

# Creative Office

## 507 S. Douglas St.

El Segundo, CA 90245



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**COMPASS COMMERCIAL**

**FOR LEASE**

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# EXECUTIVE SUMMARY

Nostalgic New Office modeled after stacked containers with multiple divisions for R & D and creative office. New kitchen with lounge area, private restrooms with shower facility, floor to ceiling glass a must see!

This is creative office coupled with eclectic modern touches throughout combining new life force with a business mentality for the pursuit of success. Directly across the street from Frank Gehry's Ascend project, The Station soars above the neighborhood, showcasing views of the Chargers new head offices and practice facility, DTLA, the Hollywood sign and planes arriving to LAX.



# PROPERTY DETAILS

Lease Rate	\$4.50 Sq Ft
Property Type	Creative Office
Leasable Area	4,050 sq ft
Year Built	2022



## SPACE

1st floor	SF Not Available
2nd floor	3500 SF Not Available
3rd floor	4,050 SF

# PROPERTY HIGHLIGHTS



The Premiere Creative  
Campus in Southern California



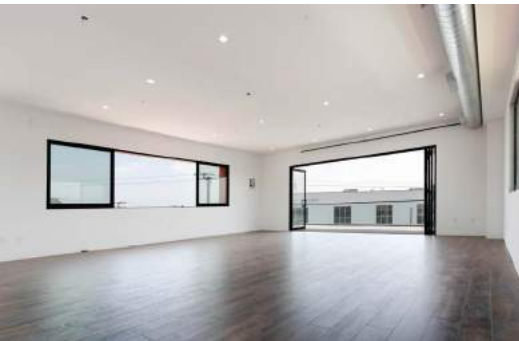
20,000 Sq. Ft. of  
Cutting Edge Design



3 Stories, 3 Staircases,  
Unlimited Opportunities



# PHOTOS



# RETAIL MAP





# EMPLOYER MAP



# EASE OF ACCESS

**3**

Minute walk from Douglas Green Line Metro Station.  
7 Million passengers a year.

**1**

Minute walk from Douglas & Utah Bus Stop Locations

**7**

Minute drive from Los Angeles International Airport

**2**

Mile drive from local

**1**

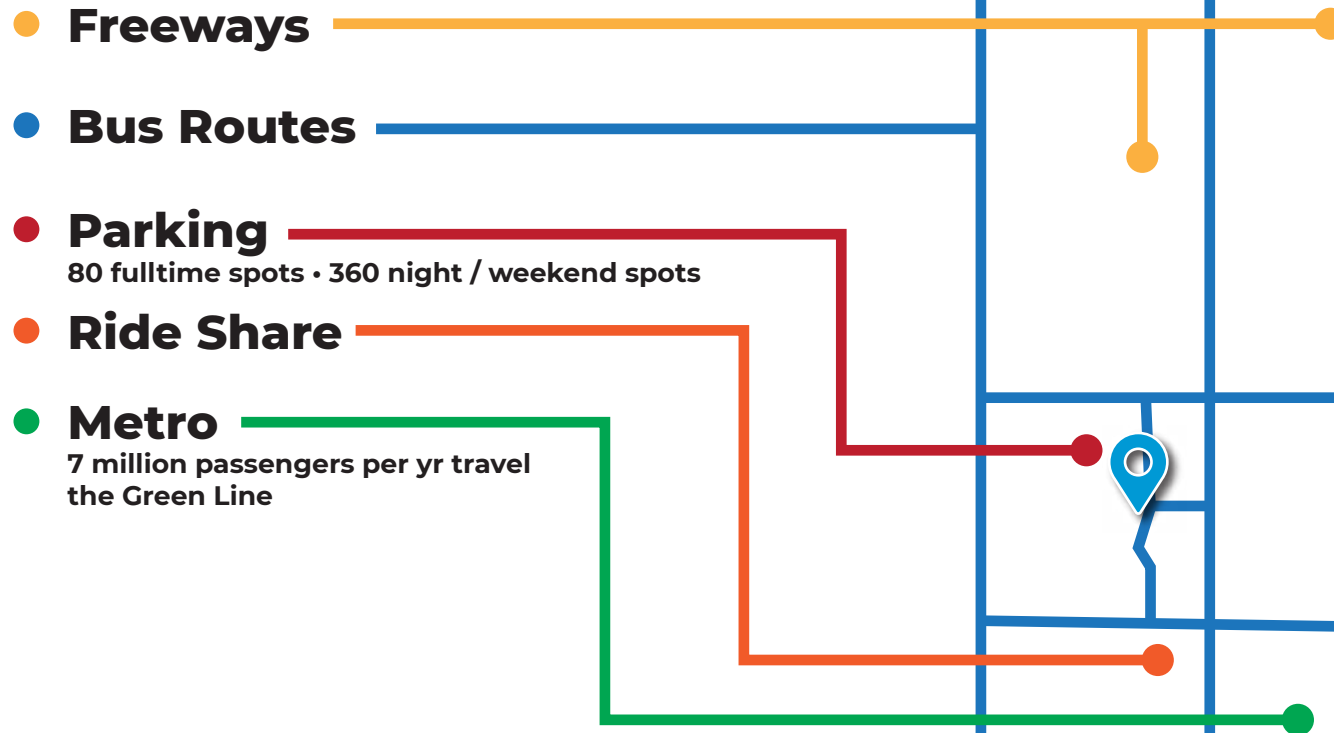
Mile from 405 Freeway

**2**

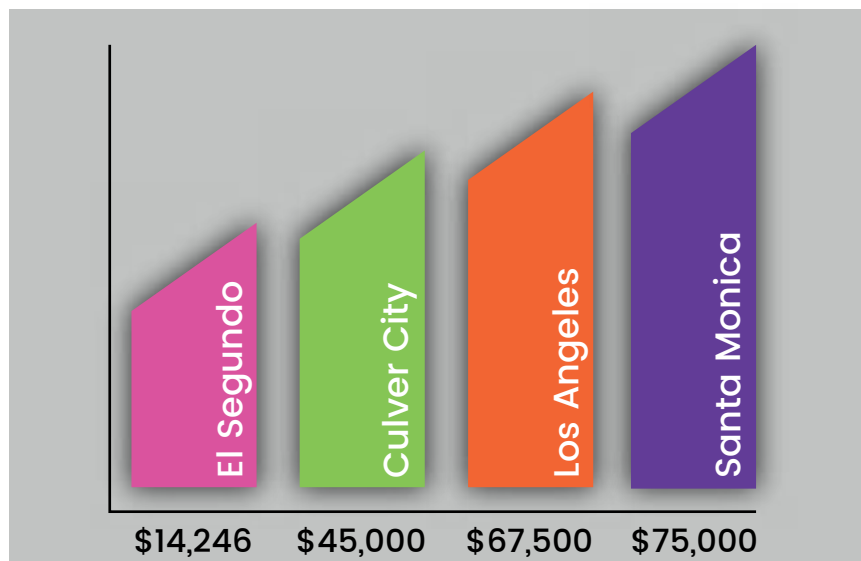
Miles from Freeway

## FUTURE PLANS

The Green line will connect directly to LAX & SoFi NFL Football stadium



# LOCATION OVERVIEW



Annual tax for the first \$15MM in receipts for companies of 100 employees and 15,000 square feet..

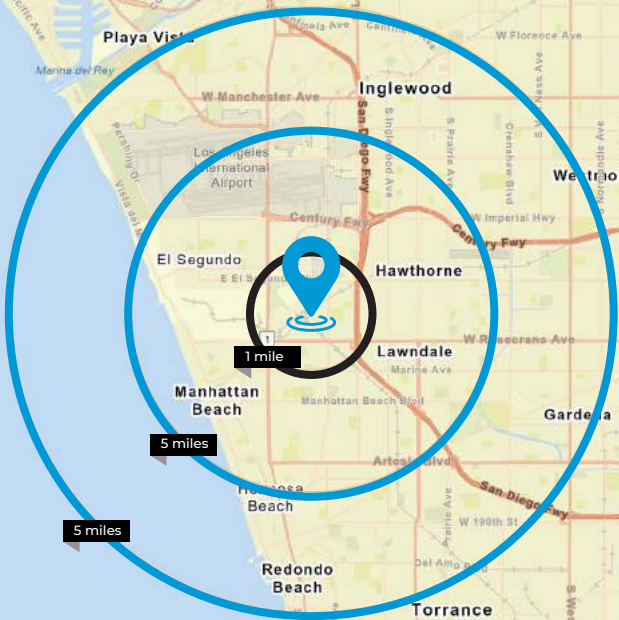
El Segundo is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo also offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, oil refining, & other key industries. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron and Direct TV.

El Segundo, the city that invests in you. There are many advantages to operating a business here. El Segundo offers an unsurpassed business incentive program, low license taxes and one of the region's lowest utility user tax rates.

## The Alaska Tract

Dating back to the Howard Hughes aircraft company in the 50s to now, El Segundo has headquartered some of the biggest companies in the world pushing the envelope and setting the mark. El Segundo by all accounts from Raytheon, Northrop Grumman, Boeing, to Internet Brands, has always been the beacon of innovation in Southern California. A new generation of companies are calling El Segundo home and is generating more acquisitions and leases such as, Disney+, Amazon, Beyond Meat, Lakers, Kings, L'Oréal, the list goes on. This creative office building "Market Station" is paying homage to the excellence that El Segundo has served the world.

# DEMOGRAPHICS



## 2021 Summary

	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,419	237,995	552,883
<b>Households</b>	3,160	81,583	198,864
<b>Families</b>	2,278	55,105	129,337
<b>Average Household Size</b>	2.65	2.90	2.74
<b>Owner Occupied Housing Units</b>	2,706	34,003	86,655
<b>Renter Occupied Housing Units</b>	454	47,579	112,208
<b>Median Age</b>	42.4	35.8	37.1
<b>Median Household Income</b>	\$125,052	\$83,688	\$82,621
<b>Average Household Income</b>	\$160,294	\$128,227	\$121,056

## 2026 Summary

	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,774	238,580	557,489
<b>Households</b>	3,280	81,487	199,899
<b>Families</b>	2,369	55,247	130,463
<b>Average Household Size</b>	2.66	2.91	2.75
<b>Owner Occupied Housing Units</b>	2,831	34,240	87,176
<b>Renter Occupied Housing Units</b>	449	47,247	112,723
<b>Median Age</b>	42.8	36.7	38.1
<b>Median Household Income</b>	\$142,685	\$95,873	\$94,790
<b>Average Household Income</b>	\$182,833	\$145,388	\$138,074

## 2021 Summary

	1 MILE	3 MILES
<b>Total Employees</b>	33,736	291,032
<b>Total Businesses</b>	1,977	24,600
<b>Food &amp; Dining Expenditure</b>	9,541	260,815



**6,853**

People within 1-Mile Radius of Market Station



**116,791**

Daytime Employees within 3-Mile Radius of Market



**\$1 Billion+**

Recent Real Estate Projects in Development



**\$125,052**

Median Household Income within 1-Mile of Market Station



**332,643**

Estimated Traffic Volume within 0.5 Miles of Market Station



**21 Million+**

Square Feet of Office Space

# Creative Office

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