

PROPERTY VIDEO



212 EUCALYPTUS DR | EL SEGUNDO, CA 90245

CBRE



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01

EXECUTIVE
SUMMARY



THE OFFERING

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire 212 Eucalyptus Drive, a three-story, office building located in Los Angeles' South Bay submarket. The Building totals approximately 15,371 rentable square feet on 10,716 SF of land. The unique, standalone nature of the property lends itself well to a local owner-user or investor buyer. 212 Eucalyptus Dr's desirable location and the lack of freestanding buildings in the El Segundo market, makes this property a rare opportunity.

INVESTMENT HIGHLIGHTS



Well-located, owner-user, investor buyer building



Highly desirable multi-tenant, partially leased 2021 built property



Surrounded by an abundance of amenities in the Smoky Hollow/ El Segundo area



212

02

PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

Address	212 Eucalyptus Dr, El Segundo, CA 90245
Market/Submarket	El Segundo
Square Footage	15,371 SF
Lot Size	10,716 SF (0.25 AC)
Year Built	2021
Parking	±36 Stalls with lifts
AMPs	1,200
Volts	120/208

212 Eucalyptus Drive is a 15,371 SF, three-story creative office building located on a ±10,716 SF lot in the heart of El Segundo. Known as *Roots on Eucalyptus*, the property features modern amenities including a rooftop terrace, parking lifts, and ±36 covered parking spaces.





Situated in the **Smoky Hollow District**, a historically industrial zone now reimagined as a hub for innovation and creativity, 212 Eucalyptus benefits from its central location. The district spans approximately 120 acres, being only one block away from Main Street, El Segundo's primary retail street and is rapidly transforming into a vibrant business community. The site is ideally positioned for business travel, with quick access to LAX, the 105 and 405 freeways, and the surrounding beach cities.

Roots on Eucalyptus also offers a ±3,500 SF rooftop event space available for private bookings, making it a unique blend of work and play.



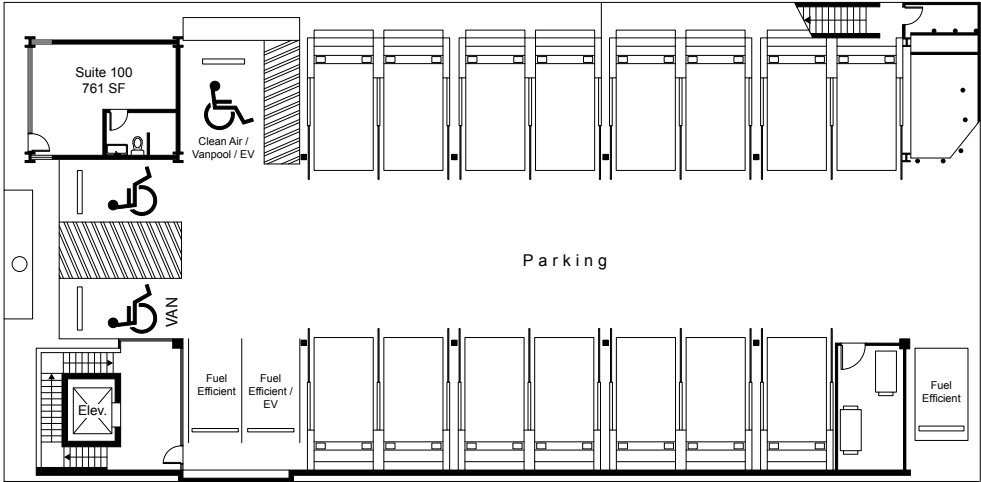


AVAILABLE SPACE

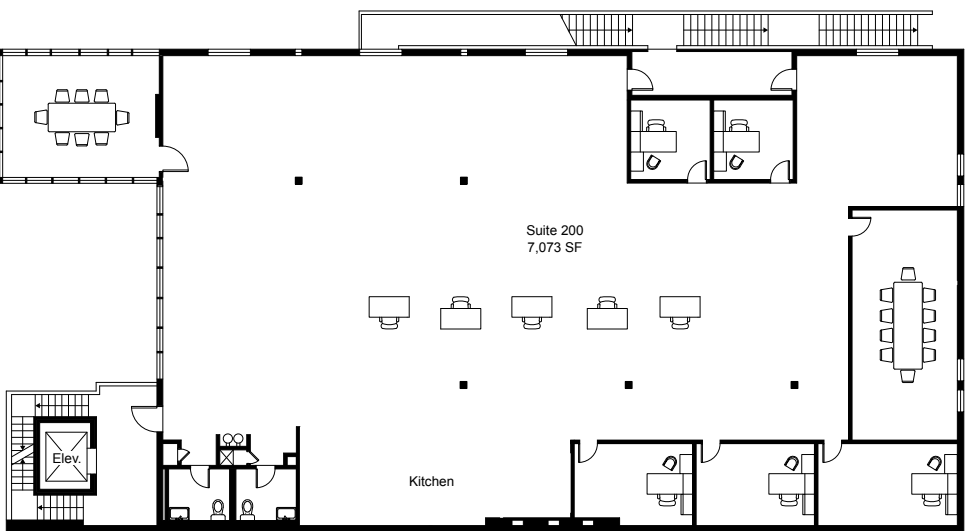
	Floor	3rd
	SF	7,146
	PSF	Negotiable
	Availability	Now



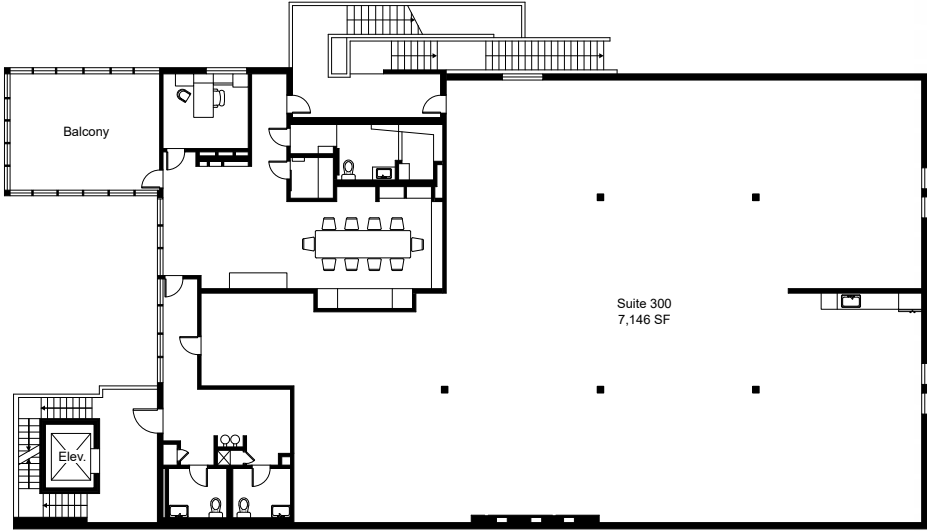
FLOOR PLANS



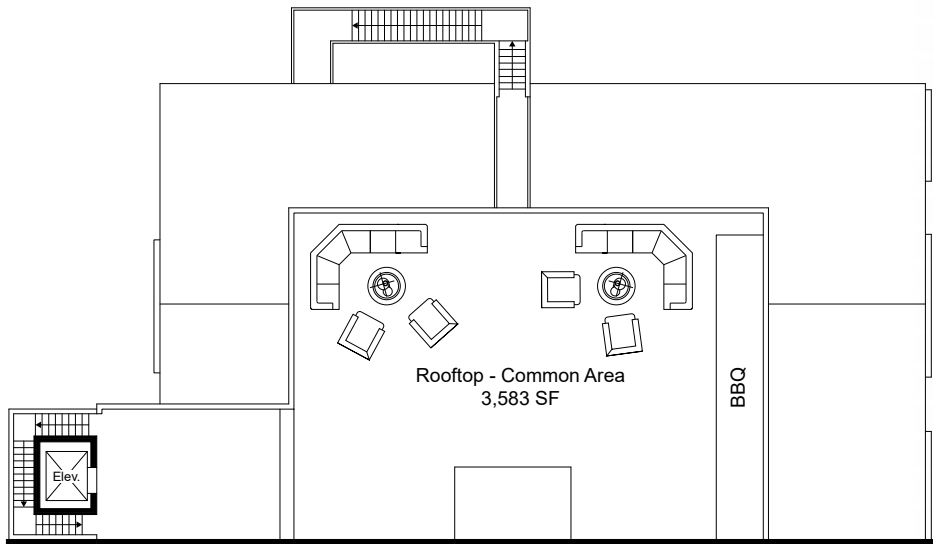
LEVEL 1



LEVEL 2



LEVEL 3



ROOFTOP

RENT ROLL

Unit	Tenant	Sqft	Status	Rent	Lease From	Lease To
100	Nili Dadashi	761	Current	\$1,844	09/01/2023	08/31/2028
200	The Private Suite, LAX, LLC, a Delaware limited liability company	7,073	Current	\$38,409	03/15/2023	09/15/2029
300	Vacant	7,146	Vacant			



03

LOCATION
OVERVIEW

LOCATION OVERVIEW

Located in the heart of El Segundo's **Smoky Hollow District**, 212 Eucalyptus offers a rare opportunity for investors and owner-users to establish a presence in one of the South Bay's most dynamic commercial zones. Smoky Hollow is undergoing a transformation from its industrial roots into a thriving hub for creative offices, tech firms, and boutique manufacturers. Its strategic location—just minutes from LAX, the 105 and 405 freeways, and the beach cities—makes it ideal for businesses with regional or international reach. The broader **South Bay** region is known for its strong economic fundamentals, affluent residential communities, and proximity to major employment centers, making it a compelling market for long-term investment and business growth. With limited inventory and increasing demand, properties in Smoky Hollow represent a unique blend of character, connectivity, and upside potential.



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CMPM 212 Eucalyptus Dr_BRO_Healey_v07_TJ 11/21/25



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