



831 NORTH DOUGLAS STREET • EL SEGUNDO, CA 90245



SECOND GENERATION RESTAURANT SPACE



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

PROPERTY CHARACTERISTICS

831 North Douglas Street, El Segundo, CA

SIZE: Approximately 1,200 square feet

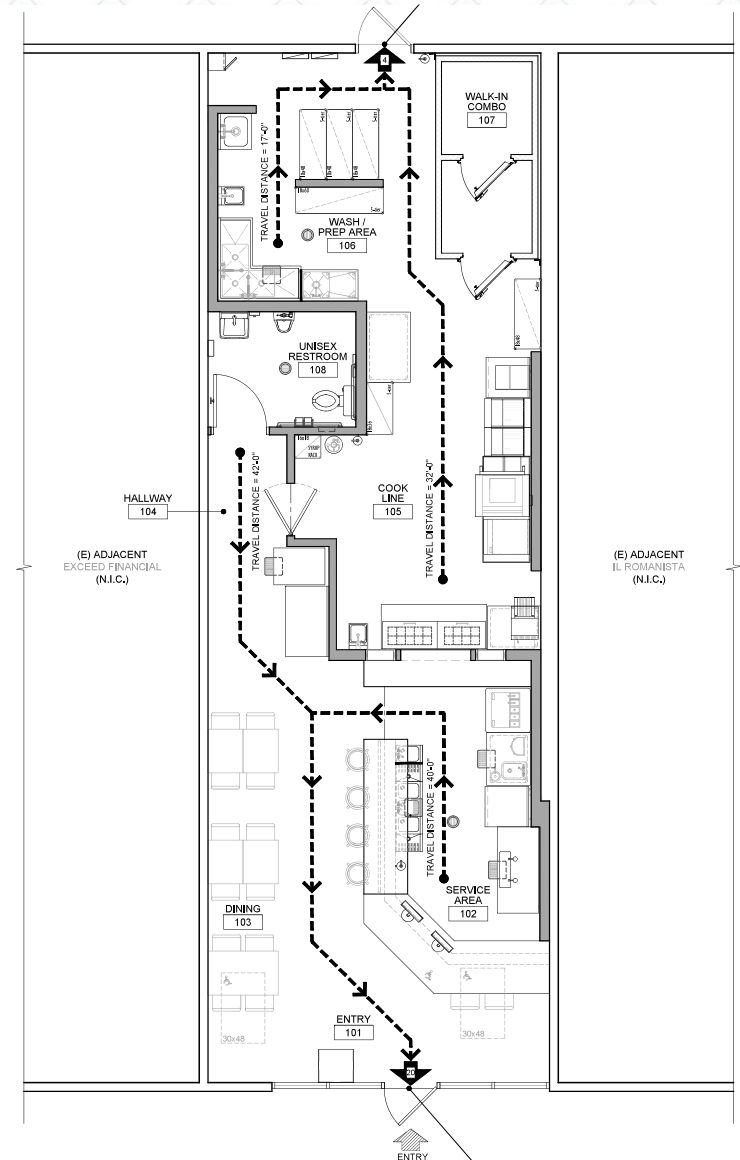
RATE: \$5.15 per square foot per month, NNN
(NNN estimated to be \$1.50 Per square foot per month)

PARKING: Surface parking with approximately 121 shared spaces

TERM: 5 - 10 years

- **Approved for beer and wine license**
- **2nd generation restaurant**
- **Build out is in great condition**
- **Common grease trap**
- **Dense concentration of daytime population that exceeds over 21,000 employees within 1 mile of location**
- **In the past five years more than 1.2 million square feet of tenants have relocated from West Los Angeles to El Segundo further enhancing traffic to the trade area**

The Edge at Campus El Segundo is a 220,000 square foot Class-A office park located in El Segundo, CA. The Edge boasts convenient access to the beach communities from Palos Verdes to Santa Monica, and offers a direct on-ramp to the Century (105) Freeway with the San Diego (405) Freeway approximately one (1) mile away. Both LAX and the Metro Rail Greenline are adjacent to the project.



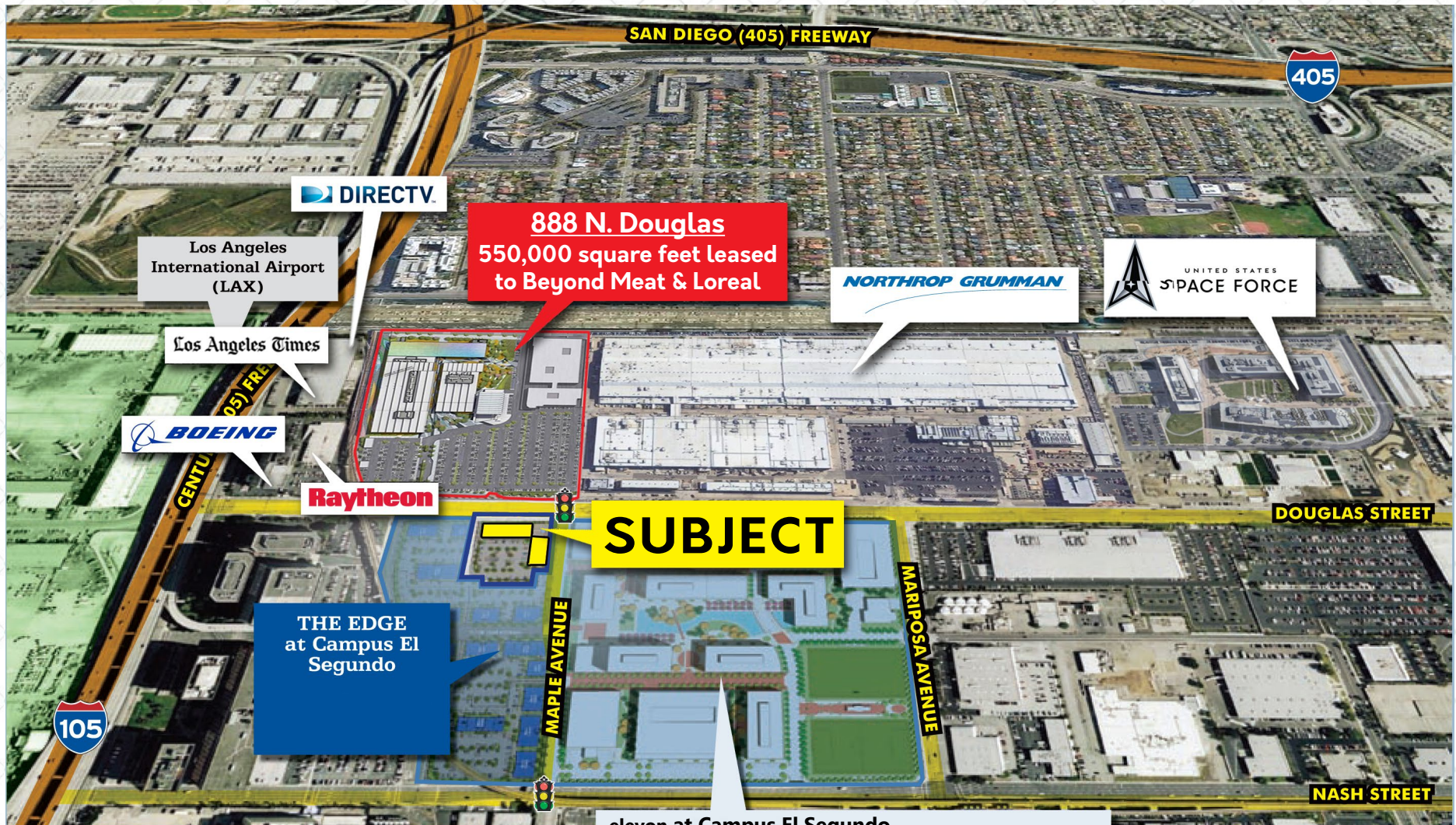
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AREA MAP



elevon at Campus El Segundo
46.5 acre mixed-use project which consists of 210,000 SF of creative office buildings with retail.



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PROPERTY AREA INFORMATION

More than 6,300 people in a 1-mile radius with an

average household income exceeding \$92,200

More than 221,000 people in a 3-mile radius with an average household income exceeding \$83,600

More than 571,000 people in a 5-mile radius with an average household income exceeding \$87,600

The average effective buying power per household within a 1-mile radius exceeds \$70,000 per year

An infill location - mature, established densely populated trade area with 32,272 daytime employees in a 1-mile radius, 137,850 daytime employees in a 3-mile radius and over 800 hotel rooms in a 1-mile radius



the
edge



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