

CHARGERS COMMONS

EL SEGUNDO BOULEVARD BETWEEN CONTINENTAL BOULEVARD AND NASH STREET
2110-2160 E. EL SEGUNDO BOULEVARD, EL SEGUNDO, CA 90245

AVAILABLE: LAST RESTAURANT SPACE FOR LEASE

JOIN:
California Chicken Cafe,
Starbucks, Panera Bread,
Raising Cane's, Panda Express,
Capriotti's, Torrance Memorial and more!



CHARGERS HEADQUARTERS AND TRAINING FACILITY UNDER CONSTRUCTION SCHEDULED TO OPEN SUMMER, 2024



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LOS ANGELES
CHARGERS

EL SEGUNDO BOULEVARD BETWEEN CONTINENTAL BOULEVARD AND NASH STREET

PROPERTY FEATURES



Join California Chicken Cafe, Starbucks, Panera Bread, Raising Canes, Panda Express, Capriotti's, Torrance Memorial and more!



Tremendous daytime population surrounding the site within the "Super Block" of El Segundo. Major employers near the development include Los Angeles Times, LA Lakers, LA Kings, Raytheon, US Air Force, Space X and Mattel, one of the world's largest toy manufactures.



Convenient access to the San Diego (405) Freeway and The Century (105) Freeway. Nash St. to connect to Hughes Way in 2024



Affluent residential base from the surrounding communities of El Segundo, Manhattan Beach and HollyGlen



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2021 DEMOGRAPHICS



2021 POPULATION

| | |
|---------|---------|
| 1 Mile | 6,774 |
| 2 Miles | 64,458 |
| 3 Miles | 195,536 |
| 5 Miles | 526,694 |



AVERAGE HH INCOME

| | |
|---------|-----------|
| 1 Mile | \$187,379 |
| 2 Miles | \$158,660 |
| 3 Miles | \$131,655 |
| 5 Miles | \$125,380 |



DAYTIME POPULATION

| | |
|---------|---------|
| 1 Mile | 45,497 |
| 2 Miles | 78,301 |
| 3 Miles | 135,658 |
| 5 Miles | 271,353 |

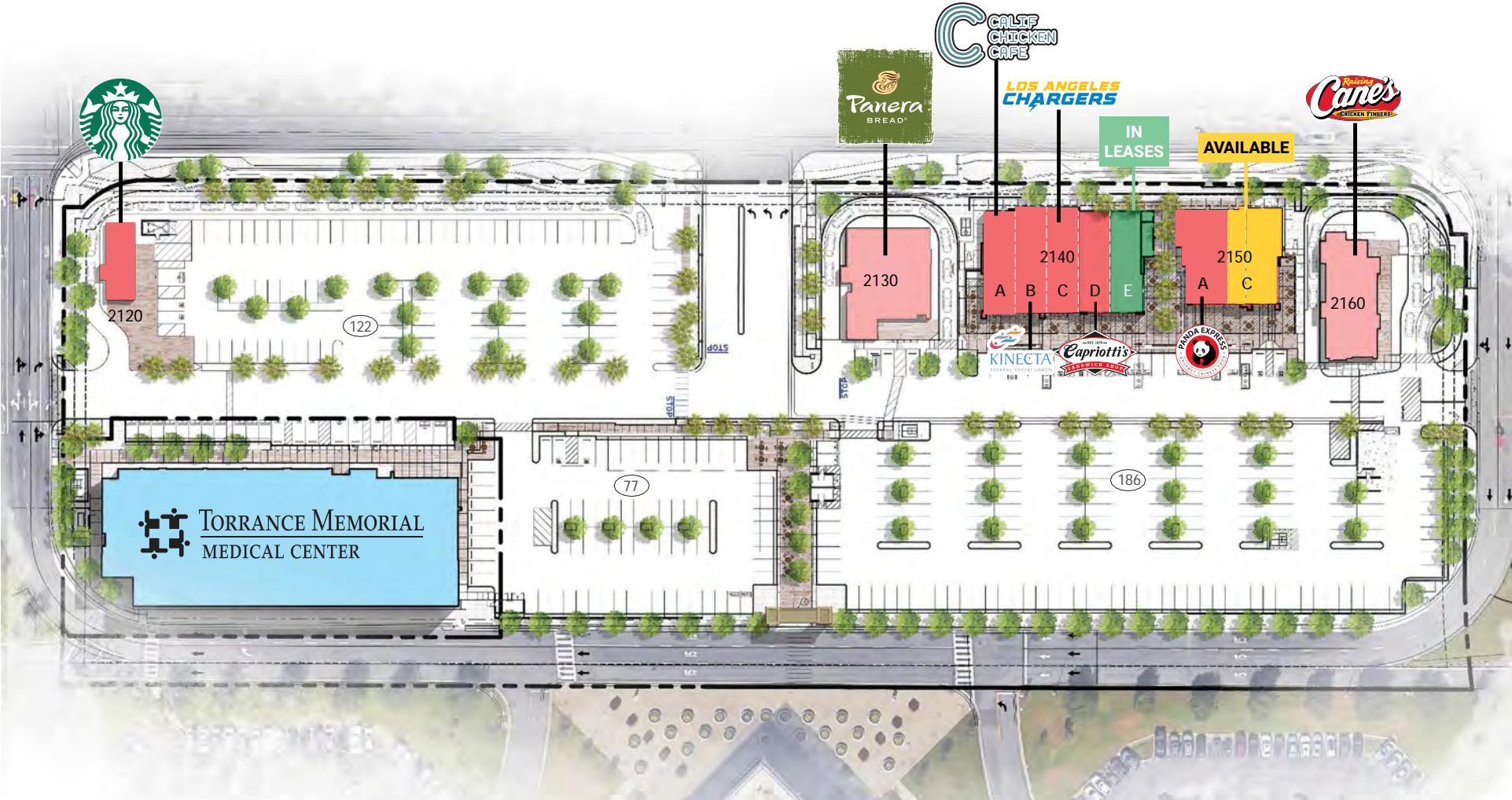
Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography



LOS ANGELES CHARGERS

Gensler

SITE PLAN



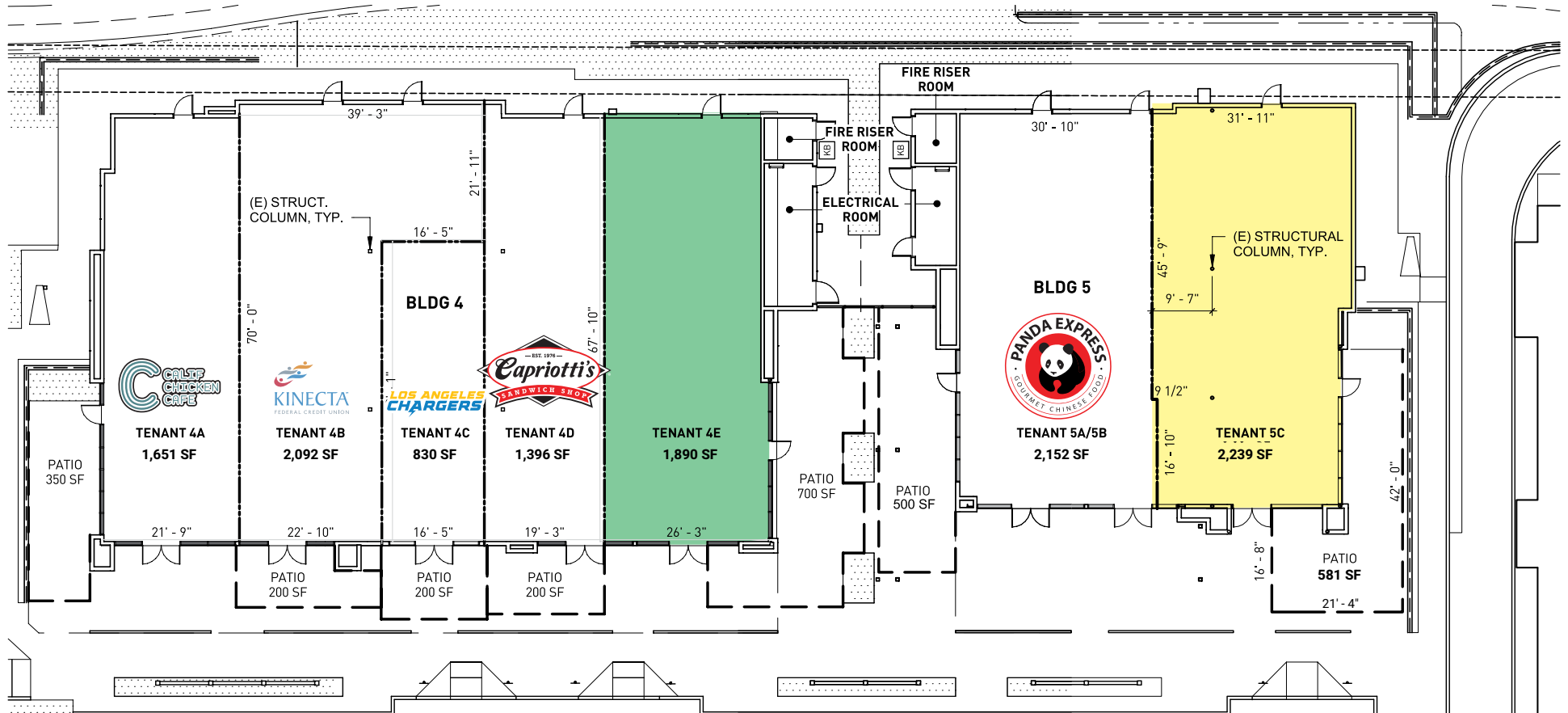
CHARGERS COMMONS - EL SEGUNDO, CA 90245



EL SEGUNDO BOULEVARD BETWEEN CONTINENTAL BOULEVARD AND NASH STREET



BUILDINGS 4 & 5



Available Lease Negotiations LOI Negotiations

LOS ANGELES INTERNATIONAL AIRPORT (LAX)

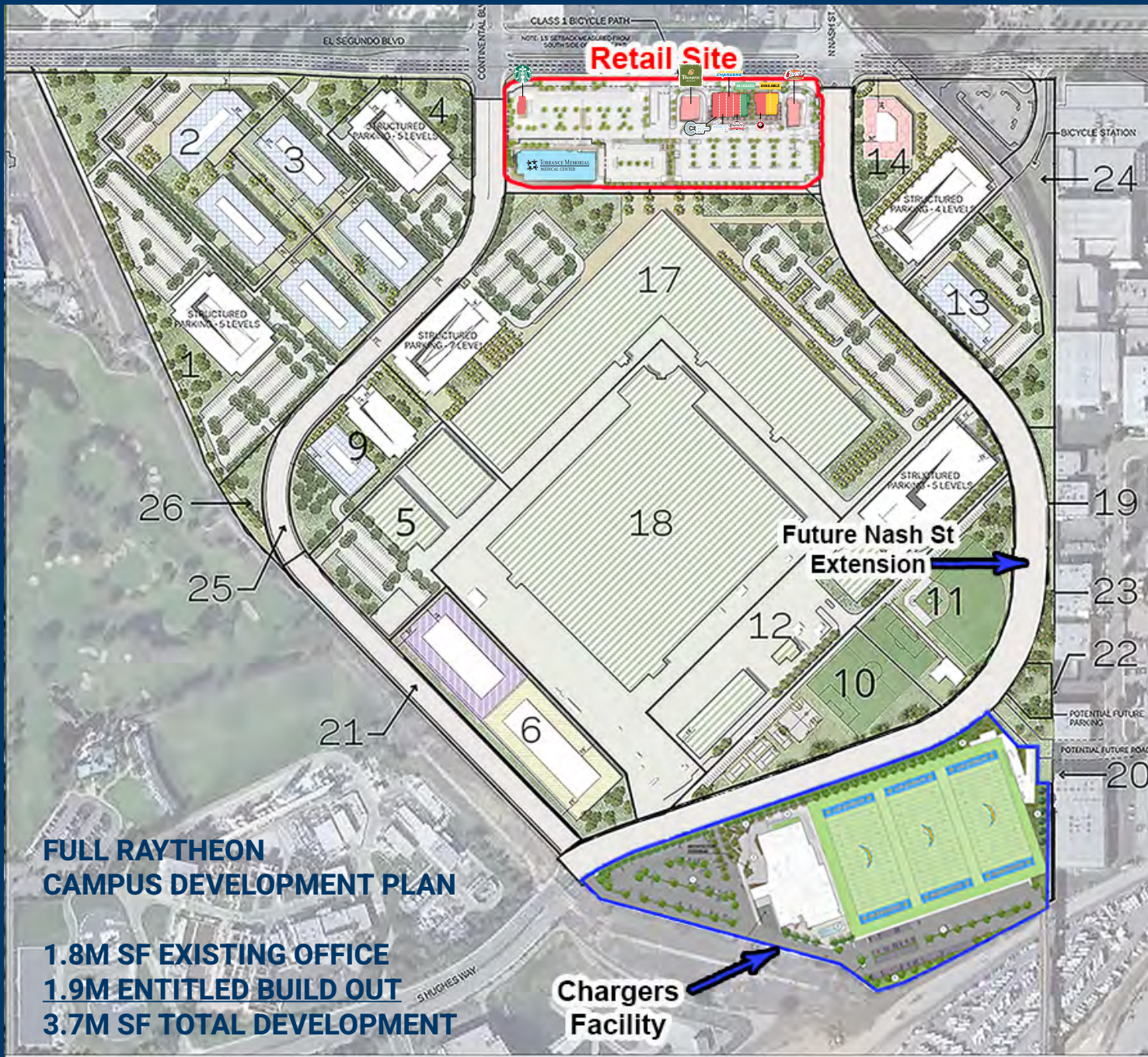
EL SEGUNDO ACTIVITY GENERATORS



LEGEND

- Residential
- Metro Green Line Stations
- Hospitality/Hotels
- Education/Museum
- Sports & Entertainment
- Employment

* Total number of employee by company in various locations in the area



**FULL RAYTHEON
CAMPUS DEVELOPMENT PLAN**

1.8M SF EXISTING OFFICE
1.9M ENTITLED BUILD OUT
3.7M SF TOTAL DEVELOPMENT

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