

±19,738 FLEX SPACE
FOR LEASE



1142 E GRAND AVE

EL SEGUNDO, CA 90245

CBRE

PROPERTY OVERVIEW



± 19,738 SF
BUILDING AREA



± \$0.30
NNN/SF/MO



M1, EL SEGUNDO
ZONING



± 20,090 SF
(0.46 ACRES)
LAND AREA



INDUSTRIAL/FLEX
BUILDING TYPE



1.5/1,000 STALLS
(±1/30 STALLS)
PARKING



\$2.50 NNN
RATE/SF



800 AMPS*
POWER

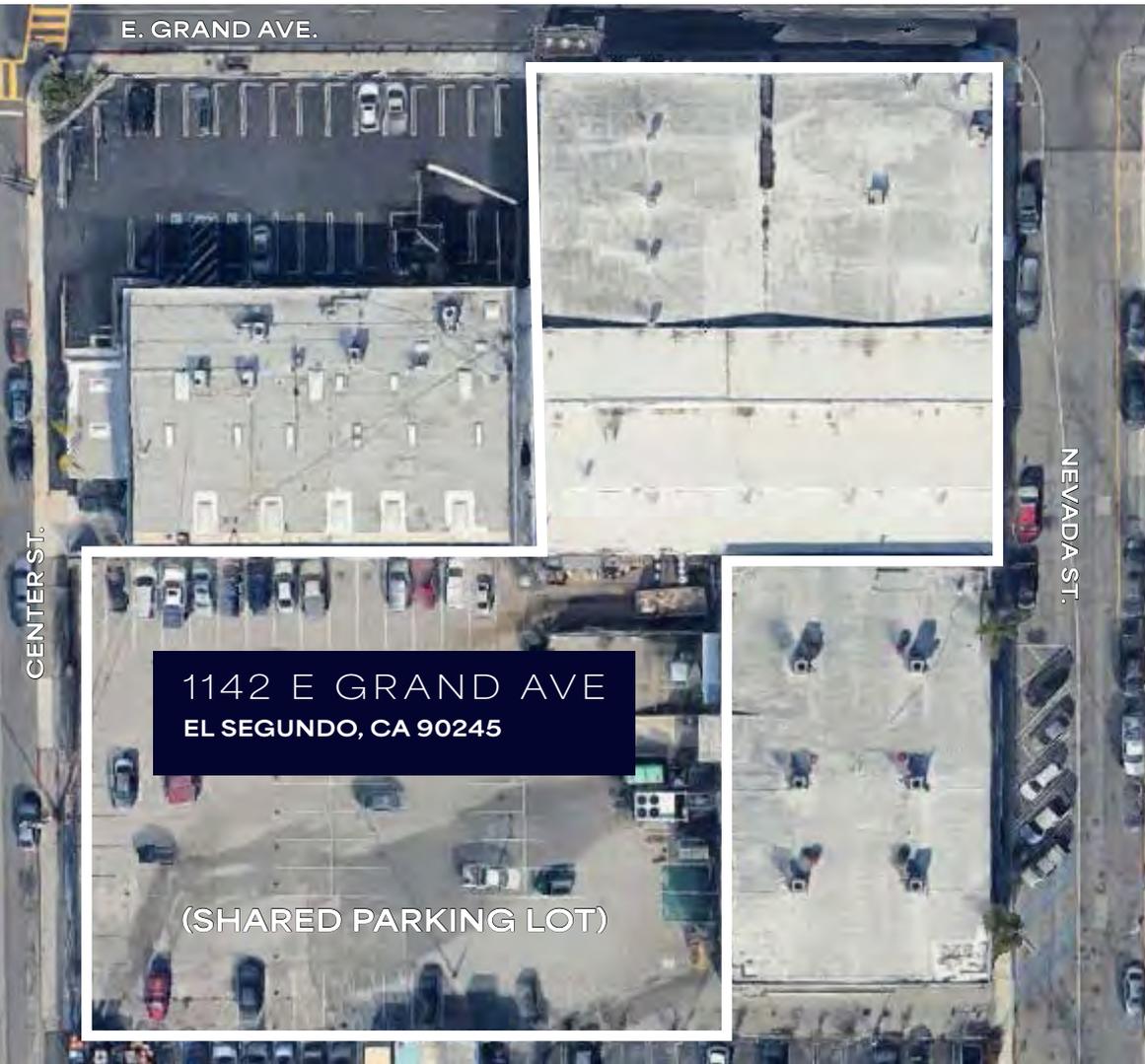


1953
YEAR BUILT

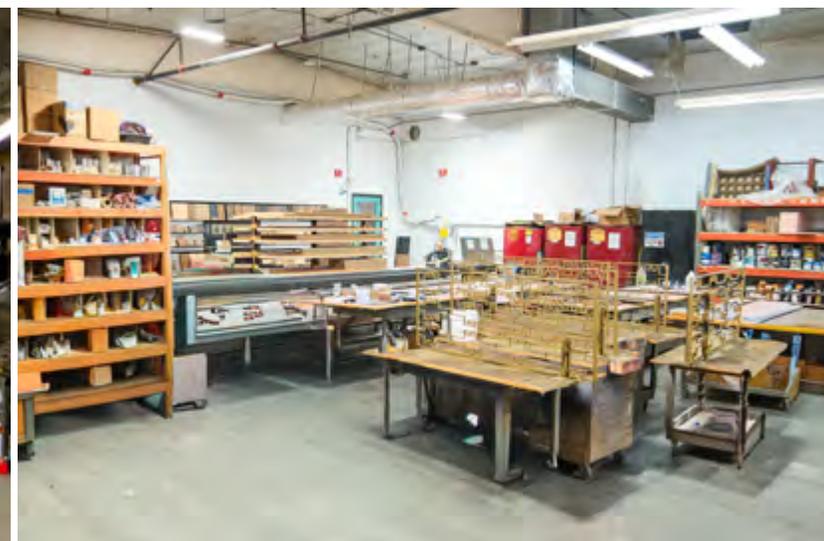
**Tenant to verify power independently*



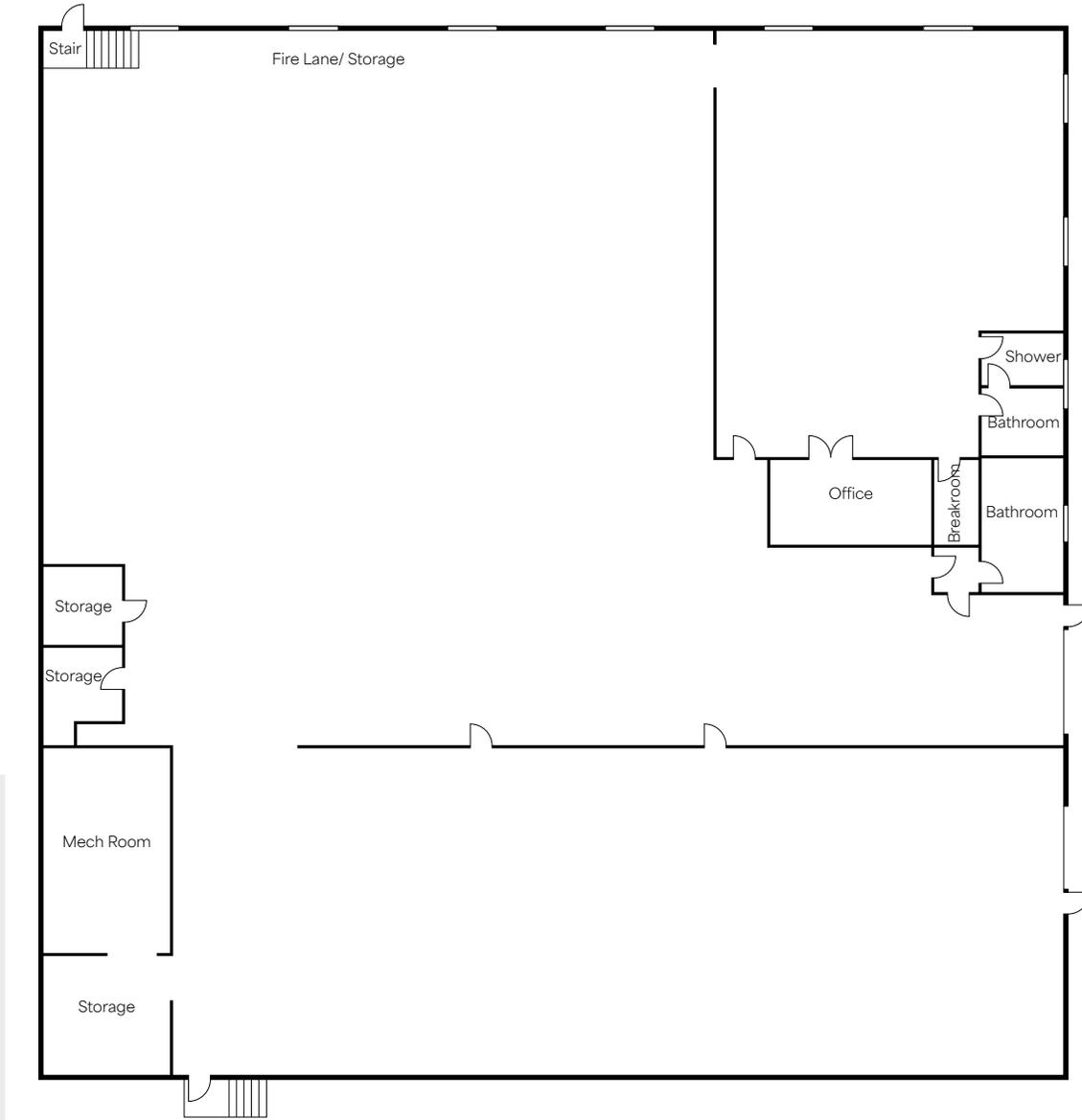
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



LOCAL AMENITIES

Los Angeles International Airport

1

405

105

La Cienega Blvd

E Imperial Hwy

Fantastic
bowlology

IN-N-OUT

Starbucks
rubio's
FIVE GUYS

Habit
CHIPOTE

SILVER BACK COFFEE

1142
E GRAND AVE

ALI'I

SMOKY

Grand Ave

FIVE POINT
BREWING CO

Prime

Chargers Commons
Starbucks
TACO MASA
Cane's

HAWTHORNE

E El Segundo Blvd

1

DEL AIRE

S Aviation Blvd

405

Inglewood Ave

EL SEGUNDO

Plaza El Segundo
MARMALADE
The 2nd Bar and Restaurant
veggiegrill.

tender greens
Cals
SHAKE SHACK
NOAH'S
phiz Coffee

The Point
Mendocino Farms
TRUE FOOD KITCHEN
Peets Coffee
CAVA
cocaya

Manhattan Village
TIN ROOF
JOEY RESTAURANTS
SUNLIFE
URBAN PLATES
don
Starbucks
Sidecar
california PIZZA KITCHEN

Manhattan Market Place
Yogurtland
Lido

W Rosecrans Ave

Manhattan Gateway
Trader Joe's Cafe Rio

LAWNDALE

Marine Ave

Main St

Highland Ave

Pershing Dr

Visa del Mar

Pacific Ocean



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CBRE

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