



± 12,762 SF
FOR LEASE

2151 EAST GRAND AVENUE

EL SEGUNDO, CA 90245



CBRE

PROPERTY HIGHLIGHTS



Prime El Segundo Location



Competitive Business Tax Rates



Located Next to LAX and Major Freeways
The 105 & The 405



Close to 2 Metro Stations



4.00 per 1,000 SF Parking Ratio
Free of Charge



AVAILABILITY

11,324 SF

SUITE 150

1,438 SF

SUITE 175

\$2.95 MG

ASKING RATE

IMMEDIATELY

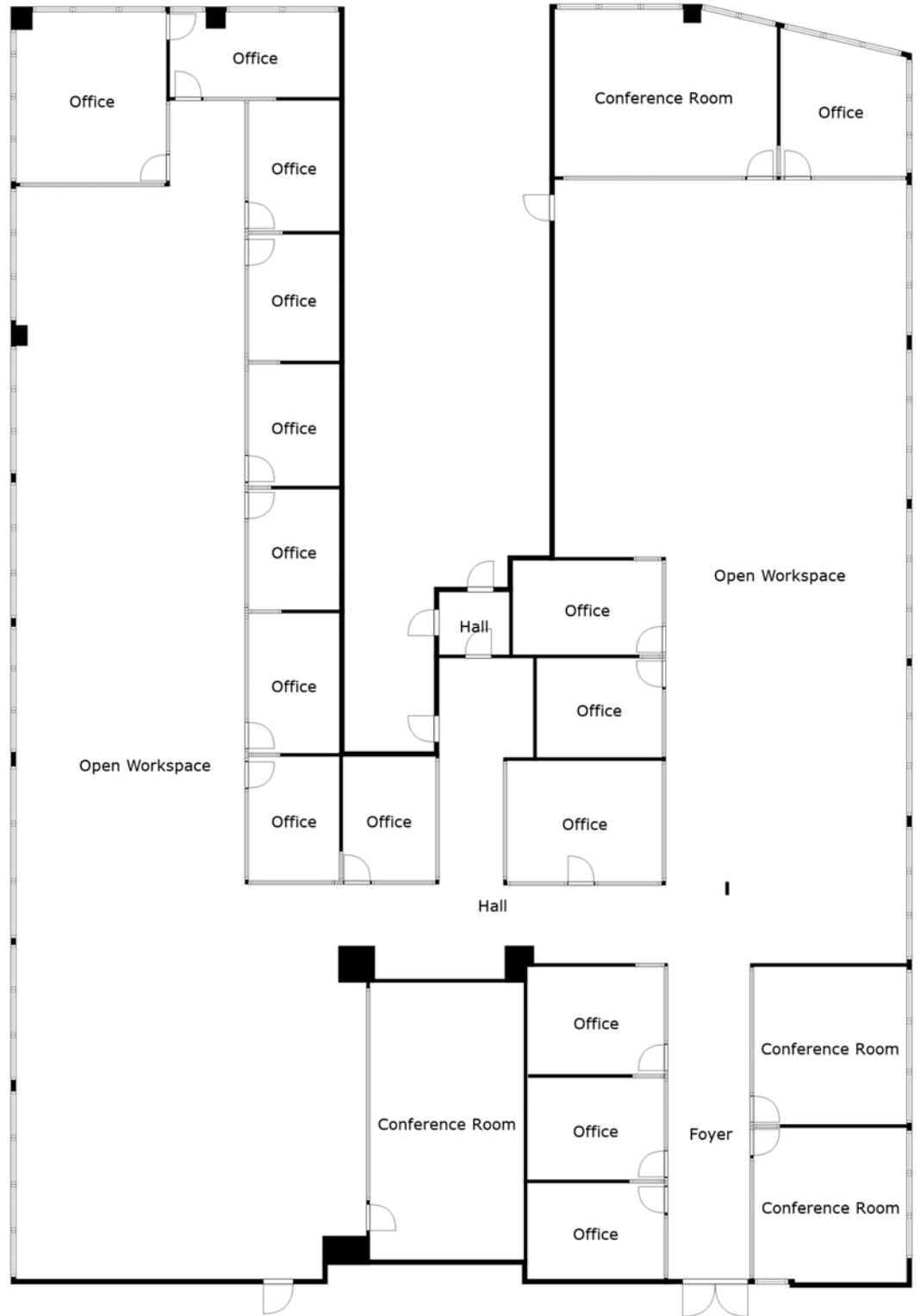
AVAILABLE

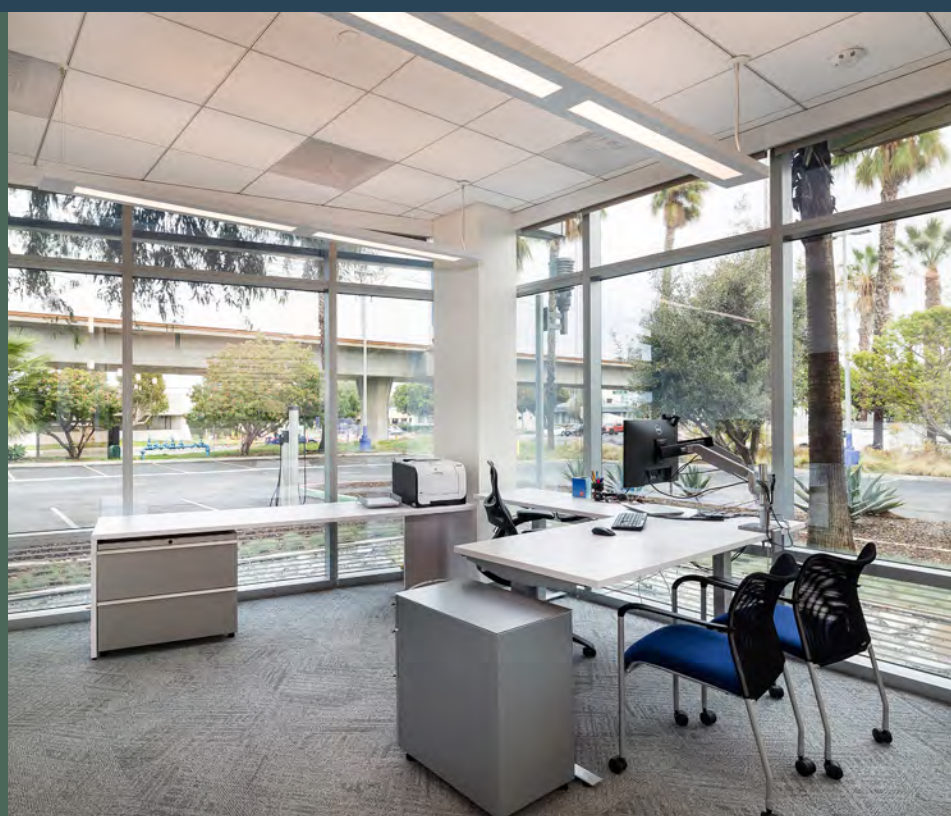
NEGOTIABLE

FURNITURE



FLOOR PLAN







ABOUT EL SEGUNDO

A thriving business environment providing the highest quality of life for its employers and residents.

Known for its rich mix of historic Main Street charm and modern lifestyle center, El Segundo offers a dynamic business community and diverse dining and retail experiences. Known as the aerospace capital of the world, its business-friendly environment, skilled workforce and easy access to LAX, the 105 and 405 Freeways make it an attractive location for companies ranging from Fortune 500 to start-ups.



532,565 population within 5 miles



60% of people within 1 mile hold a Bachelor's Degree or higher



78.8% of Employed Population are white collar workers (within 1 mile)



AMENITIES MAP

EL SEGUNDO

HAWTHORNE

2151 E GRAND AVE

Plaza El Segundo

WHOLE FOODS	DICK'S	HomeGoods
MARMALADE CAFE	Rack	ULTA
STARBUCKS	PETSMART	drybar
Crate&Barrel	The Container Store	

El Segundo Station Area

Panera	Canes
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Continental Park

Paul Martin's	Fleming's	NOAH'S	STARBUCKS
SHAKE SHACK	tendergreens	Cal's	CVS
nomad	Orangetheory	Eddie V's	HYATT house

Gateway Center

crumbl	COSTCO
WORLD MARKET	

The Works

FISH GRILL	veggiegrill
pinkberry	BARRY'S
YOGA	Northern Cafe

Manhattan Market Place

Johnny Rockets	Bristol Farms
Lido	CVS pharmacy
Jamba	Yogurtland

Manhattan Gateway

Il Fornaio	Office DEPOT
Cafe Rio	TRADER JOE'S
MOTHER'S	BARNES & NOBLE
OLD NAVY	REI

Oceangate Commerce Center

TJ-MAXX	Durlington
FOOD LESS	Ashley
Best Buy	
Michaels	five BELOW
LA FITNESS	Walmart

The Point

TRUE FOOD	WARBY PARKER
CAVA	SOULCYCLE
YETI	

Manhattan Village Mall

BOA	california	chili's	THE COFFEE BEAN
mercado	CVS pharmacy	alo	ANN TAYLOR
TIN ROOF	URBAN PLATES	FAHERTY	URBAN OUTFITTERS
repower	CVS pharmacy	SUNLIFE	SUSHI ROKU
See's CANDIES	SEPHORA	WILLIAMS SONOMA	citibank
dan	Don't Be Angel	WELLS FARGO	POTTERY BARN
SMOOTH BURGER	Sprinkles	USbank	sweetgreen
Apple	west elm	coreology	
HEYDAY	Kiehl's		
VANS	VICTORIA'S SECRET		
corner bakery	ANATOMY		
SILVER CLOUD	GAP		

- Dining
- Retail
- Entertainment
- Services

MANHATTAN BEACH



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