



120

KANSAS ST

140

KANSAS ST

1591

E EL SEGUNDO BLVD

1601

E EL SEGUNDO BLVD

# SMOKY HOLLOW INDUSTRIAL/FLEX CAMPUS

120, 140 KANSAS ST | 1591, 1601 E EL SEGUNDO BLVD

EL SEGUNDO, CA 90245

**CBRE**

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# SMOKY HOLLOW INDUSTRIAL/FLEX CAMPUS

120, 140 KANSAS ST | 1591, 1601 E EL SEGUNDO BLVD

EL SEGUNDO, CA 90245

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EXECUTIVE  
SUMMARY

two

PROPERTY  
DESCRIPTION

three

LOCATION AND  
MARKET OVERVIEW

# 4 PROPERTY CAMPUS

one

EXECUTIVE  
SUMMARY



US&I  
CONTROLS  
1871 E. El Segundo



## THE OFFERING

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CBRE, as exclusive advisor, is pleased to present the opportunity to acquire a four (4) building industrial/flex campus located on ±2.99 acres of land in Los Angeles highly desirable South Bay submarket. The campus totals approximately 79,383 square feet on 130,268 square feet of land.

This unique campus configuration offers exceptional flexibility for a local owner-user, investor, or occupier seeking a rare opportunity in the El Segundo market. With its prime location and the scarcity of freestanding, multi-building campuses in the area, this property represents an unparalleled acquisition opportunity.

## INVESTMENT HIGHLIGHTS

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- Well-located, investor or an owner-user asset.
- Highly desirable, industrial/flex campus featuring four (4) standalone buildings designed for single or multi-tenant occupancy.
- Surrounded by an abundance of amenities in the Smoky Hollow/El Segundo area.
- ±2.99 Acres of continuous land in Smoky Hollow.

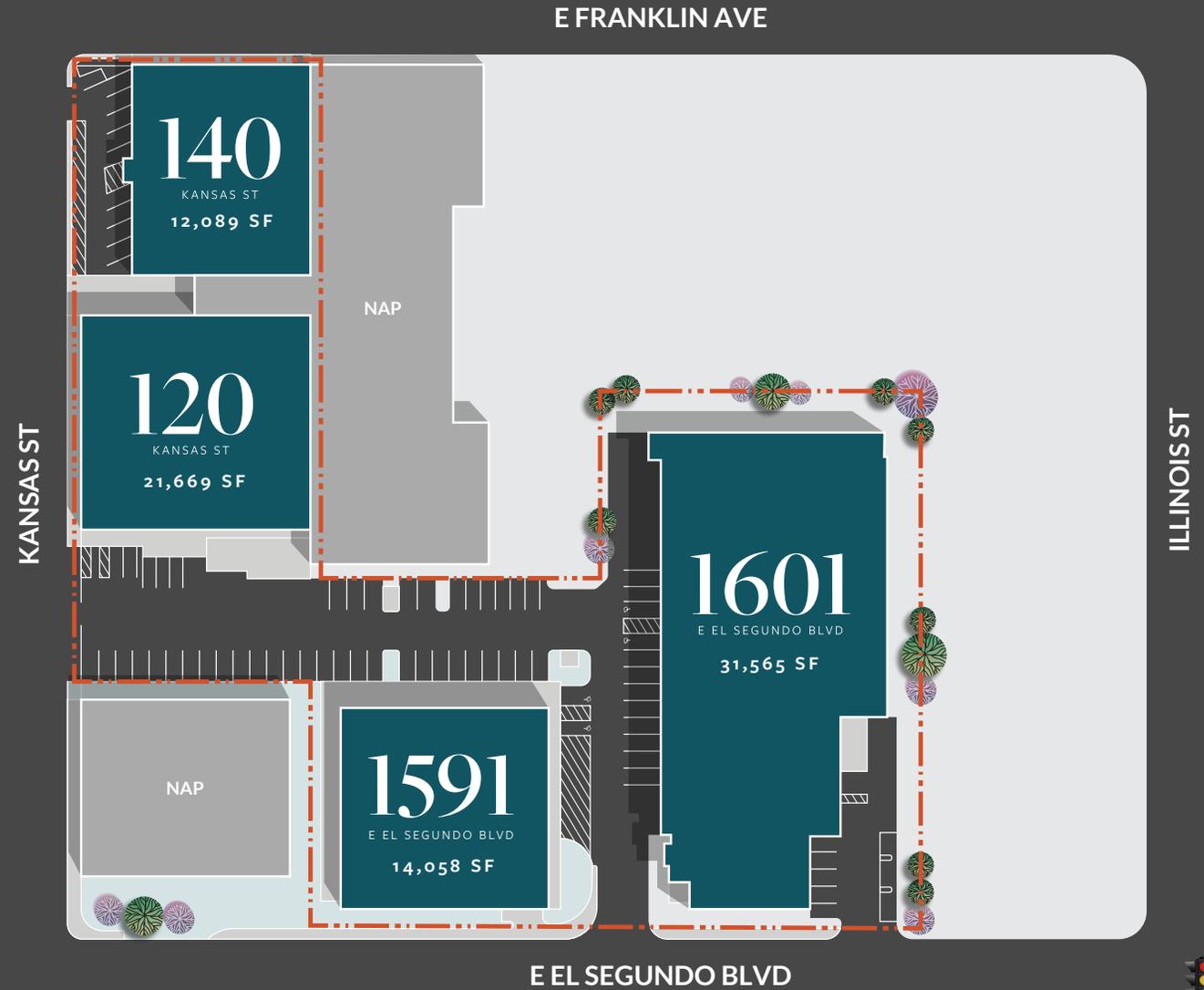
# SITE PLAN

TOTAL SF: 79,383 SF

LAND SF: 130,268 SF



# SITE PLAN



# 4 PROPERTY CAMPUS

two

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PROPERTY  
DESCRIPTION



# CAMPUS OVERVIEW

The campus consists of four (4) freestanding, industrial/flex buildings totaling ±79,383 SF, situated on ±130,268 SF of land in the coastal city of El Segundo, a well-developed hub adjacent to the Beach Cities. The property is located within the Smoky Hollow District, an authentic and historic business zone that has evolved into a vibrant center for creativity and innovation.

Smoky Hollow spans approximately 120 acres, representing just over 3% of El Segundo's total area of 5.5 square miles. This dynamic district offers unmatched connectivity, with LAX, the 105 and 405 freeways only minutes away, making it ideal for businesses with regional and global travel demands.



## 1601 E EL SEGUNDO BLVD

|                   |                      |
|-------------------|----------------------|
| YEAR BUILT        | 1947/1960            |
| NET RENTABLE AREA | ±31,565 SF*          |
| LAND AREA         | ±46,317 SF (1.06 AC) |
| ZONING            | M1                   |

## 1591 E EL SEGUNDO BLVD - MULTI STORY BUILDING

|                   |                      |
|-------------------|----------------------|
| YEAR BUILT        | 2016                 |
| NET RENTABLE AREA | ±14,058 SF*          |
| LAND AREA         | ±34,500 SF (0.79 AC) |
| ZONING            | M1                   |

## 120 KANSAS ST

|                   |                      |
|-------------------|----------------------|
| YEAR BUILT        | 1958                 |
| NET RENTABLE AREA | ±21,669 SF*          |
| LAND AREA         | ±29,671 SF (0.68 AC) |
| ZONING            | M1                   |

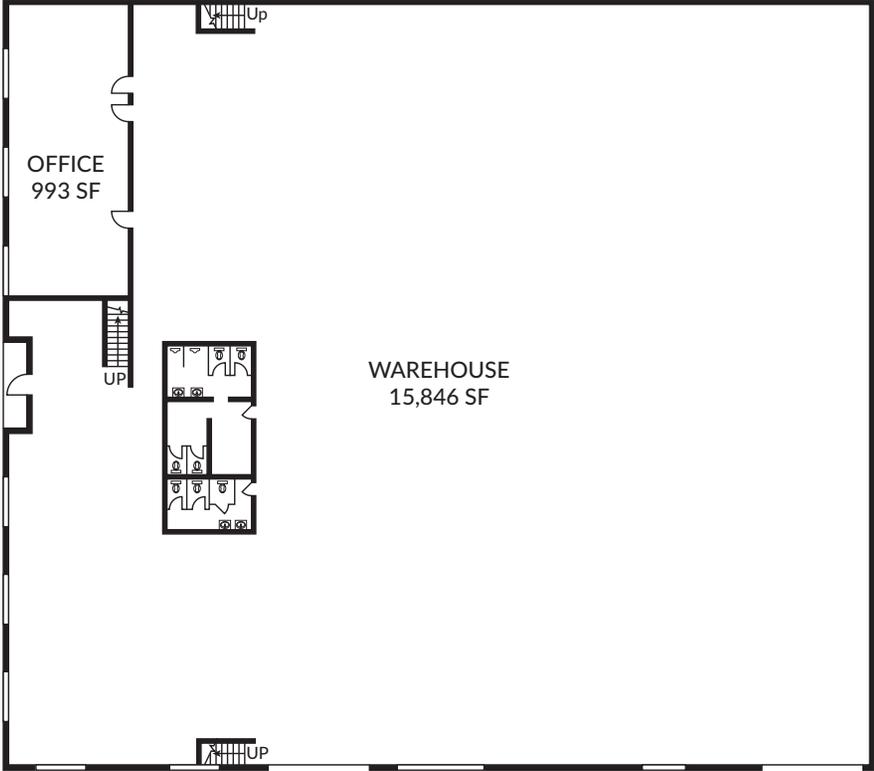
## 140 KANSAS ST

|                   |                      |
|-------------------|----------------------|
| YEAR BUILT        | 1954/1956            |
| NET RENTABLE AREA | ±12,089 SF*          |
| LAND AREA         | ±19,780 SF (0.45 AC) |
| ZONING            | M1                   |

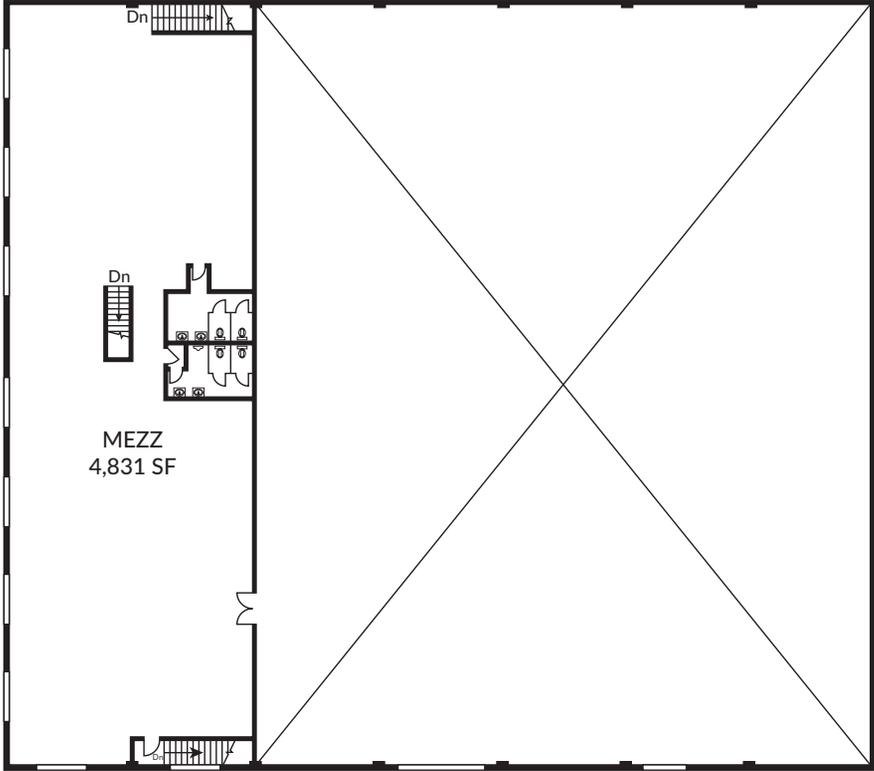
\*Square footage per Title/ BOMA

# FLOOR PLANS

**120 KANSAS**  
**21,669 SF**



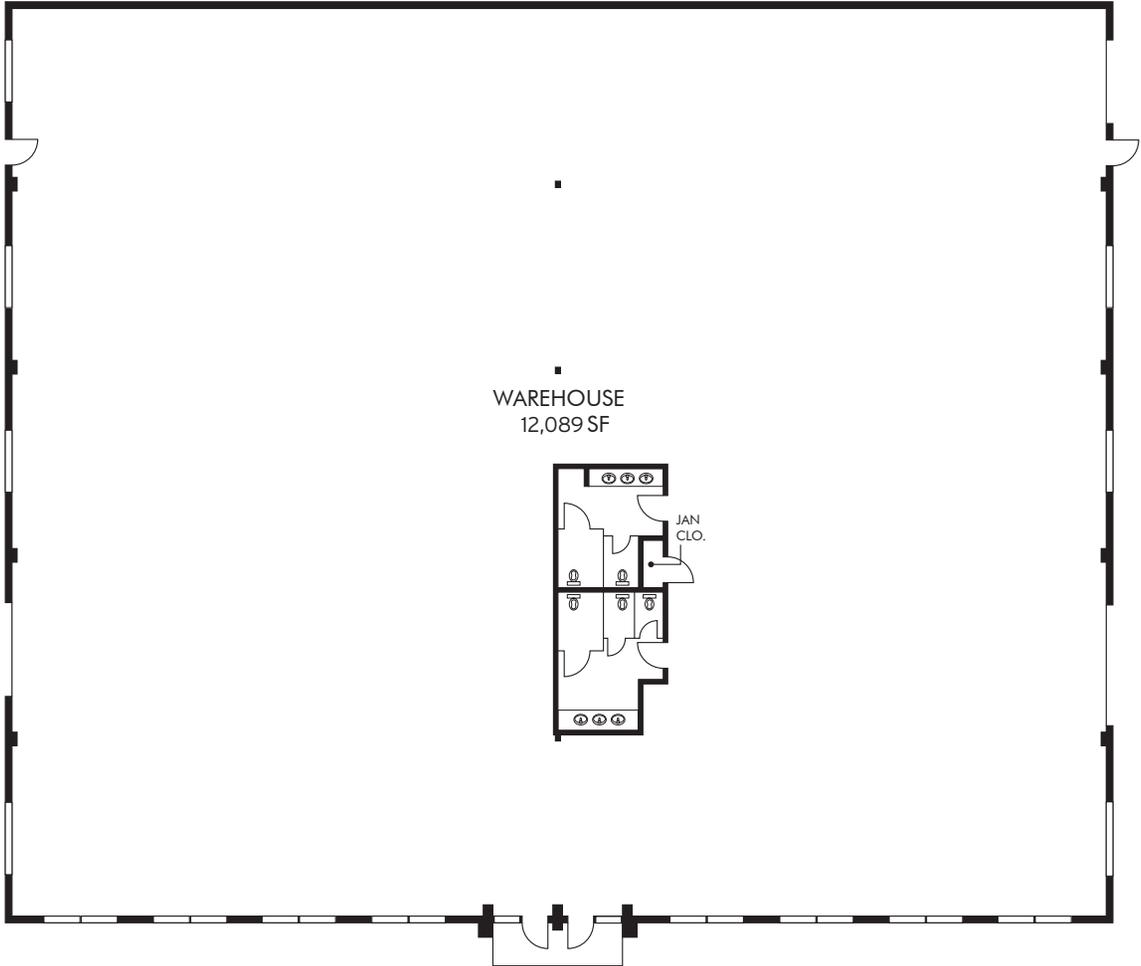
FIRST FLOOR



SECOND FLOOR

FLOOR  
PLANS

140 KANSAS  
12,089 SF



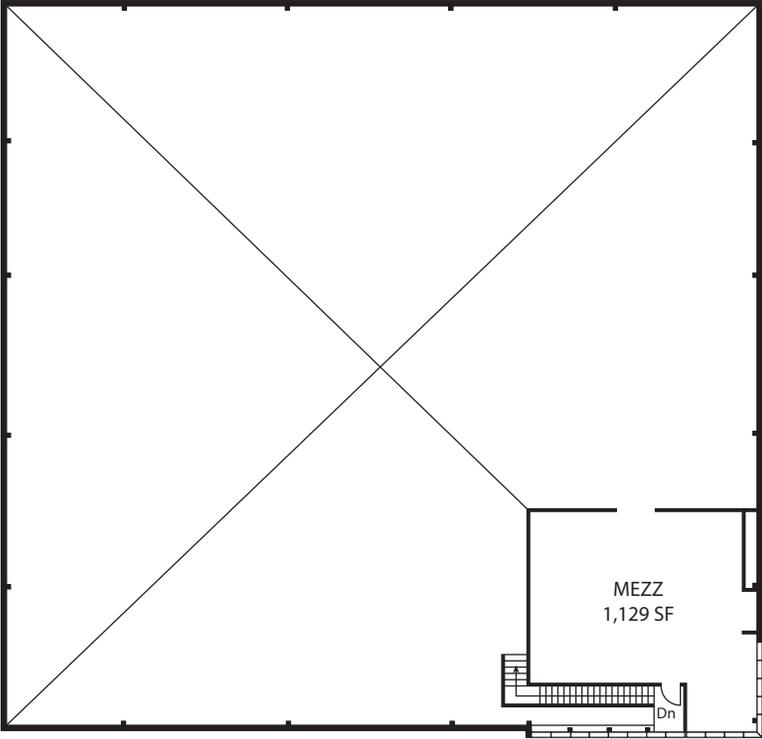
FIRST FLOOR

# FLOOR PLANS

## 1591 EL SEGUNDO 14,058 SF



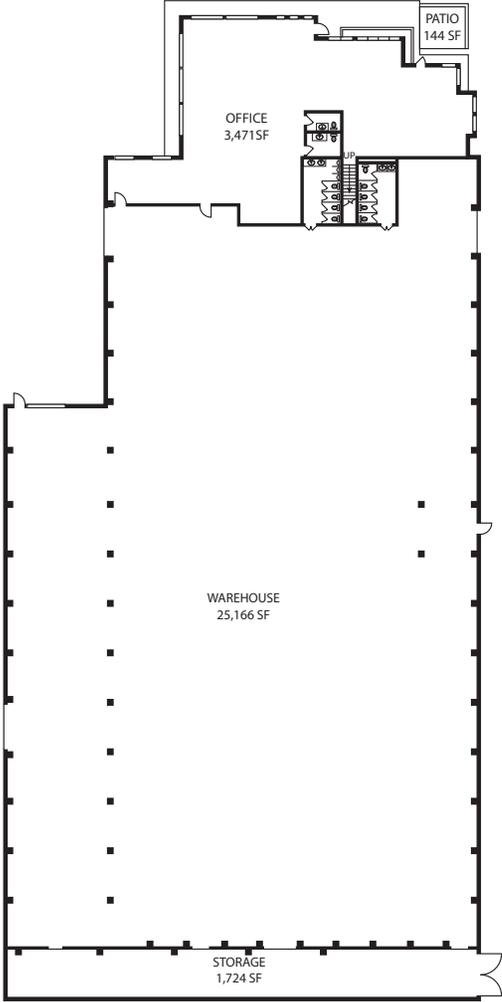
FIRST FLOOR



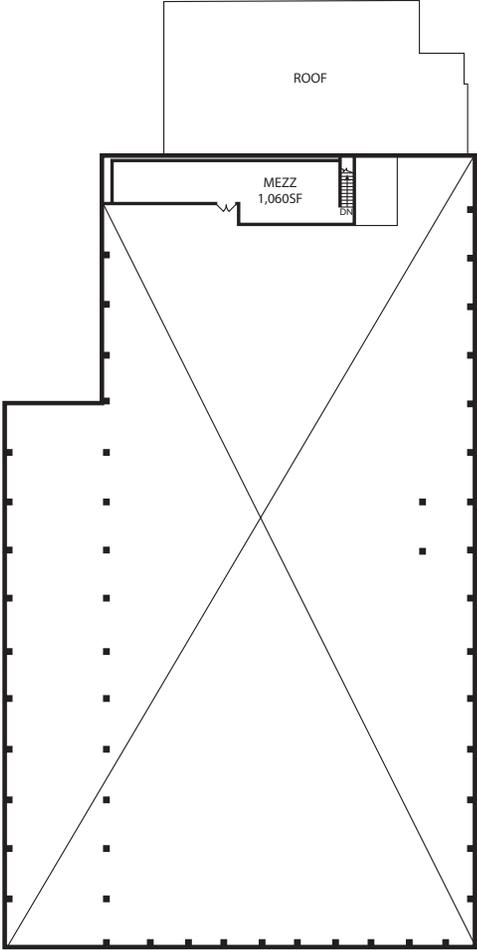
SECOND FLOOR

# FLOOR PLANS

## 1601 EL SEGUNDO 31,565 SF



FIRST FLOOR



SECOND FLOOR



# 4 PROPERTY CAMPUS

three

LOCATION AND  
MARKET OVERVIEW



# EL SEGUNDO INDUSTRIAL MARKET SNAPSHOT



5,927,934  
INVENTORY (SF)

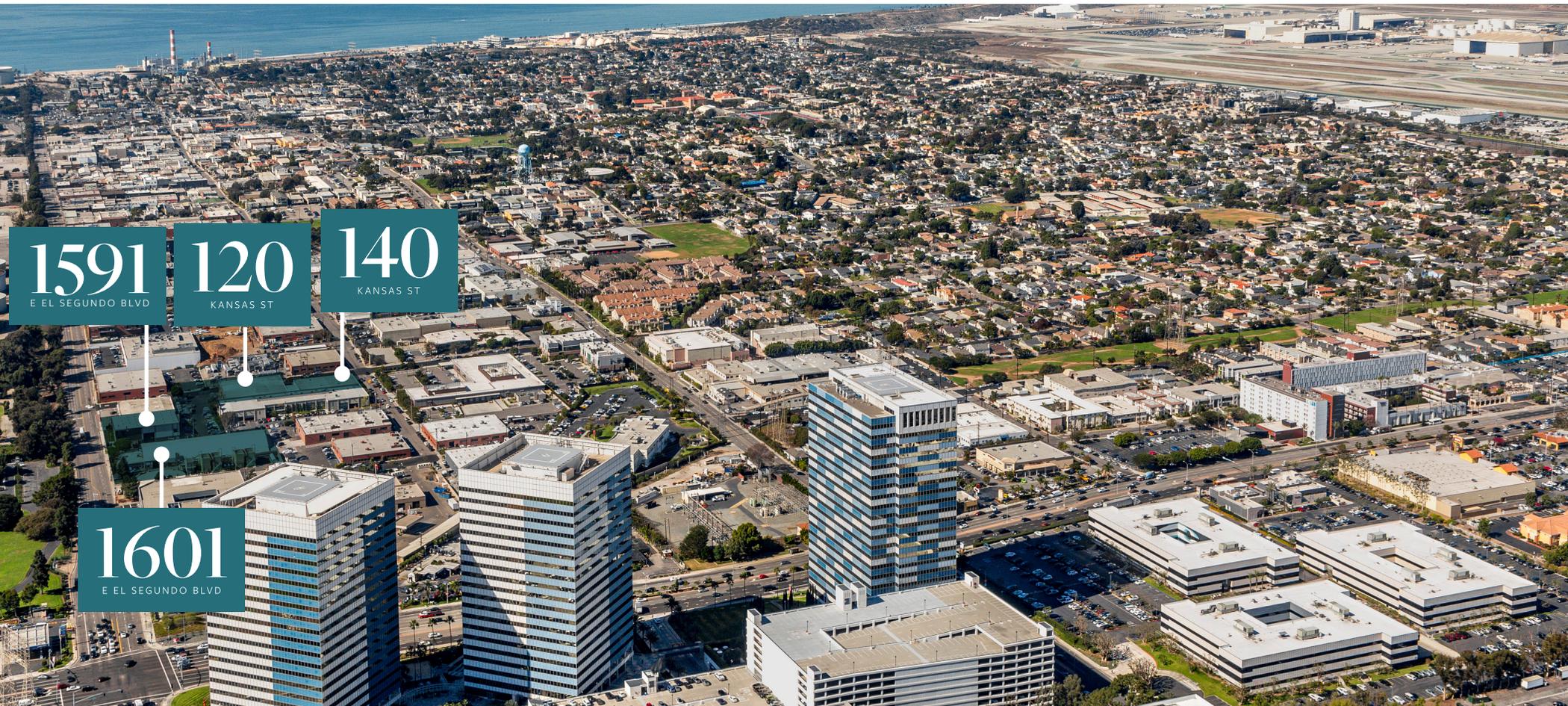


26,816  
NET ABSORPTION



3.4%  
DIRECT VACANCY

Source: CBRE Research, Q1 2026



# EL SEGUNDO MARKET OVERVIEW

The property is located in the South Bay's El Segundo submarket. El Segundo is the largest and most diverse submarket within the South Bay and consistently outperforms the overall market.



**Business-Friendly**  
ENVIRONMENT



**Top-Rated**  
SCHOOLS



PROXIMITY TO  
PREFERRED RESIDENTIAL  
**Communities**



**Diverse**  
INDUSTRY CLUSTERS



**Transit-ORIENTED**



OUTSTANDING  
**Access**



**Affluent**  
DEMOGRAPHICS



**Strong**  
AMENITY BASE



## BLUE BUTTERFLY COFFEE



## SMOKY HOLLOW OVERVIEW

Formerly an industrial area with a rich history serving the defense, aerospace, and petroleum industries, Smoky Hollow has emerged as one of the most desirable creative/R&D hubs in the Los Angeles South Bay.

The name “Smoky Hollow” references the very origins of the City of El Segundo, which took its name in the early 20th century from its status as home to “the second,” Standard Oil refinery on the West Coast.

Smoky Hollow offers a walkable, high-character, amenity-rich environment featuring some of the El Segundo’s best entertainment, nightlife, and dining options.

The City of El Segundo has continuously supported growth in the area through its “Smoky Hollow Specific Plan”, a 120-acre district bounded by Sepulveda Boulevard, El Segundo Boulevard, Main Street, and Holly Avenue.

The area is characterized by a pattern of traditional industrial buildings, typically built over 50 years ago, and some newer structures. Smoky Hollow offers smaller warehouse and light manufacturing buildings that have been re-purposed into beautiful creative spaces with open space plans and soaring bow-truss ceilings or newly built, ultra-modern spaces.

The mix of old and new is enticing to prospective businesses and visitors to the district. Incubator, creative, and knowledge-based businesses are attracted to these types of building forms and the funky, eclectic nature of Smoky Hollow.



## EL SEGUNDO BREWING

# SMOKY HOLLOW INDUSTRIAL/FLEX CAMPUS

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