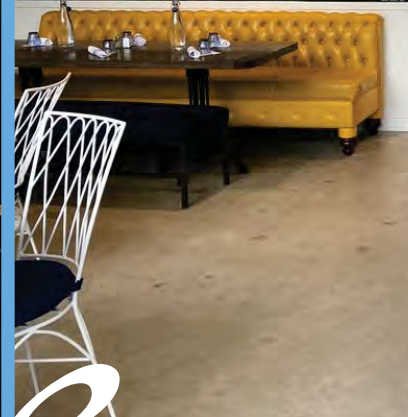


2ND GENERATION RESTAURANT SPACE FOR LEASE

Rosecrans Corridor in El Segundo/Manhattan Beach



**PERFECT FOR AN OPERATOR THAT WANTS
A TRADITIONAL SIT DOWN RESTAURANT**



**ALSO WOULD LIKE A FAST CASUAL/
TO GO CONCEPT ADJACENT**

AVAILABLE : 8,622 SF CURRENTLY TWO (2) UNITS:
7,084 SF INTERIOR + 2,068 SF PATIO
& 1,538 SF INTERIOR + 909 SF PATIO

2041 Rosecrans Avenue
El Segundo, CA 90245

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2041 ROSECRANS AVENUE, SUITE 120



2041 ROSECRANS AVENUE, SUITE 140

FEATURES:



Located on Rosecrans, a major thoroughfare on the border of El Segundo and Manhattan Beach, accommodating numerous corporate offices, including Continental Park with 10,000+ employees.



Abundant parking with on-grade parking and parking structure.



Adjacent to brand new movie theatre **Coming Soon!**



In close proximity to the Manhattan Country Club, Top Golf, MBS Media Campus, The Bay Club, and the Los Angeles Chargers Headquarters & Training Facility, drawing customers seeking dining options in the area.



Positioned alongside established restaurants including Eddie V's, Flemings, Fogo de Chao, North Italia, and Calo Kitchen & Tequila and more!

DEMOGRAPHICS:



POPULATION

1 Mile	11,150,132
2 Miles	76,518
3 Miles	207,530



AVERAGE HH INCOME

1 Mile	\$213,383
2 Miles	\$194,332
3 Miles	\$147,624



DAYTIME POPULATION

1 Mile	22,301
2 Miles	84,303
3 Miles	126,656

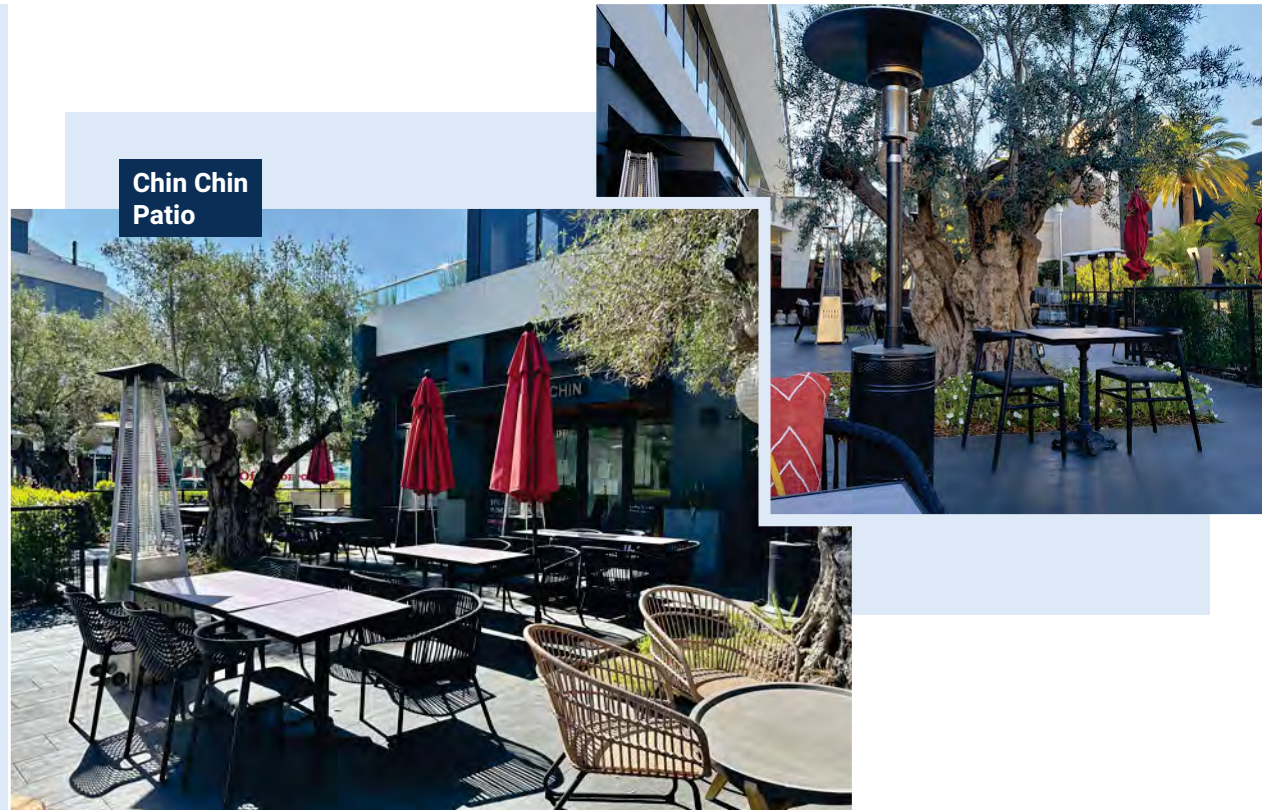


TRAFFIC COUNTS

Rosecrans Ave:	65,769 CPD
Sepulveda Blvd:	97,751 CPD
Aviation Blvd:	60,002 CPD

Demographic Source: Applied Geographic Solutions 11/2022

Traffic Count Source: Inrix 2023



2041 ROSECRANS AVENUE, SUITE 120



2041 ROSECRANS AVENUE, SUITE 140



Chin Chin | Main Dining Room



Chin Chin | Bar Area



Chin Chin | Dining Room



Chin Chin | Kitchen



Chin Chin | Kitchen



Chin Chin | Back of House

2041 ROSECRANS AVENUE, SUITE 120



2041 ROSECRANS AVENUE, SUITE 140



BBCM | Dining Room



BBCM | Patio

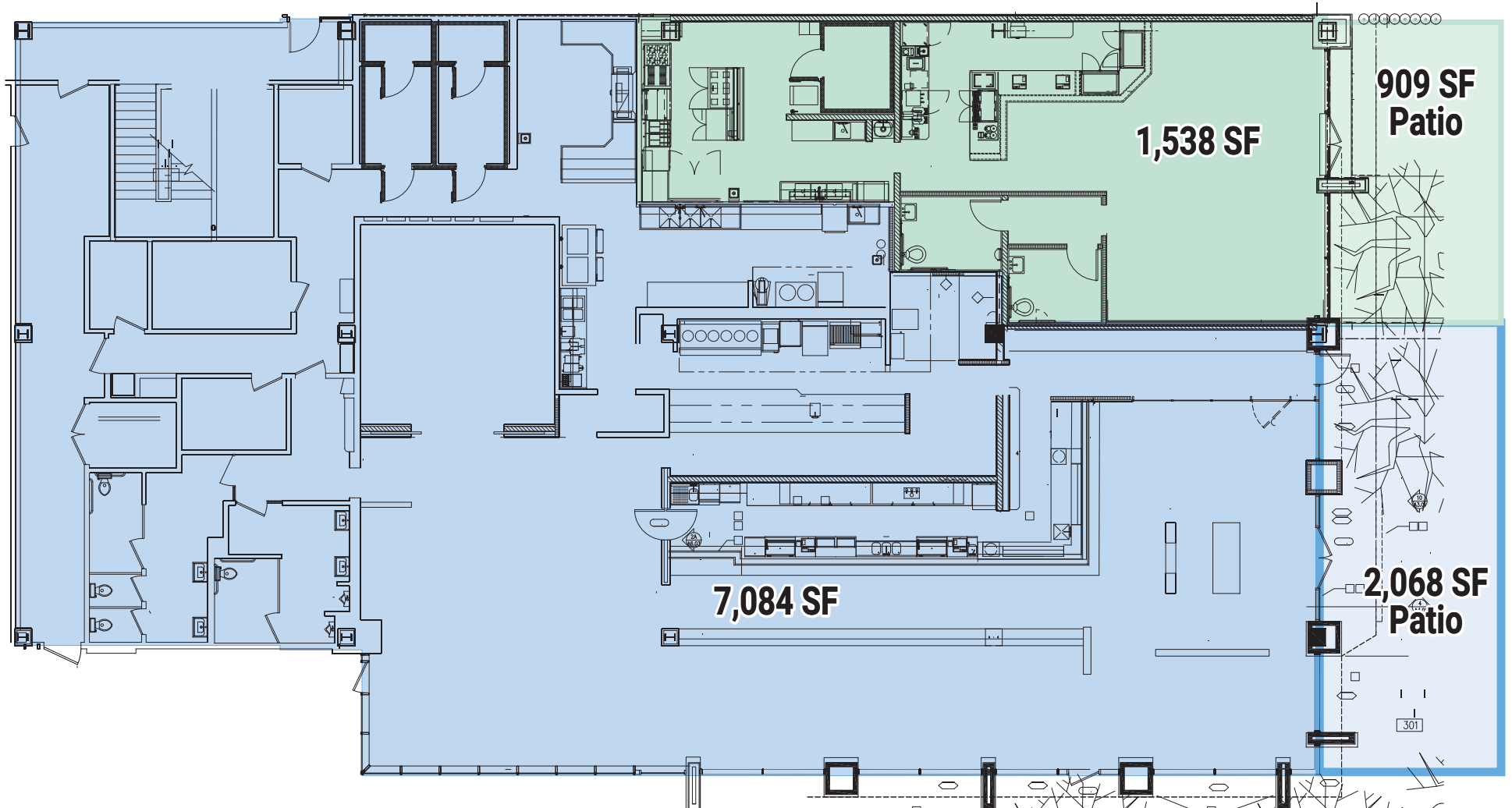
POTENTIAL
TO EXPAND
PATIO AREA

2041 ROSECRANS AVENUE, SUITE 120



2041 ROSECRANS AVENUE, SUITE 140

8,622 SF of Contiguous Restaurant Space - Can be combined



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