

2ND GENERATION RESTAURANT SPACE FOR LEASE

Rosecrans Corridor in El Segundo/Manhattan Beach

2041 Rosecrans Avenue, Suite 140, El Segundo, CA 90245

AVAILABLE: 1,686 SF + 1,782 SF EXCLUSIVE PATIO

**LARGE
EXCLUSIVE
OUTDOOR PATIO
1,782 SF
FREE RENT**



Los Angeles Sparks
Headquarters and
Training Facility
Under Construction
Scheduled to Open
2027! Adjacent to Site

CINEMA WEST 16
SCREEN MOVIE THEATER
LOCATED AT ENTRANCE
TO RESTAURANT.



FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

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NEARBY AMENITIES



Located on Rosecrans, a major thoroughfare on the border of El Segundo and Manhattan Beach, accommodating numerous corporate offices, including Continental Park with 10,000+ employees.



Abundant parking with on-grade parking and parking structure.



Cinema West Movie Theater, a luxury 16-screen cinema featuring three premium-format screens, opened last summer at the entrance to the restaurant district.



Los Angeles Sparks is building a 55,000-square-foot, state-of-the-art training and practice facility in El Segundo, opening in 2027 adjacent to site.



In close proximity to the Manhattan Country Club, Top Golf, MBS Media Campus, The Bay Club, and the Los Angeles Chargers Headquarters & Training Facility, drawing customers seeking dining options in the area.



Positioned alongside established restaurants including Eddie V's, Flemings, Fogo de Chao, North Italia, and Calo Kitchen & Tequila and more!



There are approximately 1,323 residential units in 3 proposed developments on Rosecrans Avenue directly across from this site

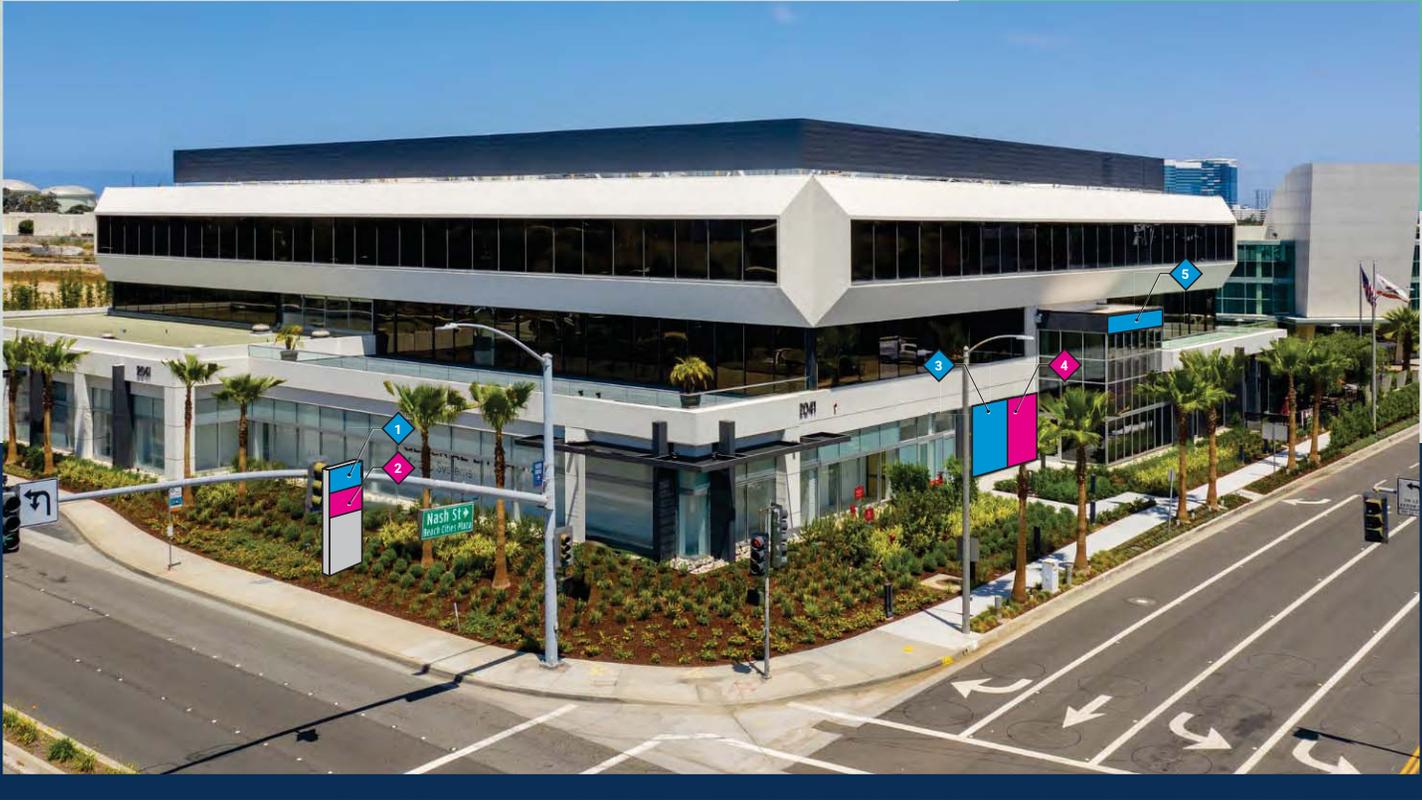


Monument Signage on Rosecrans Ave & Signage on Nash St.

2041 Rosecrans Avenue, Suite 140, El Segundo, CA 90245

AVAILABLE:

TENANT 2 SIGNAGE 1,686 SF + 1,782 SF EXCLUSIVE PATIO



Tenant 2 Signage

- 2 Logo on East/West sides of monument sign on Rosecrans Avenue
- 4 Wall Graphic on Nash Street Building Facade

Demographics

2025 Estimates



POPULATION

1 Mile	11,081
3 Miles	205,662
5 Miles	491,738



AVERAGE HH INCOME

1 Mile	\$284,375
3 Miles	\$190,217
5 Miles	\$161,043



DAYTIME POPULATION

1 Mile	20,339
3 Miles	109,129
5 Miles	222,539



TRAFFIC COUNTS

Rosecrans Ave:	65,769 CPD
Sepulveda Blvd:	97,751 CPD
Aviation Blvd:	60,002 CPD

Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography

Traffic Count Source: Inrix 2023

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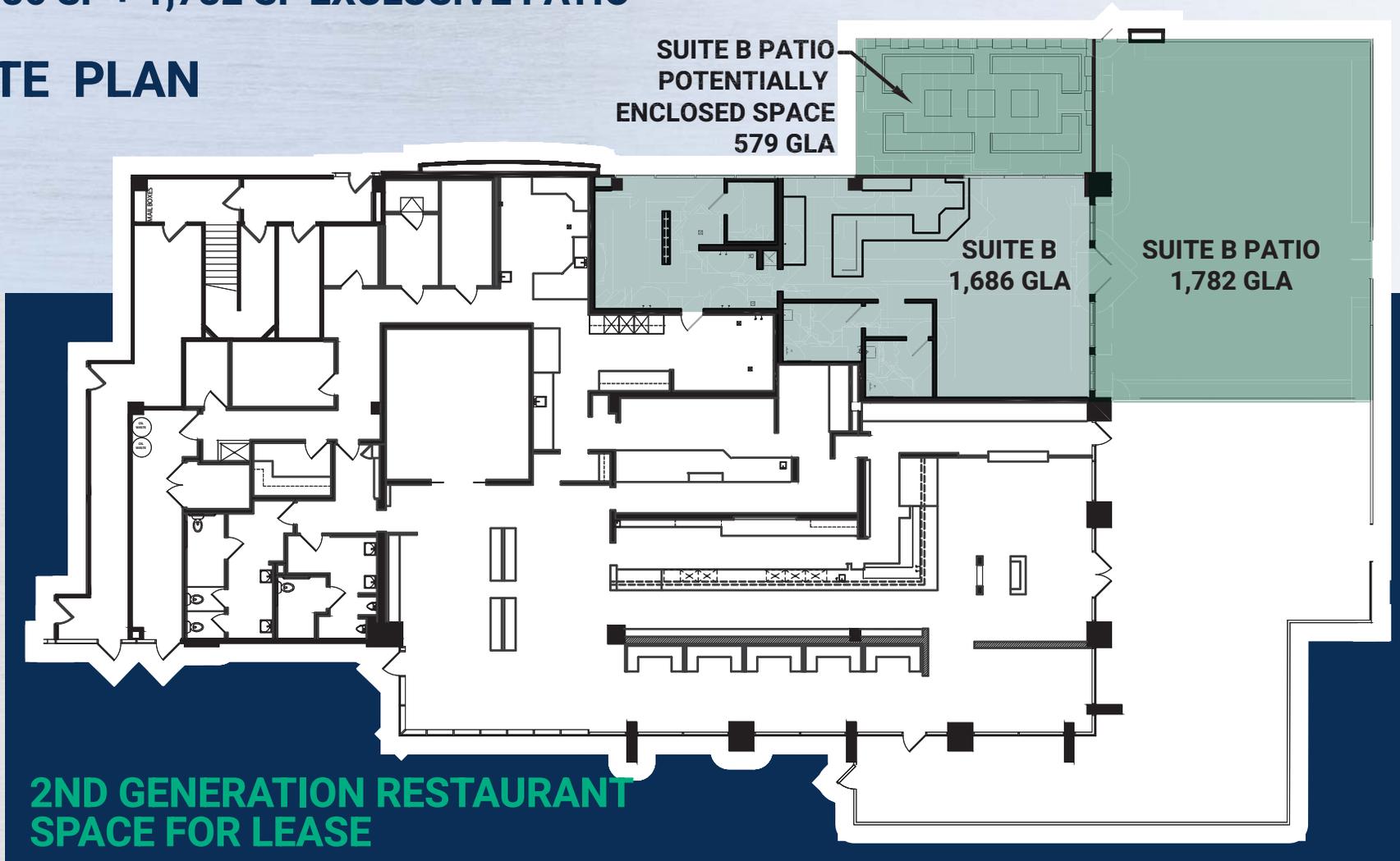


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SITE PLAN

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CYPRESS RETAIL GROUP

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