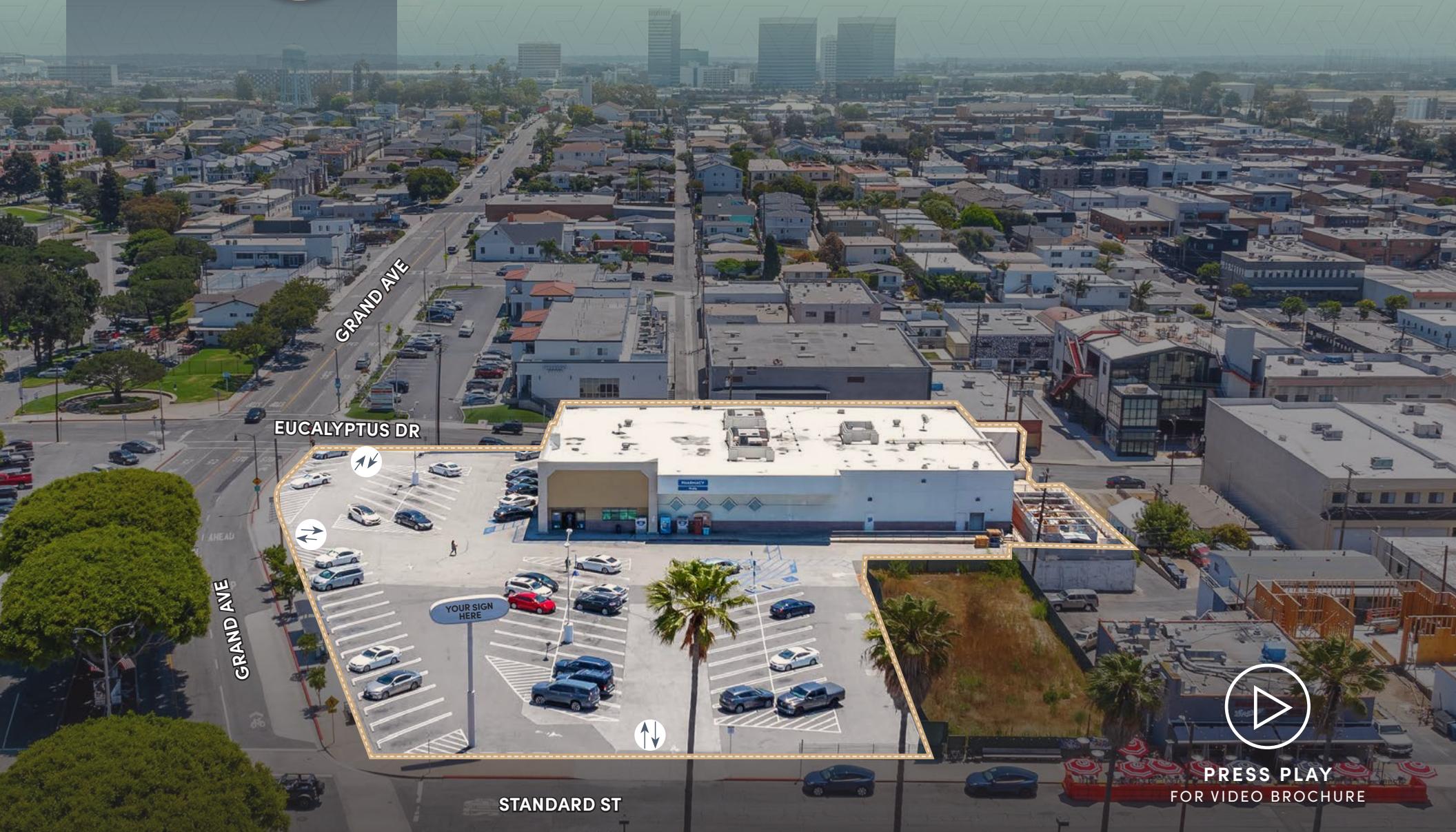


220
EAST
GRAND
AVE

*Unrivaled Grocer or Retail Opportunity in Prime
Downtown El Segundo*



17,870 SF FREE-STANDING BOX FOR LEASE

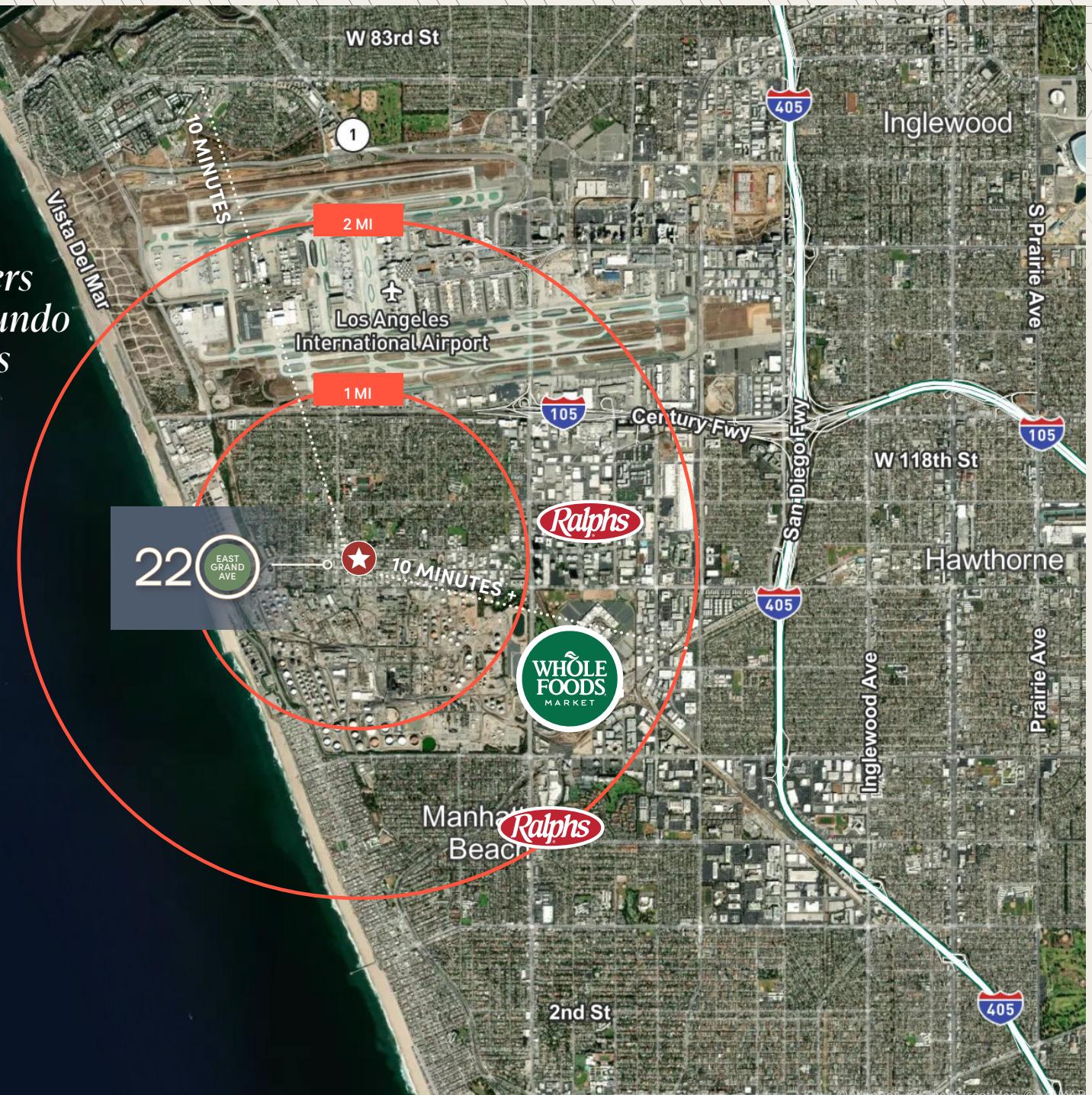


220 E GRAND is located in the heart of Downtown El Segundo and is a neighborhood staple. The property is a Free-Standing Rite-Aid with unparalleled visibility, abundant parking, and multiple signage opportunities, making it a perfect opportunity for a new grocer or retailer to seize this extremely rare availability as there is no other opportunity comparable.

El Segundo mixes beachy charm with creative spirit, making it a 5.5 square mile powerhouse. Recognized as the aerospace capital of the world it is also home to several Fortune 500 companies including Boeing, Chevron, L'Oréal, Mattel and Raytheon, as well as leaders in bioscience, information technology, energy, real estate and creative media.

El Segundo is quickly earning a reputation as an extraordinary upcoming enclave of Southern California, and is one of the fastest growing cities in the US, with a recent influx of young educated professionals and a massive daytime population of over 70,000 people.

Currently Zero Grocers
in Downtown El Segundo
With 17,246 Residents



17,870 SF FREE-STANDING BOX FOR LEASE

The Offering



Prime 17,870 SF Rectangular Junior Box Boasting High Ceilings, perfect for a variety of grocery layouts



Excellent building signage and an exclusive, "grandfathered" pole sign for high visibility and branding



Exclusive parking field immediately adjacent to the building, offering approximately 5 spaces per thousand for customer convenience



Extremely accessible Loading Dock with Dock High ceilings suitable for 53 ft container trucks, with a dedicated area that doesn't interfere with customer parking and can be left in loading area indefinitely



A well-known building within the community, offering a unique opportunity as it's available for the first time and is the only building serving to the surrounding neighborhood

17,870 SF FREE-STANDING BOX FOR LEASE



PRESS PLAY
FOR VIDEO BROCHURE

LAX

GRAND AVE
STANDARD ST

EUCALYPTUS DR

17,870 SF FREE-STANDING BOX FOR LEASE

Location Highlights



220

EAST
GRAND
AVE



Unrivaled opportunity in downtown El Segundo – Its rarity and community presence make it an ideal location for a grocery store



Convenient for the entire El Segundo neighborhood, serving all 17,000 local residents



There are no grocers in downtown El Segundo, the nearest grocer is over 1 mile away from 220 E Grand Ave



Situated at the epicenter of El Segundo, frequented by the entire local population and the dense daytime population exceeding 70,000 people per day



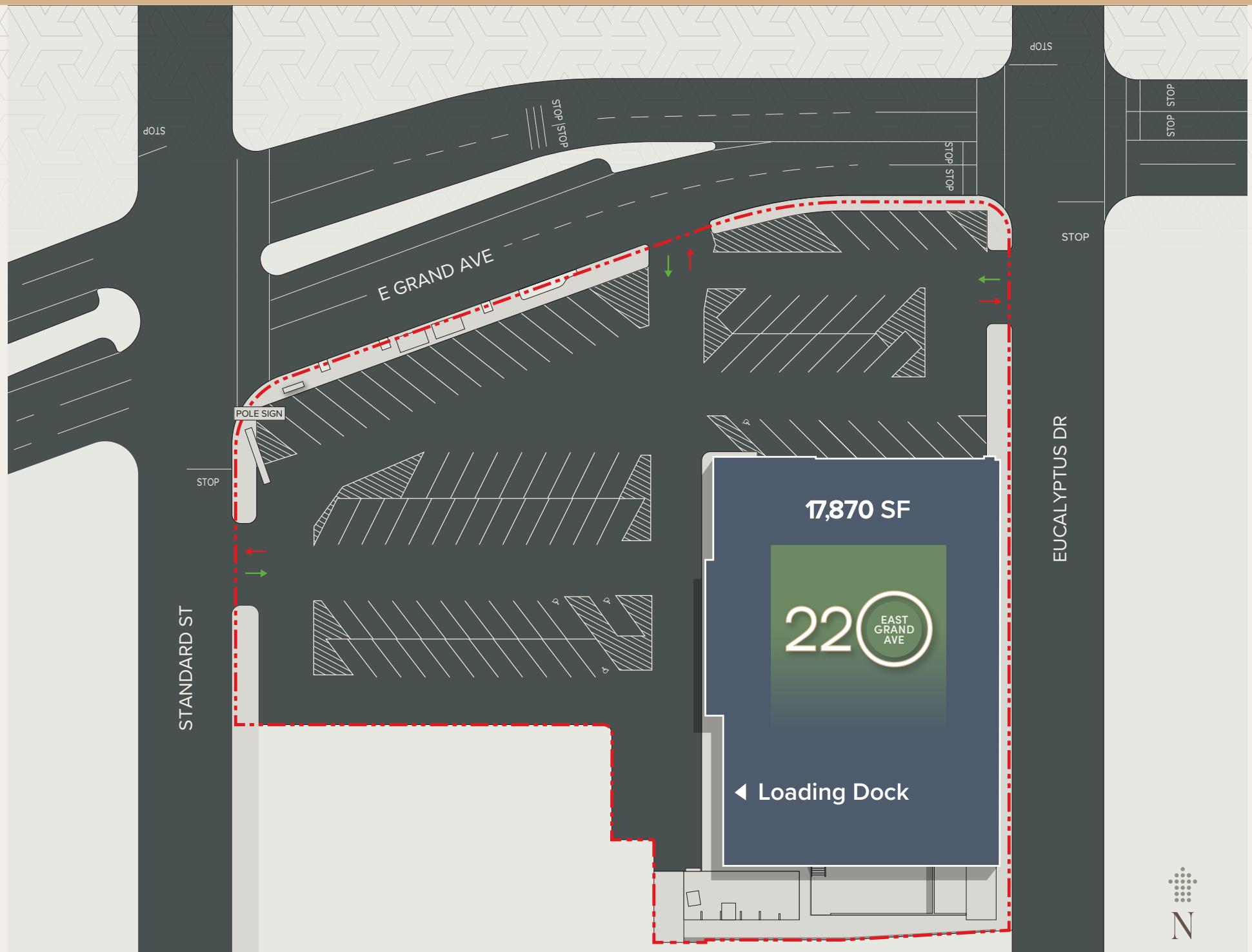
Excellent street frontage for high visibility and easy access

17,870 SF FREE-STANDING BOX FOR LEASE



17,870 SF FREE-STANDING BOX FOR LEASE

Site Plan





17,870 SF FREE-STANDING BOX FOR LEASE

Downtown El Segundo

- Restaurants
- Shopping
- Cafes
- Fitness
- Cultural
- Education
- Hotels
- Banks
- Bars
- Services



17,870 SF FREE-STANDING BOX FOR LEASE

22

EAST
GRAND
AVE



Regional Map

17,870 SF FREE-STANDING BOX FOR LEASE

22

EAST
GRAND
AVE

FOR MORE
INFORMATION,
PLEASE CONTACT:

Kyle Woods

Senior Associate

Lic. 02034325

+1 310 363 4785

kyle.woods@cbre.com

Bill Durslag

Senior Vice President

Lic. 00498427

+1 213 613 3106

bill.durslag@cbre.com

Tony Itkin

Sales Assistant

Lic. 02239147

+1 805 338 8454

tony.itkin@cbre.com

Unrivaled Grocer or Retail Opportunity in Prime Downtown El Segundo



PRESS PLAY
FOR VIDEO BROCHURE

17,870 SF FREE-STANDING BOX FOR LEASE

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