



*conceptual rendering of the space, not as currently built

EL SEGUNDO

THE POINT | RESTAURANT FOR LEASE



TRUE SECOND GENERATION

At Rosecrans & PCH, The Point sits in the heart of a **high-growth, high-spend South Bay trade area** anchored by the density of El Segundo and affluence of Manhattan Beach. A strong daytime workforce drives lunch, while nearby residents sustain dinner and weekends—creating **true seven-day demand** for large-format concepts. In an **increasingly competitive landscape**, opportunities to enter this tightly held coastal market—let alone secure second-generation space—are rare.





CURRENT CONDITION

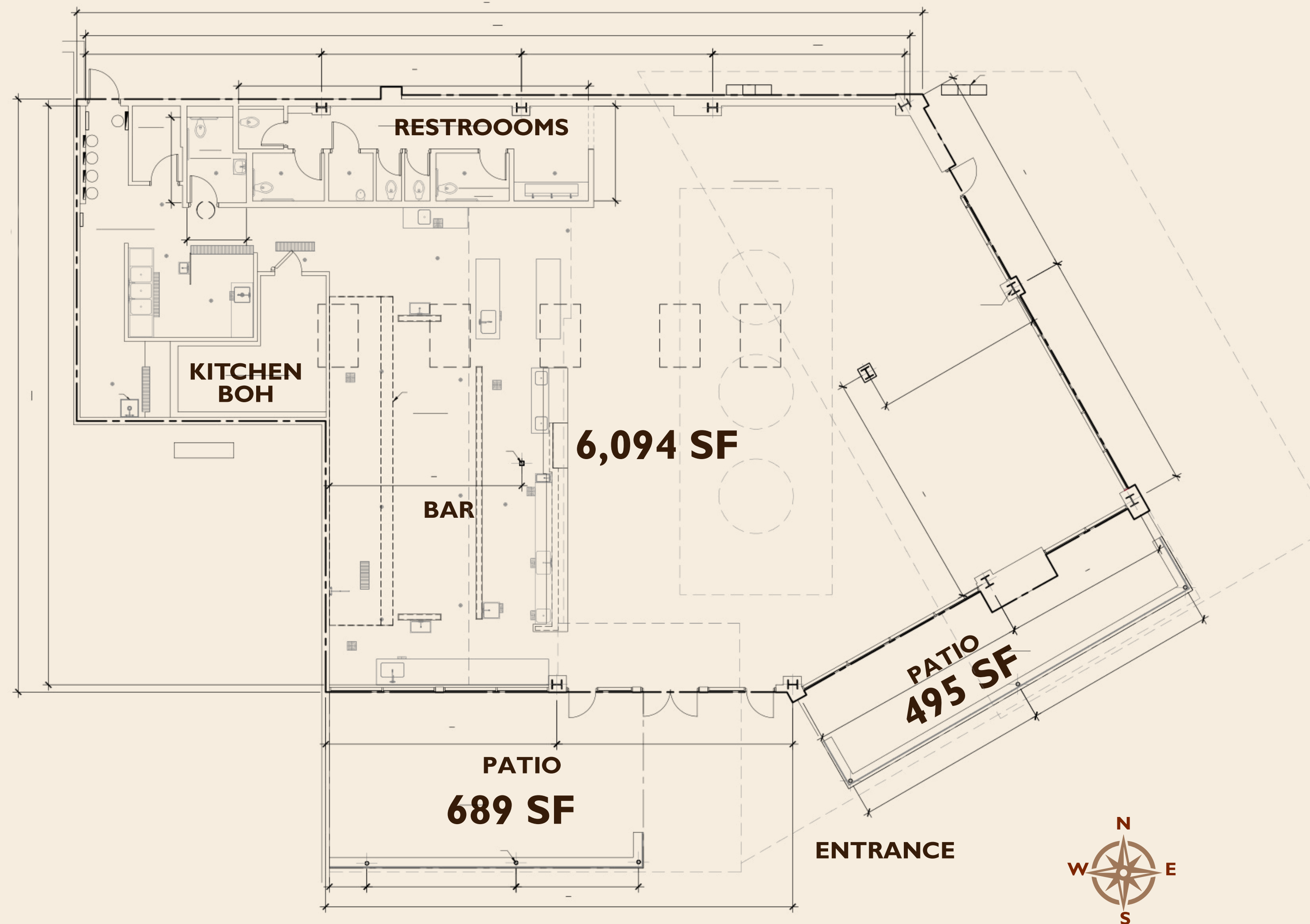
- 6,094 SF + 1,184 SF patio space
- Term: 10 years plus options
- 688 total surface parking spaces onsite
- Voluminous ceiling heights
- Current tenant operates full liquor license
- Timing: estimated first quarter 2027

[VIRTUAL TOUR](#)

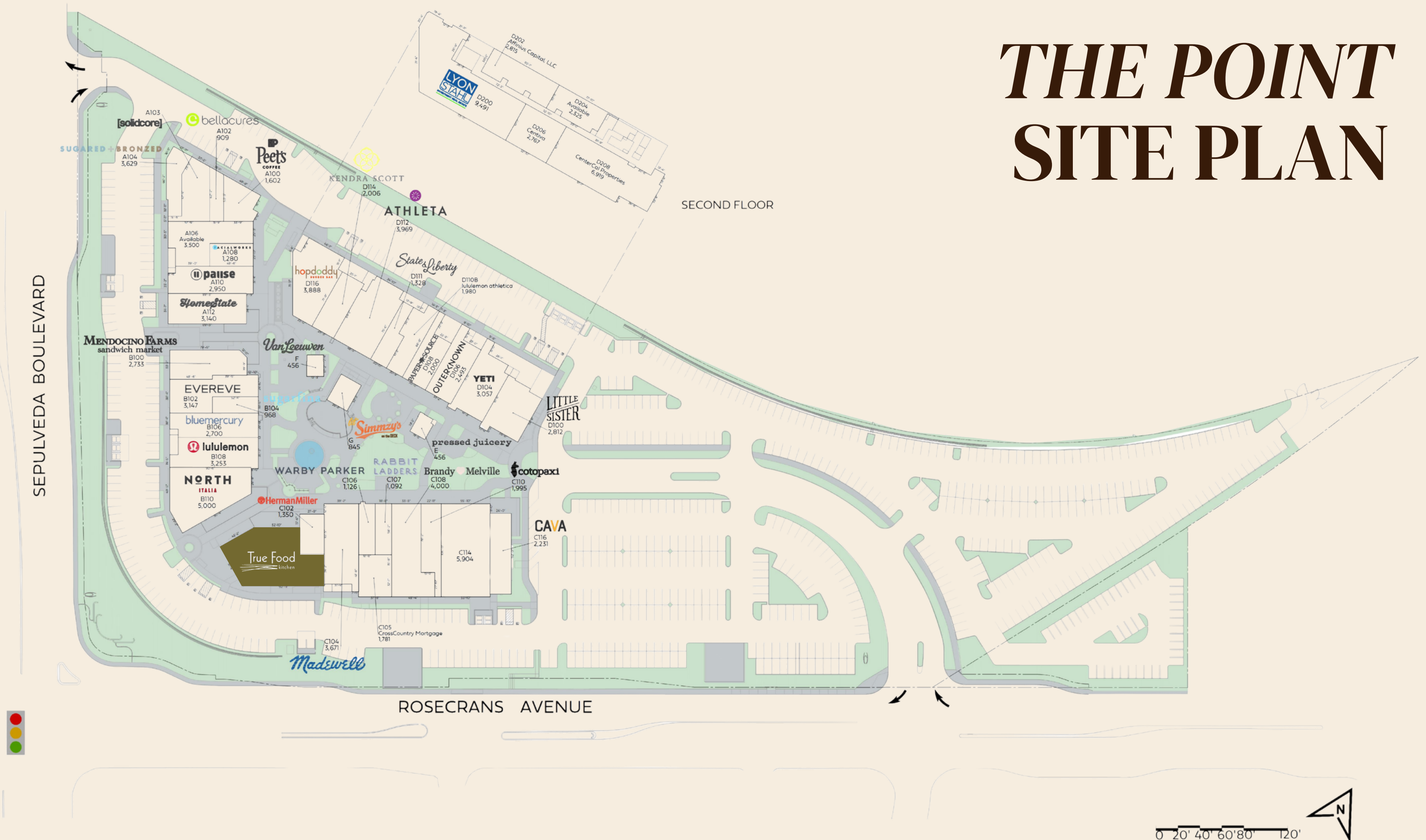


FLOOR PLAN

INTERIOR: 6,094 SF + TWO PATIOS: 1,184 SF



THE POINT SITE PLAN



AT THE
PROJECT

LITTLE
SISTER

CAVA

Lil' Simmzy's

HomeState

Mendocino
Farms

NORTH
ITALIA

\$1,000 PSF minimum sales for F&B



THE SOUTH BAY

 3 MILE RADIUS

Population	173,482
Total Daytime population	262,256
Median HH Income	\$135,277
Median age	40
Average home value	\$1,471,830
Bachelor's degree or higher	56%



JOEY



GREAT WHITE



COUCOU



BACARI (+)



FISHING WITH DYNAMITE



ARTHUR J



EREWHON



BOA STEAKHOUSE

F&B IN THE AREA

RIGHT LOCATION *RIGHT TIME*



DAYTIME OFFICE ECONOMY

Aerospace, corporate, and media/production companies fuel heavy daily lunch traffic here.



REGIONAL REACH

One of the South Bay's most trafficked & recognized intersections.



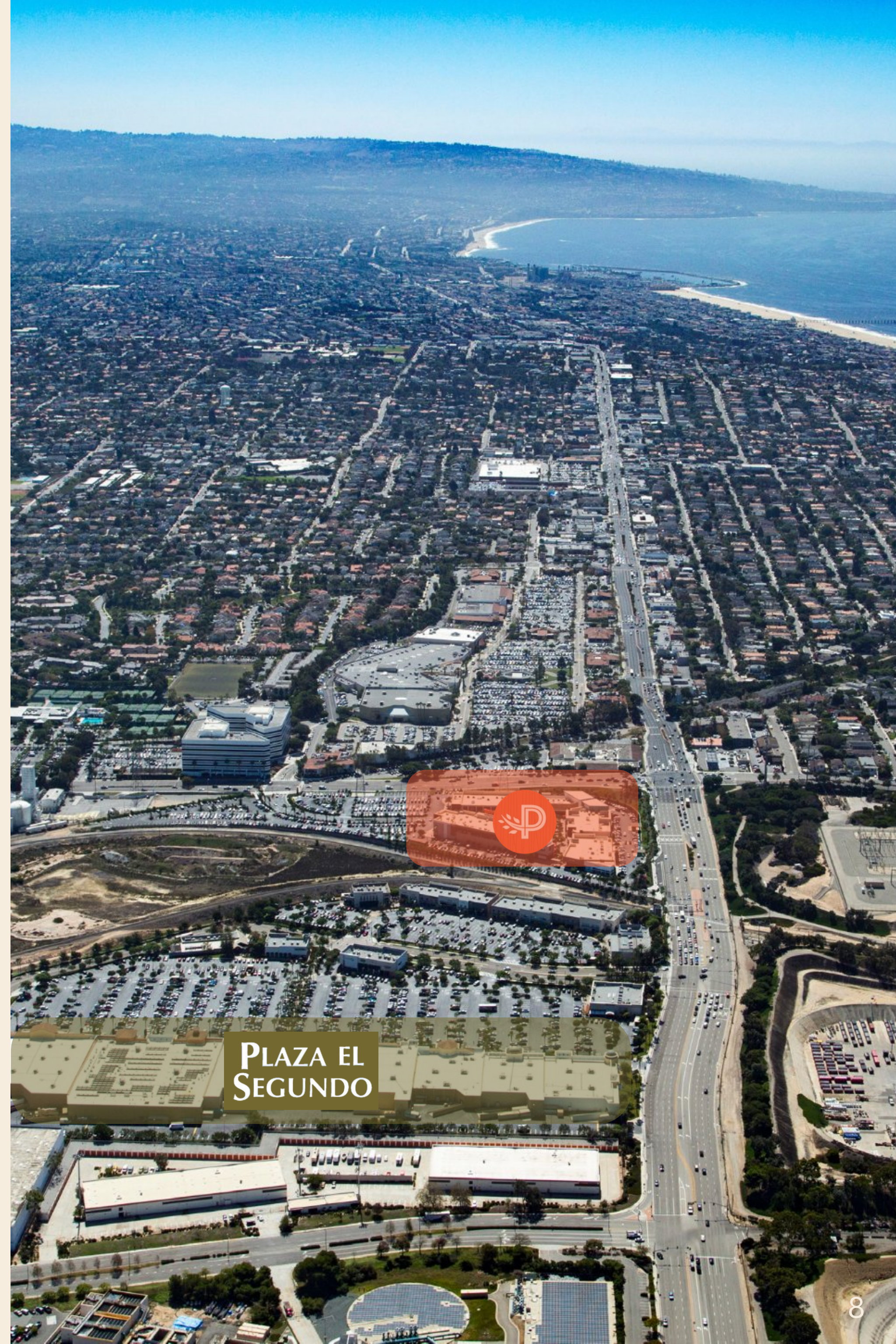
NEIGHBORHOOD MOMENTUM

El Segundo and Manhattan Beach are booming — two of the South Bay's fastest-growing areas.



FAMILY & LOCAL IDENTITY

Evenings and weekends, The Point is the neighborhood's true family gathering spot.



CONTACT *EXCLUSIVE* AGENTS

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