



- **Mission-Critical Single-Tenant Industrial**
- **100% NNN leased** Term Through 2034
- **Rivian** (NASDAQ: RIVN)

CORAL CIRCLE

EL SEGUNDO, CA



March 2026

NEWMARK

Executive Summary

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **401 Coral Circle in El Segundo, CA** (the "Property"). This **56,815 RSF mission critical industrial and R&D facility is 100% leased to Rivian (NYSE: RIVN) on a NNN basis through September 2034**, offering an investor a long-term, secure, and escalating income stream from one of the fastest growing automotive innovators in the world.

Founded in 2009, **Rivian (Nasdaq: RIVN)** is a leading publicly traded American electric vehicle automaker with a **market cap of \$19.4B**. Backed by the likes of Amazon, and Volkswagen, the company has quickly become a prominent name in the EV industry, focusing on producing both consumer and commercial electric vehicles.

401 Coral Circle is located in the highly desirable **South Bay industrial market, which has averaged a mere 1.4% vacancy rate over the last 10 years**. The submarket's consistently low vacancy rates have placed an upward pressure on rents, which have increased 203% over the last decade. The South Bay industrial market continues to thrive, supported by its proximity to the Ports of Los Angeles, Long Beach, and LAX.



PROPERTY HIGHLIGHTS

**401 Coral Circle
El Segundo, CA**

Address

56,815 RSF
RSF

100%
% Leased

1967/2020
Year Built/Renovated

2.14 Acres
Site Area

24'
Clear Height

6
Dock High Doors

3000 amps, 277/480 volt
Power

M1
Zoning

110 Stalls (2/1,000)
Parking

TENANT HIGHLIGHTS

Rivian, LLC*
Tenant

NNN
Lease Type

Sep-2034
Lease Expiration

8.3 years
WALT

\$1,874,895
Year 1 NOI

NASDAQ: RIVN
Ticker

\$19.4B
Market Cap (2/26/26)

\$5.4B
Revenue (FY 2025)

*Rivian, LLC ("Rivian") is a subtenant of Millennium Space Systems, Inc. ("Millennium") and The Boeing Company ("Boeing"), through September 16th, 2026. Direct tenancy commences September 17th, 2026 through September 2034. Millennium is a wholly owned subsidiary of Boeing (NYSE: BA, S&P: BBB-).

100% Leased to  RIVIAN Through 2034

15,000

Employees

22%

Revenue Increase
Since 2023

174,000

Vehicles Produced
Since 2022

Rivian (Nasdaq: RIVN) is a leading American electric vehicle automaker headquartered in Irvine, California. Founded in 2009, the company has quickly become a prominent name in the EV industry. The company went public in 2021 and today has a market cap of \$19.4B.

Strategic Partnerships

Amazon

\$1.3B

Investment

Since 2019, Amazon has invested over \$1.3B, making it one of the largest stakeholders. Amazon has ordered 100,000 custom electric delivery vans, to be delivered by 2030.

Strategic Interest

This partnership is a cornerstone of Amazon's strategy to electrify its delivery fleet and reduce carbon emissions, while ensuring steady demand for Rivian's commercial vehicle line.



Volkswagen

\$5.8B

2024: Rivian and Volkswagen established a 50/50 owned JV backed by a commitment from VW of up to ~\$5.8B. 2025: 1,500 engineers hired, dedicated to the JV. \$1B has been released to date, with another \$1B expected to be released in 1Q2026.

Joint venture is expected to build on Rivian's industry-leading software and electrical architecture to create best-in-class, software-defined vehicle technology platform.

Vehicle Lineup



Consumer Vehicles

Rivian's flagship consumer vehicles are the R1S (all-electric SUV) and R1T (all-electric pickup truck). Both models boast impressive performance, 400+ mile single charge range, advanced off-road capabilities, and innovative features at a starting price of approximately \$70k. These vehicles are targeted at adventure enthusiasts and environmentally conscious consumers seeking high-performance electric vehicles. The company plans to release an additional SUV (R2) in 2026, which targets a lower price point (\$45k+), with further vehicles planned.



Commercial Vehicles

Rivian's commercial vehicle line primarily focuses on electric delivery vans. A collaboration with Amazon has led to the creation of the Rivian EDV (Electric Delivery Van), designed for efficient, zero-emission delivery operations. These vans come in multiple sizes and configurations to suit various delivery needs, contributing to a reduction in the carbon footprint of commercial logistics.

Service Centers

Rivian has established a network of service centers to support its customers, with over 30 service centers across the United States. These centers provide maintenance, repairs, and customer support, ensuring a seamless ownership experience for Rivian vehicle owners.

401 Coral Circle is currently the sole service center serving the greater Los Angeles area.



Mission Critical Industrial Facility

Customer-facing service center | Highly secure R&D facility

Car Wash Onsite



Transit-Oriented Along
MTA Green Line



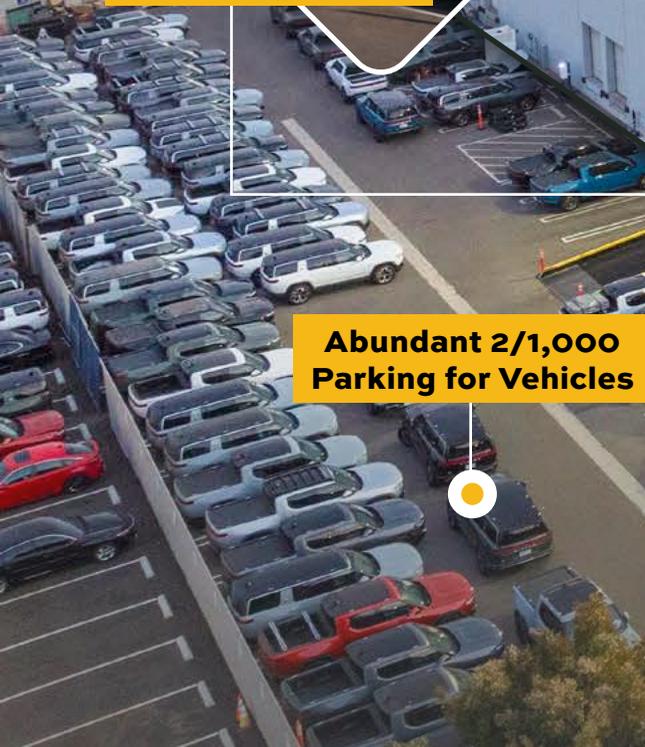
24-Foot Clear



6 Dock High Doors



Abundant 2/1,000
Parking for Vehicles



3000 Amps Power



2.14-Acre Site



CORAL
CIRCLE

Last Mile Logistics Location Proximate to Rivian Clientele



Transit-Oriented Destination

Across from the Metro Green Line and a short distance to new Metro K-Line, one mile from LAX, and direct access to the I-105 and I-405 freeways



Premier Housing

Surging home values, increasing over 56% in the last five years offering an ideal short commute



Tax Savings

Highly favorable corporate taxation, offering a 25%+ savings to El Segundo companies relative to the City of Los Angeles



Coastal Atmosphere

The highly amenitized Rosecrans Corridor is less than one mile from 401 Coral Circle, and the Property's El Segundo location offers ocean breezes and proximity to an active and close-knit community



Highly Educated Workforce

Highly educated millennials flock to beach cities for coastal lifestyle, with 68% of residents holding a bachelor's degree or higher



Public Schools

Rated top 10 in the State of California

Booming Industrial Market Fundamentals

South Bay – A Gateway for Global Trade

SOUTH BAY MARKET INDUSTRIAL MARKET DRIVERS



#1 Largest port system in the U.S.

THE PORT OF LOS ANGELES



#4 Largest U.S. Cargo Airport

LAX

Handling 40% of all inbound containers for the entire U.S.



18.7M People

Greater LA is one of the largest metropolitan areas in the world



15.6M Consumers

within 1.5 hour drive of South Bay support diverse industrial tenant mix

EL SEGUNDO INDUSTRIAL/R&D MARKET FUNDAMENTALS

Q4 2025

9.1 MSF

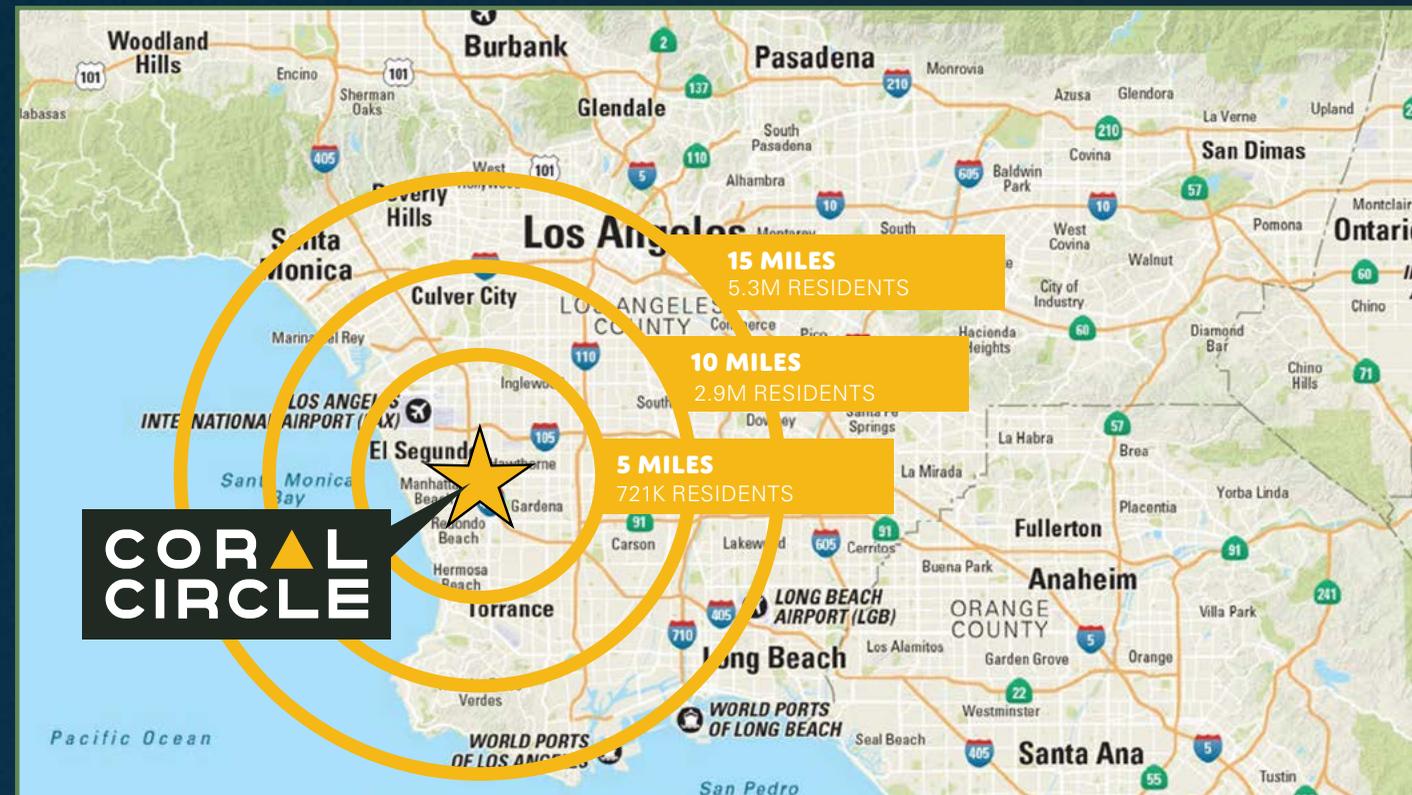
Inventory

2.7%

Vacancy

0 SF

Under Construction



CORAL CIRCLE

EL SEGUNDO, CA

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