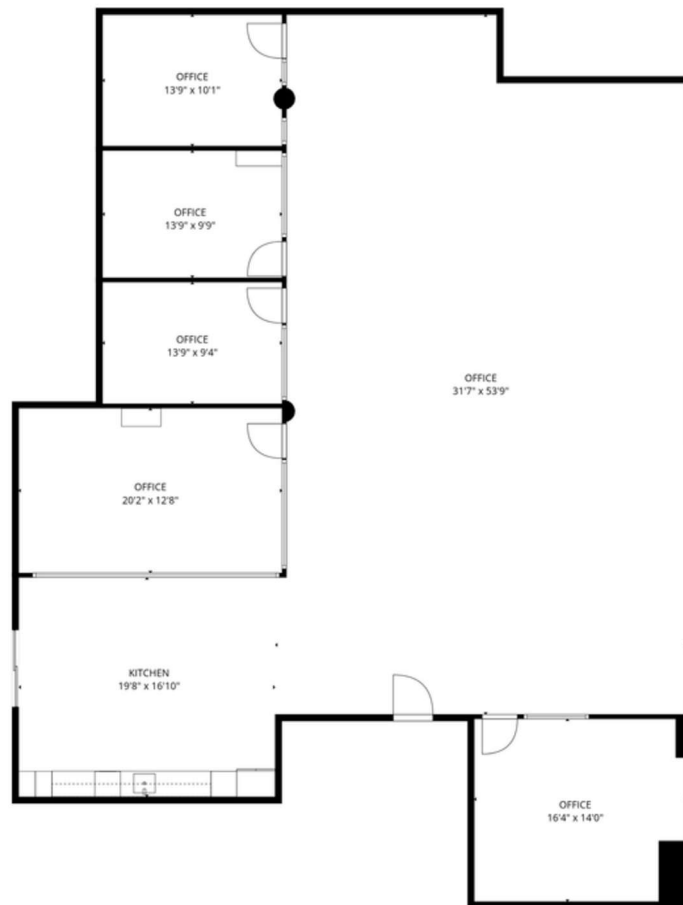
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Floor Plan



TOTAL: 2845 sq. ft
1st floor: 2845 sq. ft
EXCLUDED AREAS: WALLS: 127 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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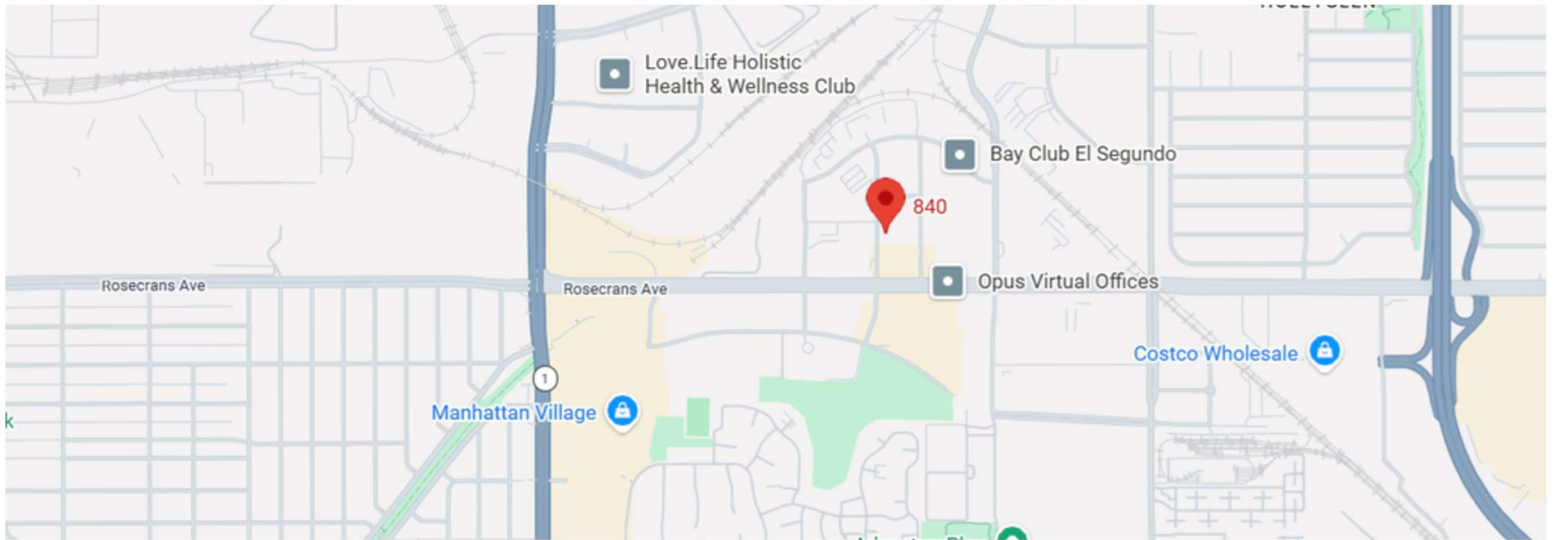
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Location



Key Demographics

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	53,581	6,860	8	192,407	25,712	7	708,307	90,723	8
Trade Transportation & Utilities	11,029	842	13	34,418	3,584	10	118,986	13,287	9
Information	3,182	222	14	9,568	736	13	42,695	2,513	17
Financial Activities	7,272	1,126	6	18,661	3,237	6	60,923	9,934	6
Professional & Business Services	10,230	1,549	7	28,755	4,769	6	107,844	15,384	7
Education & Health Services	8,485	1,659	5	39,631	7,074	6	177,557	28,672	6
Leisure & Hospitality	8,392	655	13	35,599	2,668	13	108,246	8,449	13
Other Services	3,799	741	5	15,809	3,339	5	55,599	11,715	5
Public Administration	1,192	66	18	9,966	305	33	36,457	769	47
Goods-Producing Industries	16,639	553	30	33,457	2,219	15	100,482	7,632	13
Natural Resources & Mining	41	13	3	155	42	4	925	182	5
Construction	1,724	300	6	7,602	1,243	6	25,307	4,101	6
Manufacturing	14,874	240	62	25,700	934	28	74,250	3,349	22
Total Daytime Employment	70,220	7,413	9	225,864	27,931	8	808,789	98,355	8



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Key Demographics

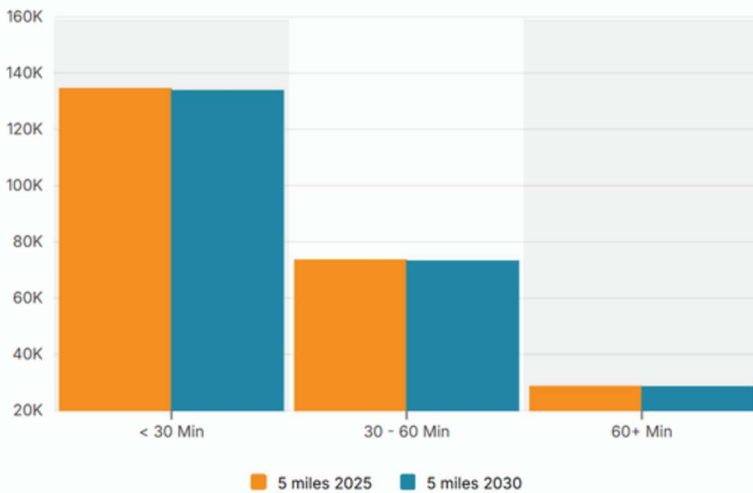
Population By Race

	2 miles	5 miles	10 miles
White	41,479	161,644	489,817
Black	3,071	74,774	353,788
American Indian/Alaskan Native	657	6,575	29,799
Asian	10,046	70,927	232,621
Hawaiian & Pacific Islander	339	2,337	6,955
Two or More Races	24,904	198,038	898,522
Hispanic Origin	22,790	196,514	923,127

Households

	2 miles	5 miles	10 miles
2020 Households	30,942	193,939	713,382
2025 Households	29,782	188,664	692,295
2030 Household Projection	29,484	187,250	686,697
Annual Growth 2020-2025	0.5%	0.8%	0.8%
Annual Growth 2025-2030	-0.2%	-0.2%	-0.2%
Owner Occupied Households	17,073	81,450	291,330
Renter Occupied Households	12,411	105,801	395,367
Avg Household Size	2.7	2.6	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.3B	\$6.8B	\$24B

Population Travel To Work



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$176,363	\$133,462	\$121,963
Median Household Income	\$152,599	\$101,115	\$90,695
< \$25,000	1,839	20,936	99,037
\$25,000 - 50,000	2,125	23,448	99,929
\$50,000 - 75,000	2,728	26,787	96,600
\$75,000 - 100,000	2,938	22,325	80,570
\$100,000 - 125,000	2,816	18,749	67,118
\$125,000 - 150,000	2,218	14,315	49,928
\$150,000 - 200,000	4,367	21,784	72,778
\$200,000+	10,751	40,321	126,338



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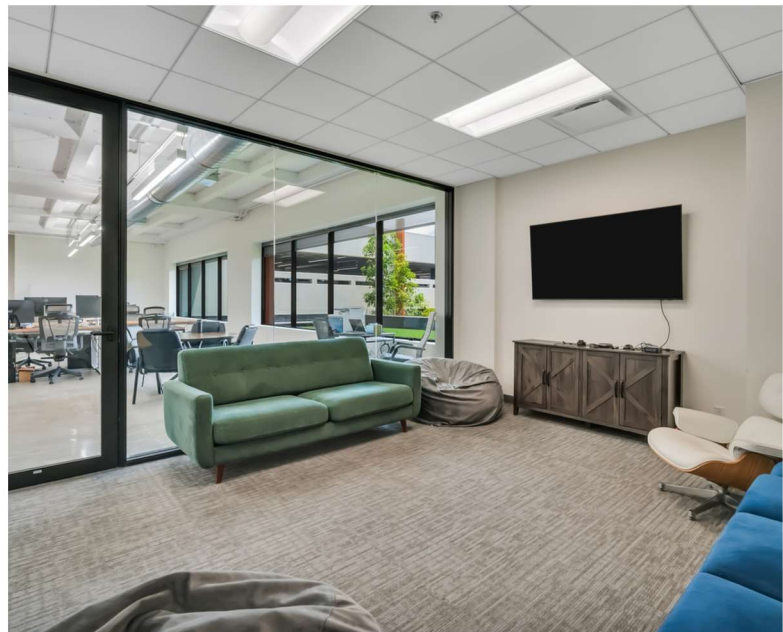


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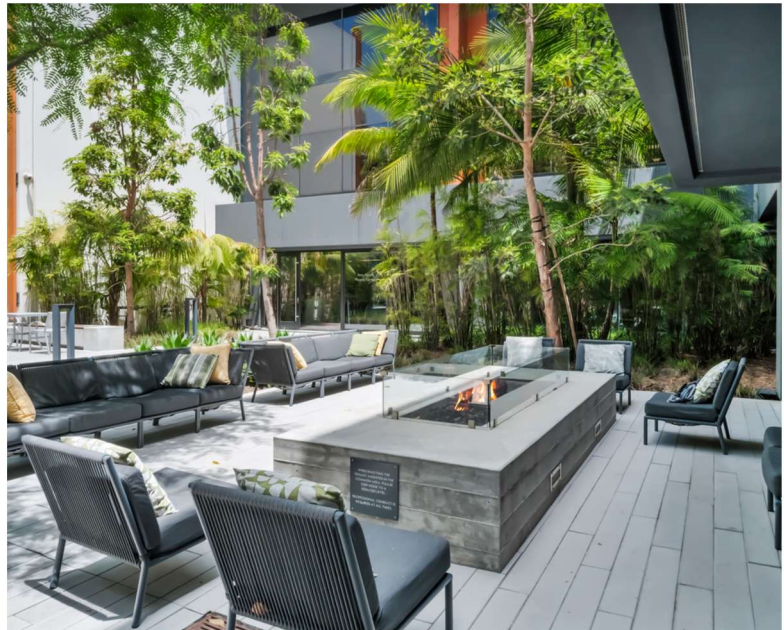
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Lease Comps (Last Year In Complex)

CoStar™ 99+ Add a Listing

News Properties **Leasing** Sales Owners Tenants Directory Markets Public Record Marketing Center STR Benchmark

For Lease **Lease Activity** UK Registered Leases Lease Analysis 11 Leases / 3 Properties

Address or Location Office Size Leased After 5/13/25 Clear Filters Sort Save More MAP LIST ANALYTICS

Signed	Address	SF Leased	Space ...	Floor	Time To Lease	Lease Type	Term	Rent...	Services
Oct 2025	880 Apollo St	2,090	Office	1	1 Month 10 Days	Direct		\$58.20	Full Service
Aug 2025	880 Apollo St	1,918	Office	2	2 Months 27 Days	Direct		\$57.00	Full Service
Sep 2025	880 Apollo St	905	Office	2	3 Months 3 Days	Direct		\$57.00	Full Service
Jan 2026	880 Apollo St	3,124	Office	2	3 Months 21 Days	Sublet	1 Year 10 Months	\$47.40	Full Service
Sep 2025	880 Apollo St	868	Office	2	5 Months 21 Days	Direct		\$57.00	Full Service
May 2025	880 Apollo St	1,218	Office	2	7 Months 12 Days	Direct		\$57.00	Full Service
Jun 2025	841 Apollo St	13,417	Office	1	11 Months 26 Days	Direct	5 Years	\$52.20	Full Service
Sep 2025	880 Apollo St	2,715	Office	3	1 Year 4 Months	Direct		\$57.00	Full Service
Sep 2025	880 Apollo St	756	Office	2	1 Year 6 Months	Direct		\$57.00	Full Service
Apr 2026	840 apollo St	959	Office	3	1 Year 10 Months	Direct		\$58.20	Full Service
Nov 2025	841 Apollo St	2,105	Office	3	3 Years 2 Months	Direct		\$52.20	Full Service



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Active For Lease In Complex

News Properties **Leasing** Sales Owners Tenants Directory Markets Public Record Marketing Center STR Benchmark

For Lease Lease Activity UK Registered Leases Lease Analysis 4 Properties / 27 Spaces

Address or Location For Lease Office + 2 Available Space ☆☆☆☆☆ Clear

Properties	Spaces	Lease Activity	Sale Comps	Owners	Demographics	Changes	News	Market Share				
Address	Floor	Use	Lease Type	Lease Type	SF Avail	Rent/SF/yr	Services	Occupancy	Term	Condition		
841 Apollo St	P 2nd	Office	Coworking	Coworking	1,286 - 1,400		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	1,400		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	2,788		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	816		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	816		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	1,224		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	1,224		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	4,500		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	1,342		FS	TBD				
841 Apollo St	P 2nd	Office	Coworking	Coworking	2,370		FS	TBD				
841 Apollo St	P 3rd	Office	Direct	Direct	1,412	\$52.20	FS	Vacant	Negotiable			
841 Apollo St	P 3rd	Office	Direct	Direct	1,236	\$52.20	FS	Vacant	Negotiable			
841 Apollo St	P 3rd	Office	Direct	Direct	4,000 - 7,923	\$52.20	FS	Vacant	Negotiable	Excellent		
880 Apollo St	P 1st	Office	Direct	Direct	4,219	\$58.20	FS	Vacant	Negotiable			

Properties	Spaces	Lease Activity	Sale Comps	Owners	Demographics	Changes	News	Market Share				
Address	Floor	Use	Lease Type	Lease Type	SF Avail	Rent/SF/yr	Services	Occupancy	Term	Condition		
880 Apollo St	P 1st	Office	Direct	Direct	4,219	\$58.20	FS	Vacant	Negotiable			
880 Apollo St	P 2nd	Office	Direct	Direct	598	\$69.00	FS	08/2026	Negotiable			
880 Apollo St	P 2nd	Office	Direct	Direct	2,657	\$58.20	FS	06/2026	Negotiable			
880 Apollo St	P 3rd	Office	Direct	Direct	827	\$58.20	FS	05/2026	Negotiable			
880 Apollo St	P 3rd	Office	Direct	Direct	2,063	\$58.20	FS	Vacant	Negotiable			
880 Apollo St	P 3rd	Office	Direct	Direct	2,384	\$58.20	FS	30 Days	Negotiable			
880 Apollo St	P 3rd	Office	Direct	Direct	1,993	\$58.20	FS	Vacant	Negotiable			
840 apollo St	E 1st	Office	Coworking	Coworking	20 - 26,950		FS	TBD				
840 apollo St	E 2nd	Office	Coworking	Coworking	20 - 34,637		FS	TBD				
840 apollo St	P 3rd	Office	Direct	Direct	3,680	\$40 - 49 (Est.)	FS	08/2027	Negotiable			
800 Apollo St	P 1st	Office	Sublet	Sublet	8,638 - 77,253		TBD	30 Days	Negotiable	Average		
800 Apollo St	P 2nd	Office	Direct	Direct	5,638	\$51.00	MG	07/2026	Negotiable	Excellent		
800 Apollo St	P 2nd	Office	Direct	Direct	22,140	\$54.00	MG	07/2026	Negotiable	Excellent		
800 Apollo St	P 2nd	Office	Sublet	Sublet	61,747		TBD	30 Days	Negotiable	Excellent		



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease and availability are subject to change without notice. References to square footage are approximate.