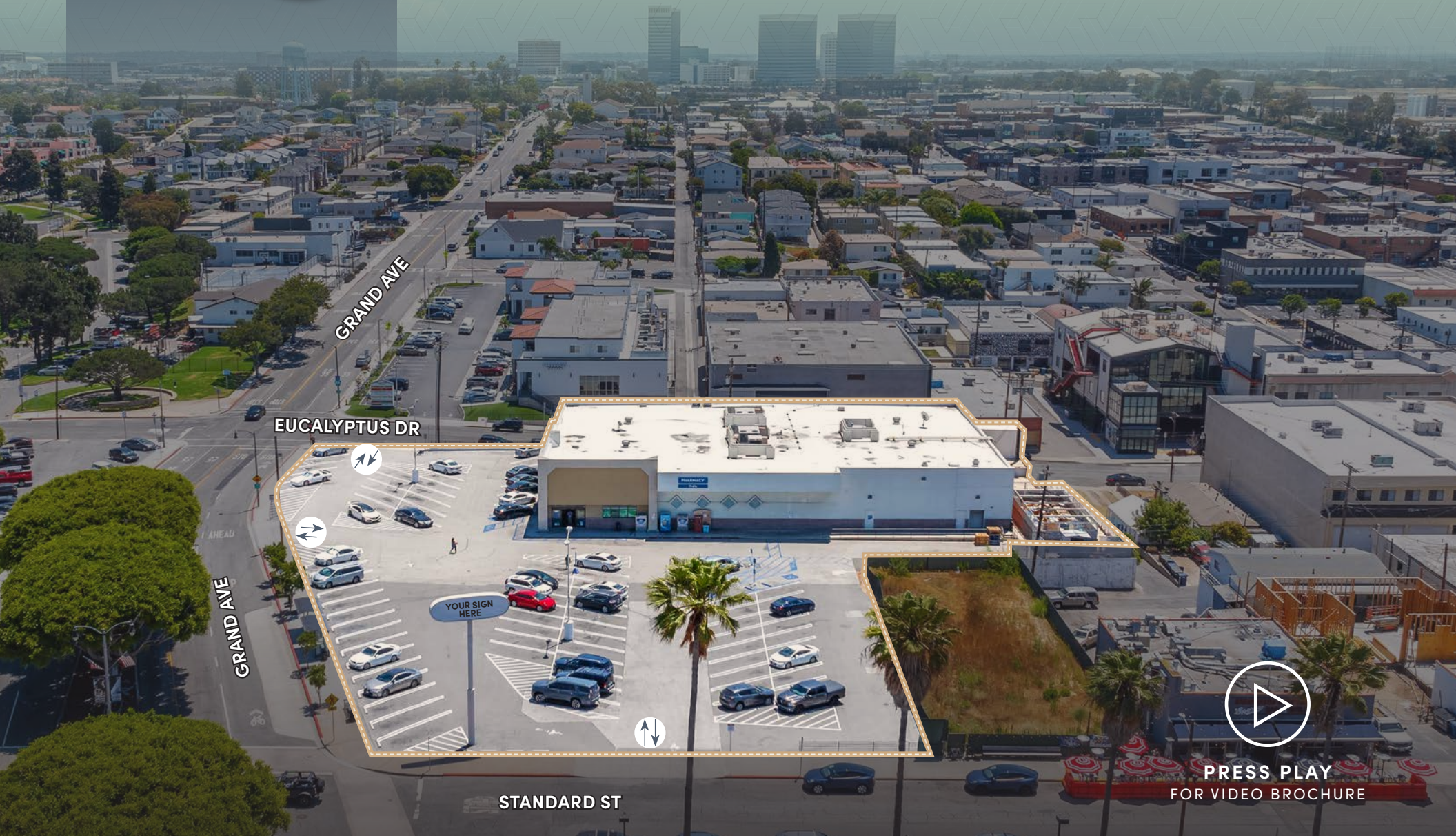


220 EAST GRAND AVE

Unrivaled Grocer or Retail Opportunity in Prime Downtown El Segundo



EUCALYPTUS DR

GRAND AVE

GRAND AVE

STANDARD ST



PRESS PLAY FOR VIDEO BROCHURE

17,710 SF FREE-STANDING BOX FOR LEASE





## WHO LIVES IN THIS SHADED AREA

DAYTIME POPULATION:

25,105

RESIDENTS:

17,246

MEDIAN AGE:

36

AVG. HOUSEHOLD INCOME:

\$184,442

AVG. HOME PRICE:

\$1.8M

Source: Esri

*“What’s real is people are literally packing up and moving here.”*

-MAYOR DREW BOYLES

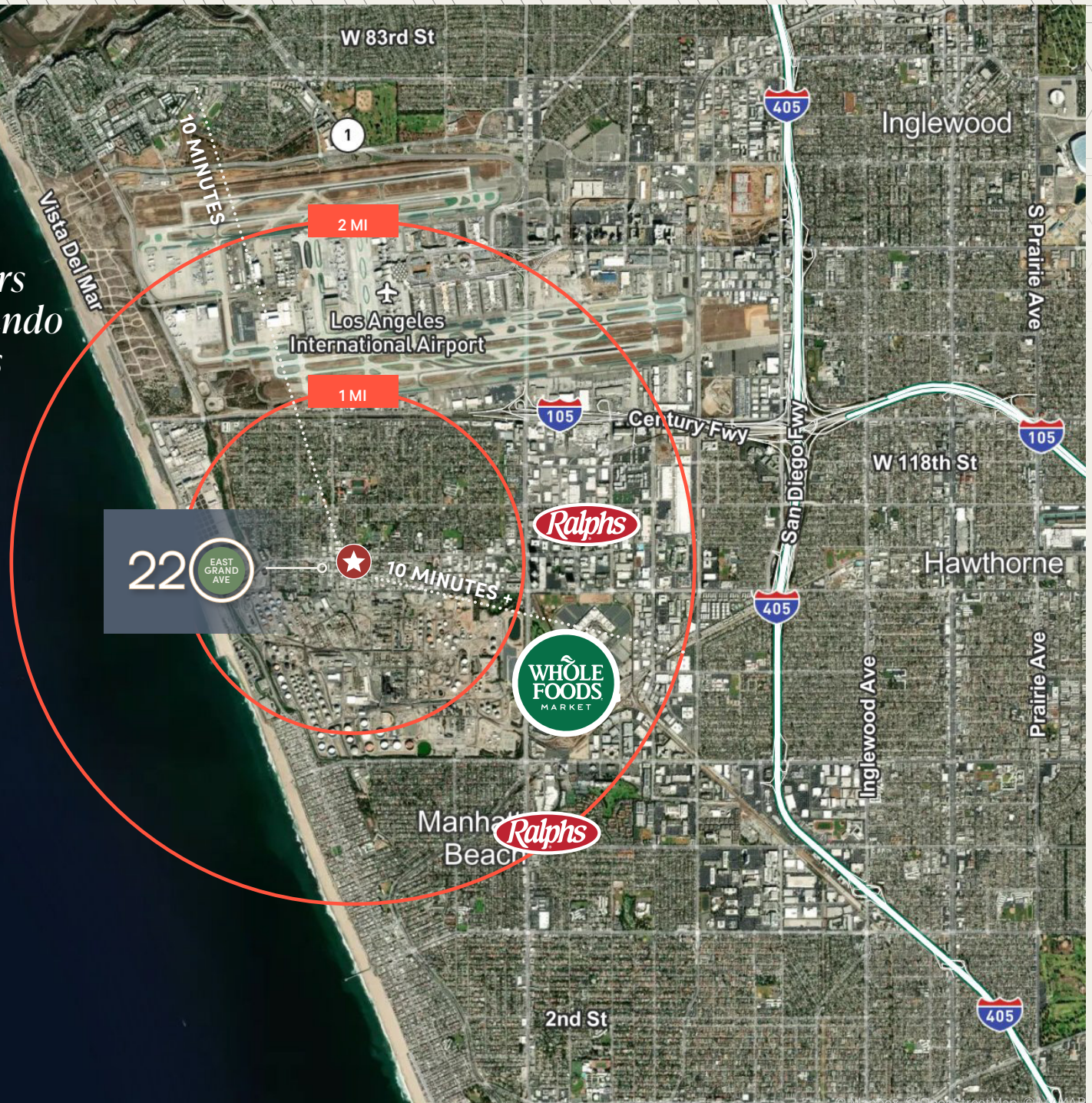
**220 E GRAND** is located in the heart of Downtown El Segundo and is a neighborhood staple. The property is a Free-Standing Rite-Aid with unparalleled visibility, abundant parking, and multiple signage opportunities, making it a perfect opportunity for a new grocer or retailer to seize this extremely 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’Oreal, 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*



17,710 SF FREE-STANDING BOX FOR LEASE



# The Offering



Prime 17,710 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

**17,710 SF FREE-STANDING BOX FOR LEASE**



LAX



**PRESS PLAY**  
FOR VIDEO BROCHURE

GRAND AVE

STANDARD ST

EUCALYPTUS DR

**17,710 SF FREE-STANDING BOX FOR LEASE**



# Location Highlights



22

EAST  
GRAND  
AVE



Unrivalled 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

17,710 SF FREE-STANDING BOX FOR LEASE



Chevron

El Segundo Residential

MAIN ST

STANDARD ST

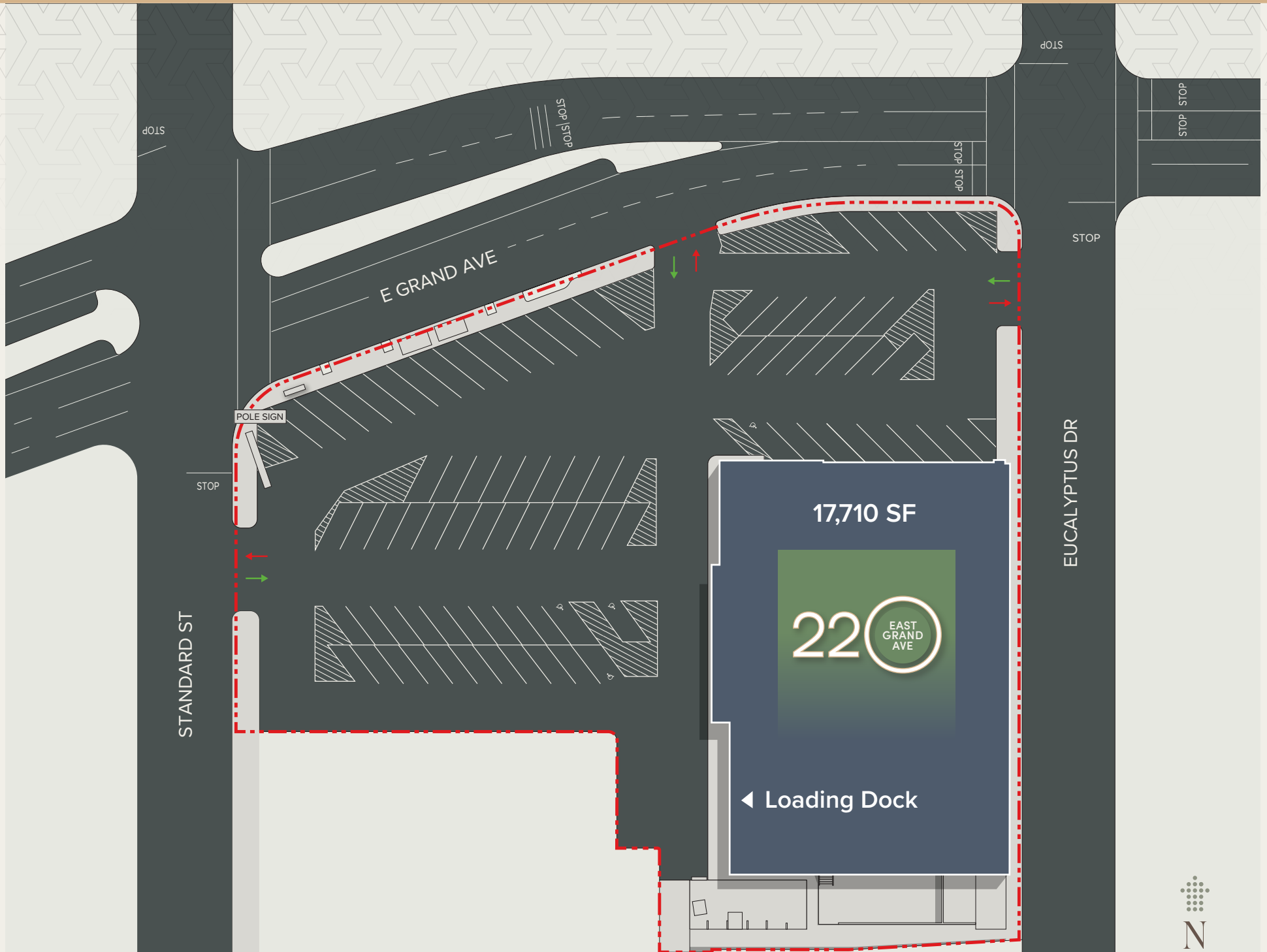
E. GRAND AVE

EUCALYPTUS DR

17,710 SF FREE-STANDING BOX FOR LEASE



# Site Plan







LAX

El Segundo High School

Richmond Elementary

El Segundo Fire Station

El Segundo Park

EUCALYPTUS DR

E. GRAND AVE

STANDARD ST

17,710 SF FREE-STANDING BOX FOR LEASE



# Downtown El Segundo

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



17,710 SF FREE-STANDING BOX FOR LEASE





*Regional Map*

17,710 SF FREE-STANDING BOX FOR LEASE





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

FOR MORE  
INFORMATION,  
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PRESS PLAY  
FOR VIDEO BROCHURE

**17,710 SF FREE-STANDING BOX FOR LEASE**

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