

MANUFACTURING/WAREHOUSE OPPORTUNITY

601 Lairport Street - El Segundo, CA

OFFERING MEMORANDUM



*Do Not Disturb Tenant - Tours by Appointment Only

Marcus & Millichap

An aerial photograph of a commercial district. In the center, a large, rectangular, grey-roofed industrial or warehouse building is highlighted with a thick black outline. Surrounding this building are various other commercial structures, including smaller warehouses and office buildings, as well as extensive parking lots filled with cars. The area is bounded by several streets, and the overall scene depicts a typical urban commercial environment.

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EXECUTIVE SUMMARY

Manufacturing/Warehouse
El Segundo, California



601 Lairport Street - El Segundo, CA 92045

Price	\$12,500,000
Building Size	± 40,076 SF
Lot Size	± 65,331 SF
Lot Size	± 1.499 Acres
Price Per SF	\$311.91

APN	4138-006-016
Year Built	1955
Current Use	Manufacturing
Zoning	CO - Corporate Office
General Plan	Corporate Office



INVESTMENT SUMMARY

Manufacturing/Warehouse
El Segundo, California



\$12,500,000



Building Size	± 40,076 SF
Lot Size (SF)	± 65,331 SF
Lot Size (Acres)	± 1.499 Acres
Price Per SF	\$311.91
Office Space	± 6,000 SF
Construction	Concrete Tilt Up
Year Built	1955
Clear Height	17' - 21'
Dock High Doors	5
Power	400 AMP/208V 400 AMP/480V 800 AMP/208V
Occupancy	100%
Current Use	Manufacturing
Zoning	CO - Corporate Office
General Plan Land Use	Corporate Office



Tenant	Trio Manufacturing
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Lease Type	NNN
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Lease Expiration	September 30, 2026
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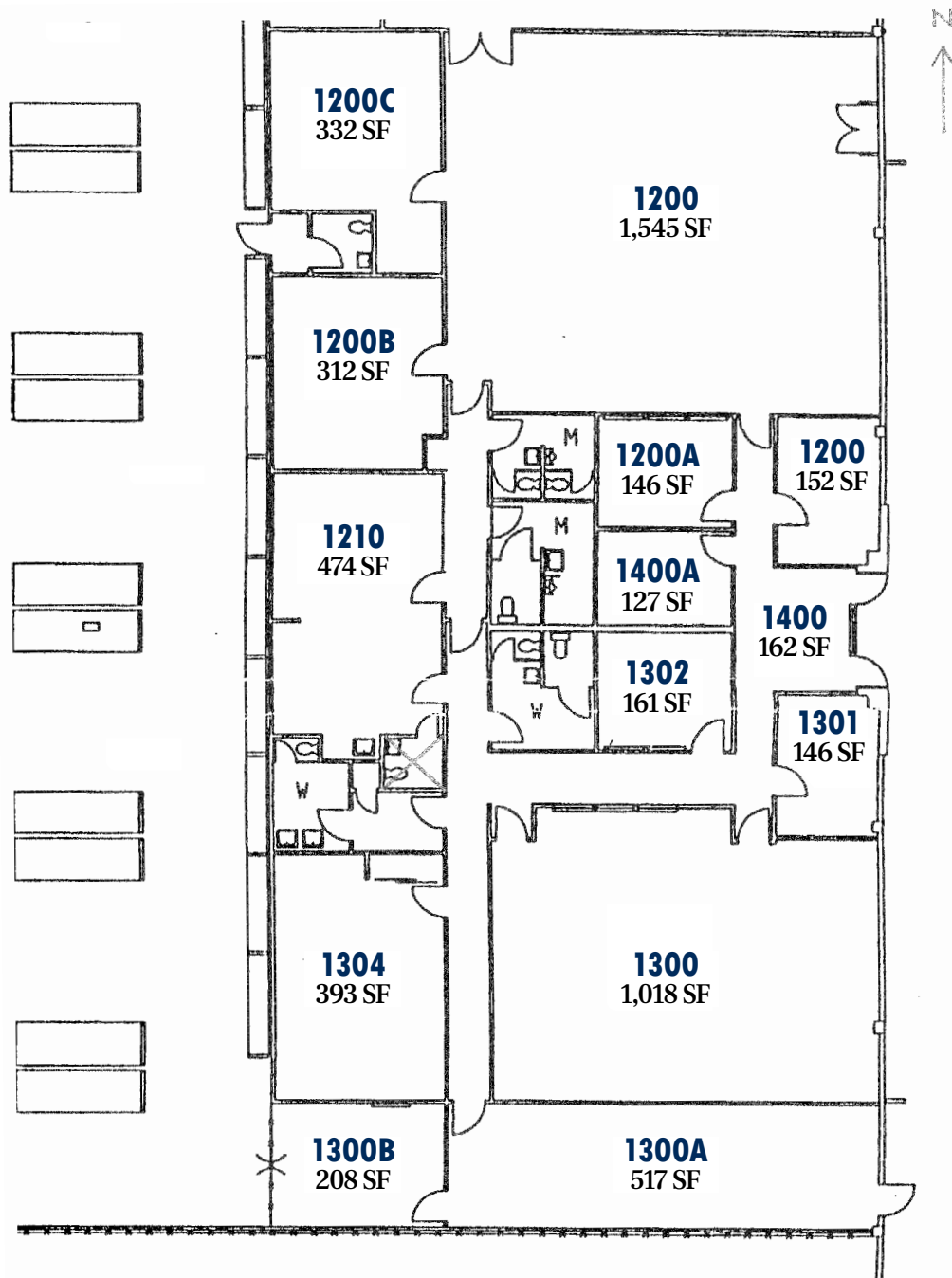
PROPERTY PHOTOS

Manufacturing/Warehouse
El Segundo, California

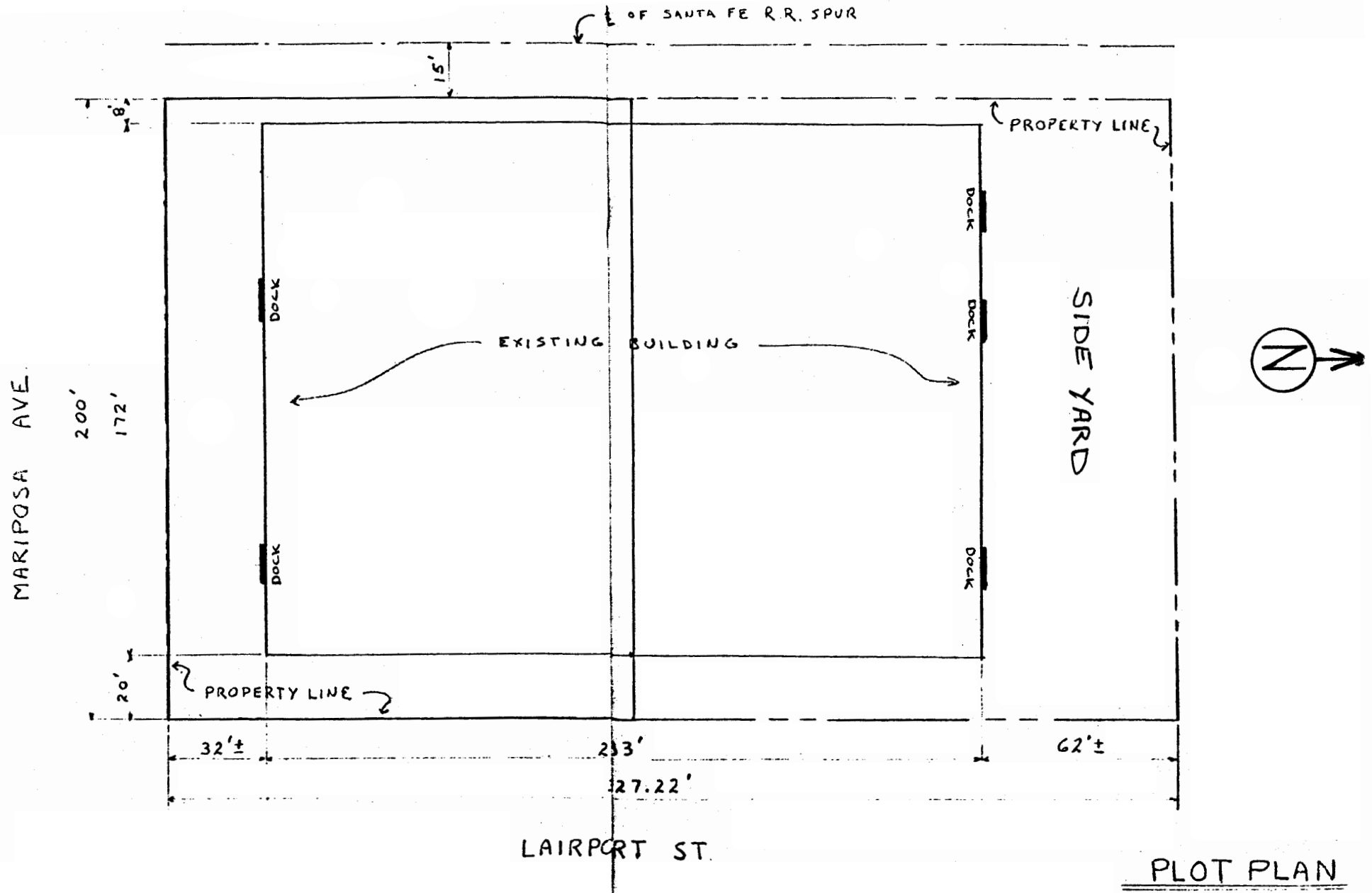


OFFICE FLOOR PLAN

Manufacturing/Warehouse
El Segundo, California



Manufacturing/Warehouse
El Segundo, California

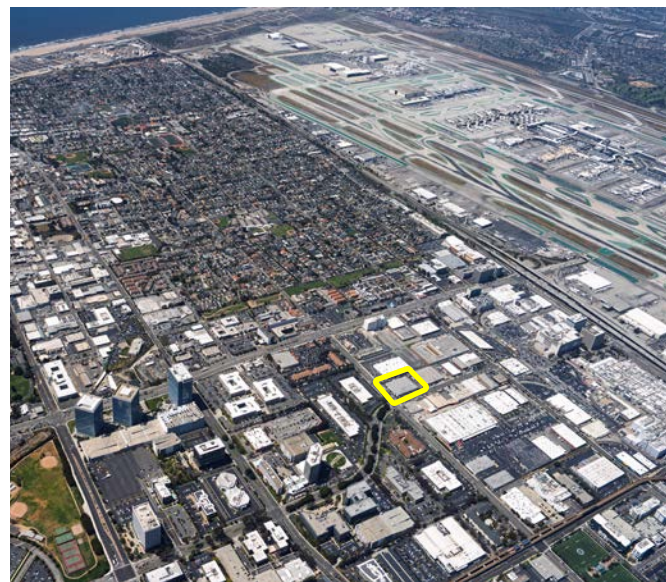
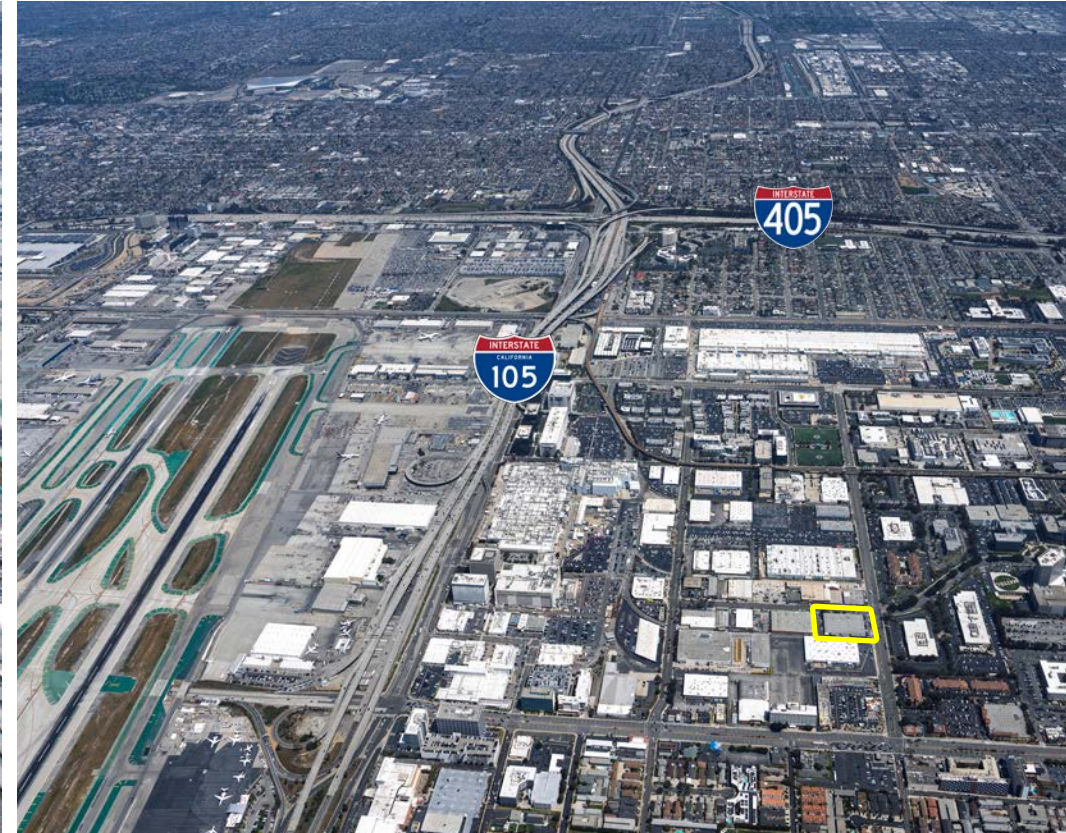
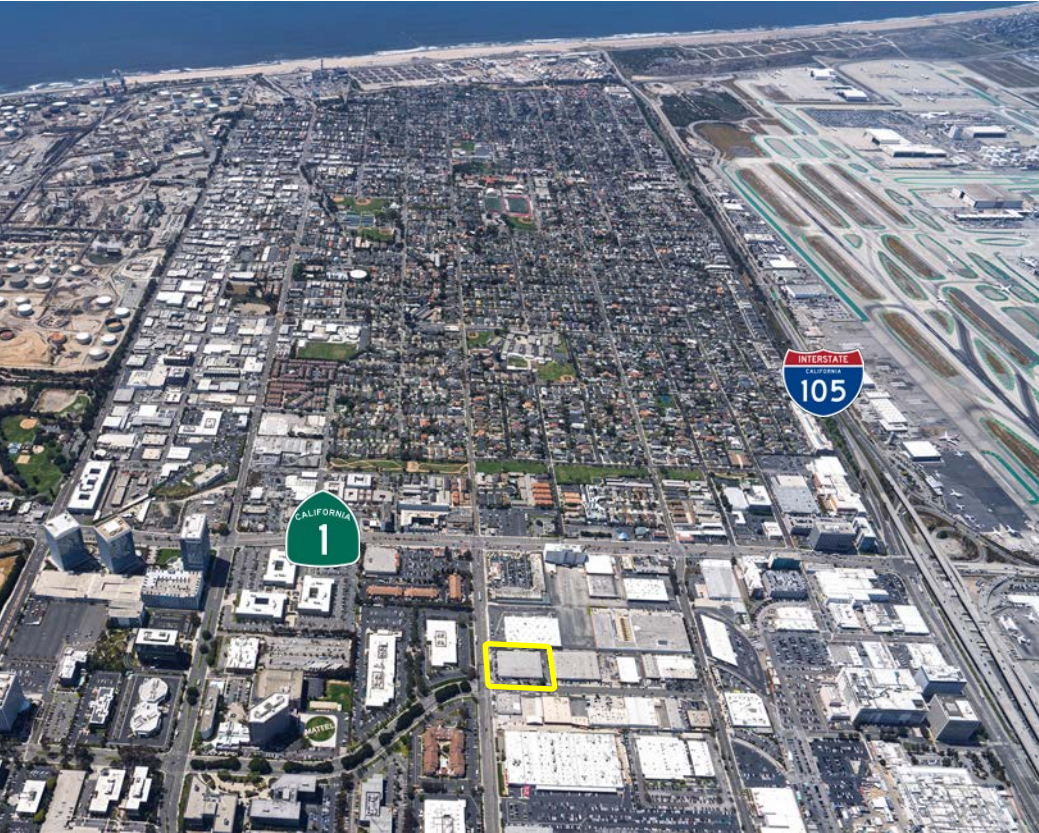


Manufacturing/Warehouse
El Segundo, California

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PROPERTY AERIAL PHOTOS

Manufacturing/Warehouse
El Segundo, California



Investment Overview

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Manufacturing/Warehouse
El Segundo, California



LOCAL HIGHLIGHTS

Manufacturing/Warehouse
El Segundo, California



Prime Southern California Location

Situated in El Segundo, a highly sought-after and well-connected city within the Los Angeles metropolitan area, offering a central location with access to a vast regional market.



Gateway to Global Connectivity

Leverage the unparalleled access to international and domestic travel and cargo via the immediate proximity to Los Angeles International Airport (LAX).



Exceptional Transportation Access

Benefit from convenient access to major freeways (I-405, I-105), facilitating efficient travel and logistics throughout the region and beyond.



Dynamic Economic Environment

Located within a robust and diverse economic hub, home to major aerospace, technology, and commercial industries, providing a stable and growth-oriented setting.



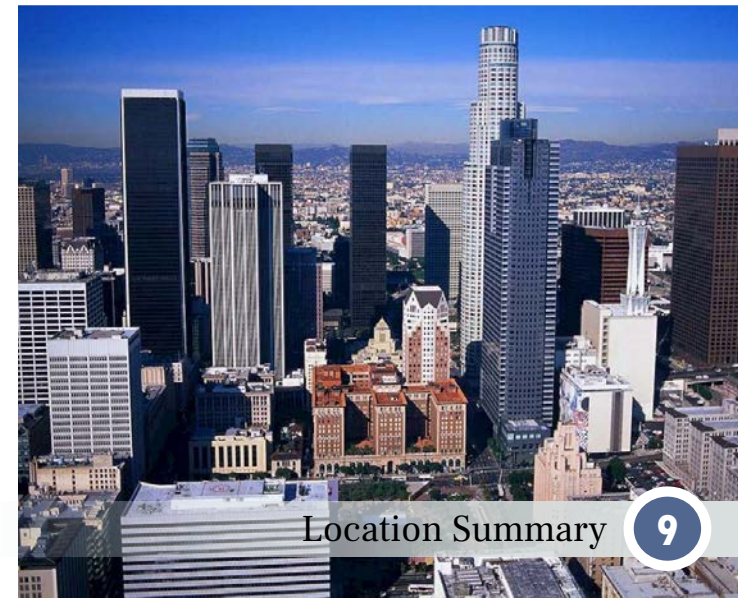
Access to Skilled Workforce

Situated in a region with a deep pool of talented professionals across various industries, providing a valuable resource for business growth and development.



Established Infrastructure and Amenities

Take advantage of El Segundo's mature infrastructure, including reliable utilities, advanced communication networks, and a variety of local services and conveniences.

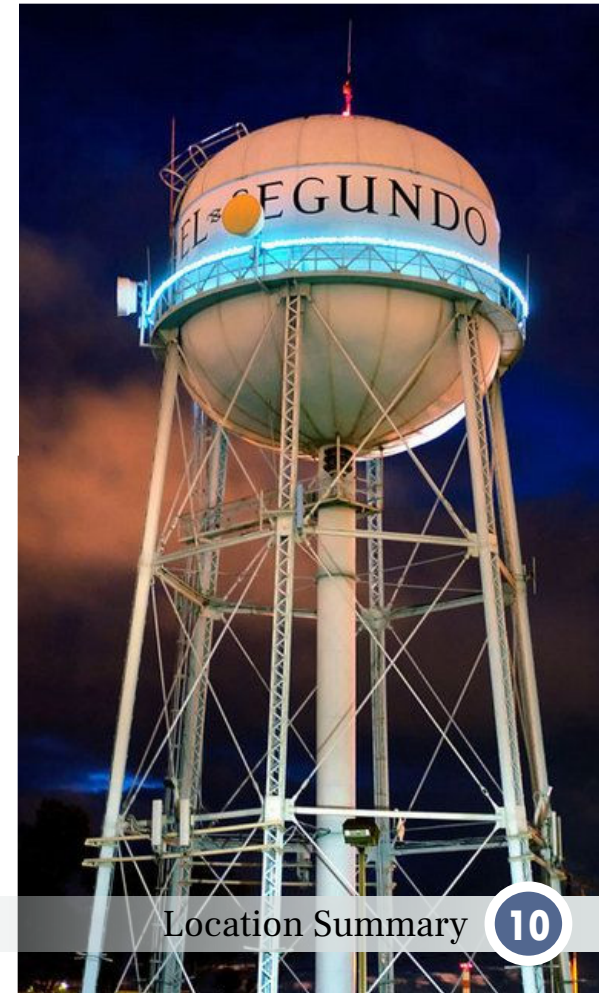
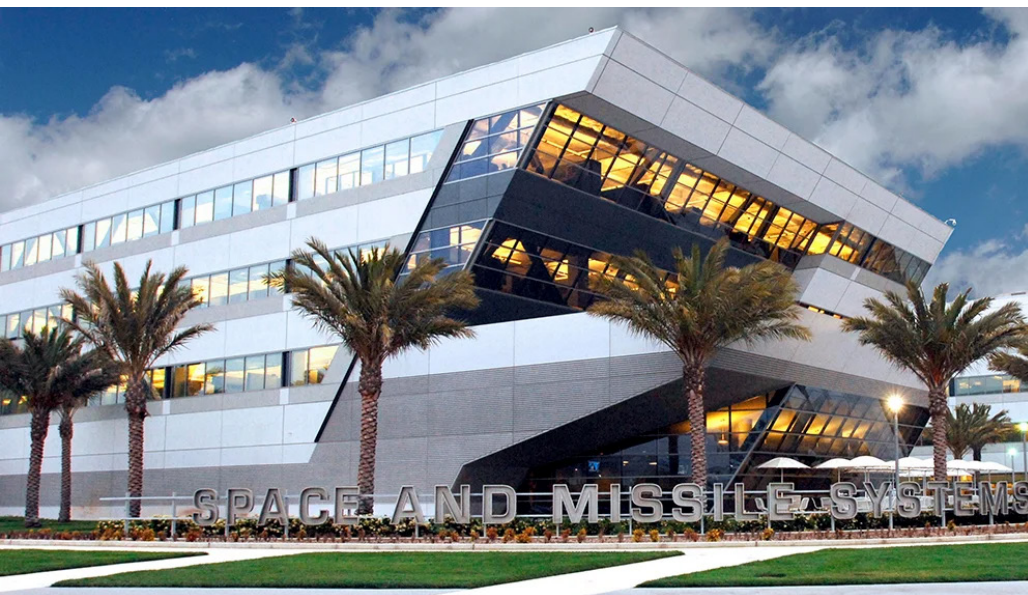


CITY OF EL SEGUNDO

Manufacturing/Warehouse
El Segundo, California

El Segundo, widely known as the “Aerospace Capital of the World,” cultivates a unique and beneficial ecosystem for industrial businesses, particularly those within or supporting the aerospace, defense, and technology sectors. This concentration of industry leaders fosters a deep pool of skilled labor, including engineers and technicians, alongside a well-developed network of specialized suppliers and service providers. The collaborative and innovative environment inherent in this industry hub can lead to valuable partnerships and access to cutting-edge technologies, further enhancing the appeal of an industrial presence in El Segundo.

Beyond its prominent industry presence, El Segundo presents a highly advantageous location for industrial buildings primarily due to its exceptional transportation infrastructure. Its immediate adjacency to Los Angeles International Airport (LAX) provides unparalleled benefits for businesses reliant on air cargo and frequent travel. Furthermore, the city’s direct access to the Interstate 405 (San Diego Freeway) and close proximity to the Interstate 105 (Century Freeway) ensure seamless connectivity to the vast Southern California market, including major ports and inland transportation corridors. This strategic positioning significantly streamlines logistics, supply chain management, and overall operational efficiency for industrial enterprises.



DEMOGRAPHICS

Manufacturing/Warehouse
El Segundo, California

POPULATION

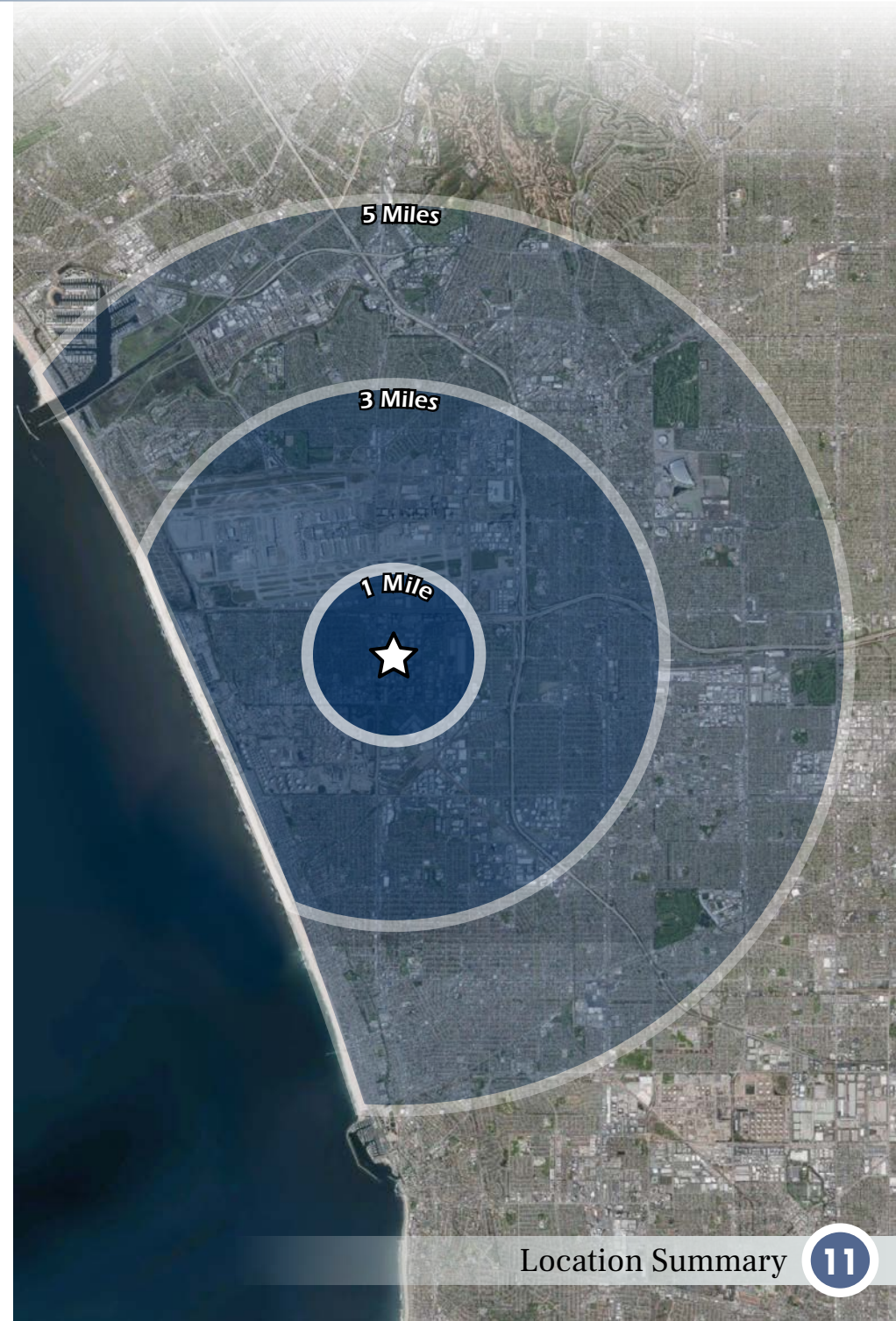
	1 Mile	3 Miles	5 Miles
2029 Projection	8,145	166,255	535,967
2024 Estimate	8,011	165,260	531,194
Growth 2024 - 2029	1.67%	0.60%	0.90%
2010 Census	7,363	170,157	522,551
2020 Census	7,696	168,950	539,593
Growth 2010 - 2020	4.52%	-0.71%	3.26%

INCOME

	1 Mile	3 Miles	5 Miles
\$200,000 or More	27.57%	20.95%	19.50%
\$150,000 - \$199,999	14.92%	11.09%	10.97%
\$100,000 - \$149,999	22.63%	17.93%	18.42%
\$75,000 - \$99,999	8.62%	12.74%	12.32%
\$50,000 - \$74,999	12.25%	12.76%	13.37%
\$35,000 - \$49,999	2.84%	7.45%	8.21%
\$25,000 - \$34,999	3.18%	5.88%	5.60%
\$15,000 - \$24,999	5.11%	4.62%	4.90%
\$10,000 - \$14,999	0.55%	2.62%	2.49%
Under \$9,999	2.32%	3.96%	4.22%
2024 Est. Average HHI	\$130,787	\$143,138	\$157,602
2024 Est. Median HHI	\$103,919	\$115,021	\$130,309
2024 Est. Per Capita Income	\$56,981	\$52,106	\$55,611

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2029 Projections	3,231	60,573	208,367
2024 Estimate	3,175	60,043	205,954
Growth 2024 - 2029	1.76%	0.88%	1.17%
2010 Census	2,926	57,779	191,605
2020 Census	3,097	59,317	202,634
Growth 2010 - 2020	5.87%	2.66%	5.76%



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