

2031

THE MARIPOSA

EL SEGUNDO, CA

M
MARIPOSA
DESIGN CENTER

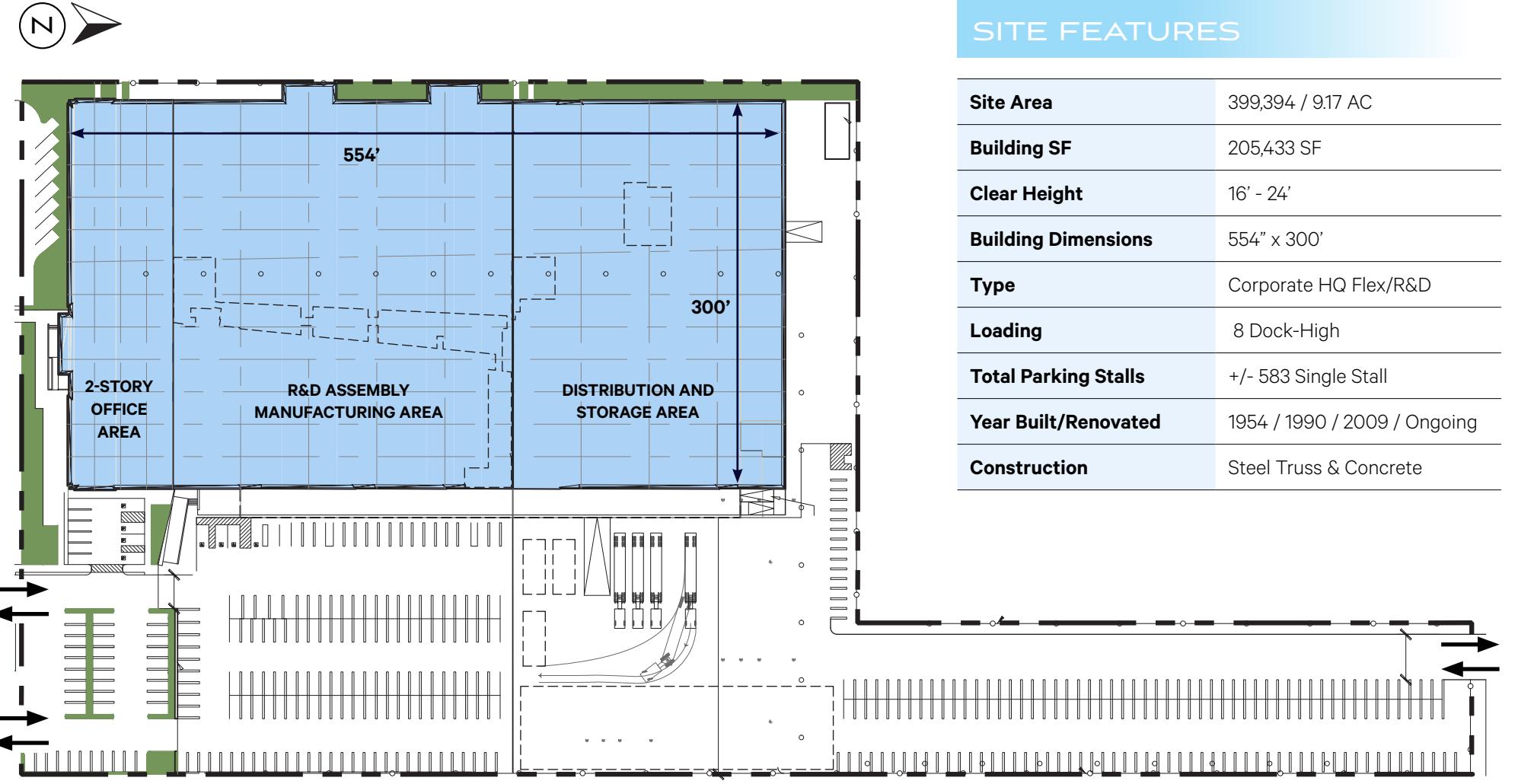
CORPORATE HEADQUARTERS / R&D FLEX OPPORTUNITY



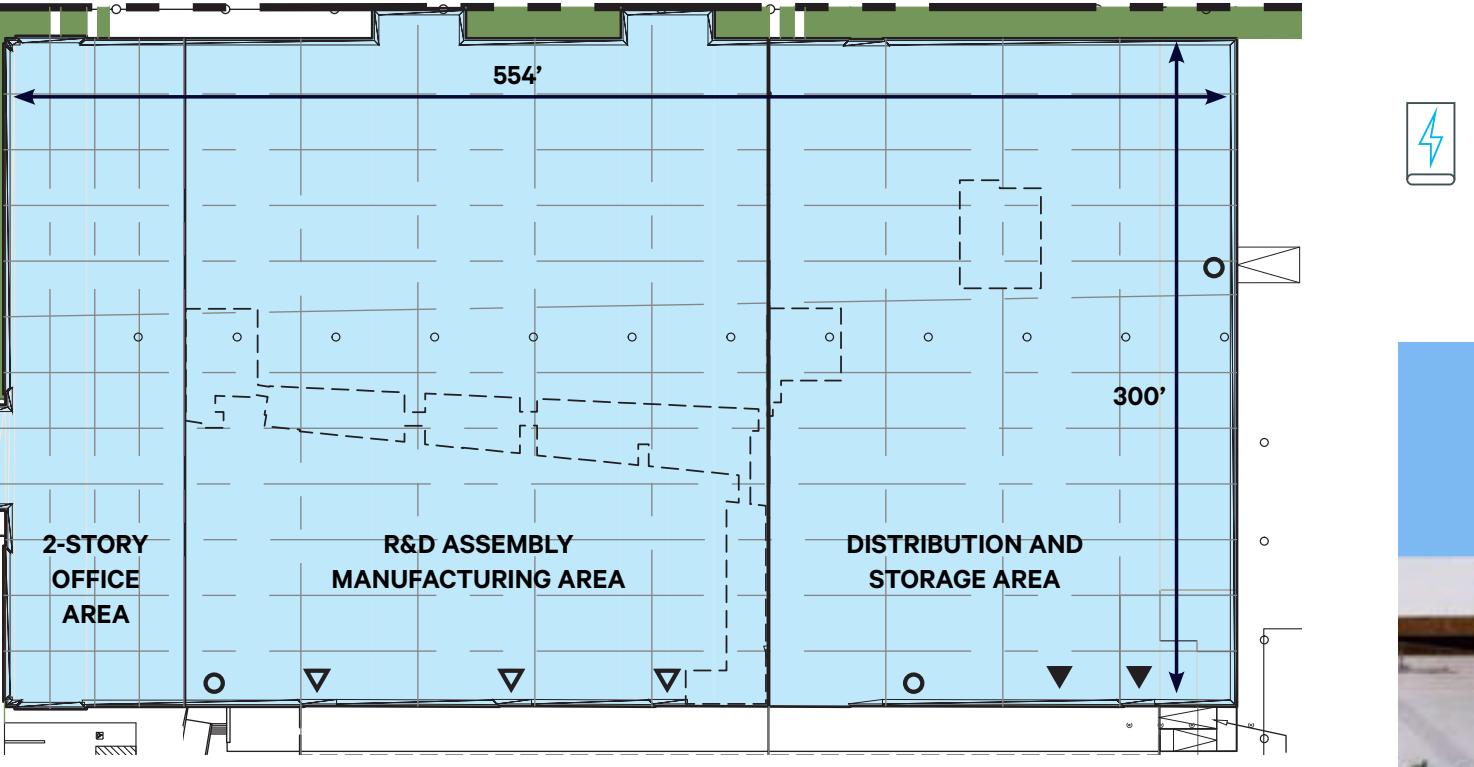
CONCEPTUAL FLEX/R&D SITE PLAN



ABILITY TO ADD AN ADDITIONAL
120,000 SF BY-RIGHT



CONCEPTUAL FLEX/R&D FLOOR PLAN



- Proposed Roll-up Glass Door
- Proposed Roll-up Door Opening
- Proposed Roll-up Door with Ramp



HEATING AND COOLING

Multiple rooftop HVAC units and split-systems



ELECTRICAL SYSTEM

Electrical service is delivered via a pad-mounted, utility-owned transformer located on the south side of the building. Main electrical service is rated at a 3,000-amp, 480 volt, three-phase main distribution panel. Subpanels were rated at 800-amps, 400-amps, and 225-amps. Step-down transformers rated at 225 KVA are also utilized. Breaker panels for lighting and power controls are located throughout the building and manufactured by General Electric.



FIBER PROVIDERS

On-Net Providers: ACC | AT&T
Other Available Providers: Airespring, Fusion, Geolinks, Nitel, EarthLink, Spectrum, Towerstream



VERTICAL TRANSPORTATION

One, 2,500 pound capacity, hydraulic passenger elevator that was manufactured by Mitsubishi.



UTILITIES

Water: City of El Segundo
Gas: The Gas Company
Electric: Southern California Edison



PLUMBING SYSTEM

Copper piping. Domestic hot water is supplied by two Takagi tankless water heaters. They are gas-fired and rated at 240,000 BTUH.

PROPOSED LOADING



FLEXIBILITY AND INNOVATION IN EVERY SQUARE FOOT

Located on an expansive 9.17-acre site just two blocks east of the Pacific Coast Highway, 2031 E. Mariposa Avenue is prominently positioned in one of Los Angeles' most sought-after creative markets. Maintained to the highest institutional standards, the property provides a flexible layout, featuring 24-foot ceilings and substantial natural light. Additionally, the property is highly-functional, offering multiple loading docks for shipping/receiving and abundant on-site surface parking.



*these are conceptual renderings



EL SEGUNDO AMENITIES WITHIN 5 MILES

RESTAURANTS

- Blum
- California Chicken Café
- California Pizza Kitchen
- Chili's
- Crumble
- Erehon
- Evergreen
- Five Guys
- Jersey Mike's Subs
- Panera Bread
- Shake Shack
- Sonic
- Starbucks
- Taco Mas
- True Food Kitchen
- Urban Plates
- Wagamama
- Blaze Pizza
- Cava
- Chick-Fil-A
- Chipotle
- El Pollo Loco
- Habit Burger Grill
- Ihop
- In-N-Out Burger
- Il Forno
- Mendocino Farms
- Philz Coffee
- Pressed Juicery
- Prime Pizza
- Raising Cane's
- Sweetgreen

RETAIL

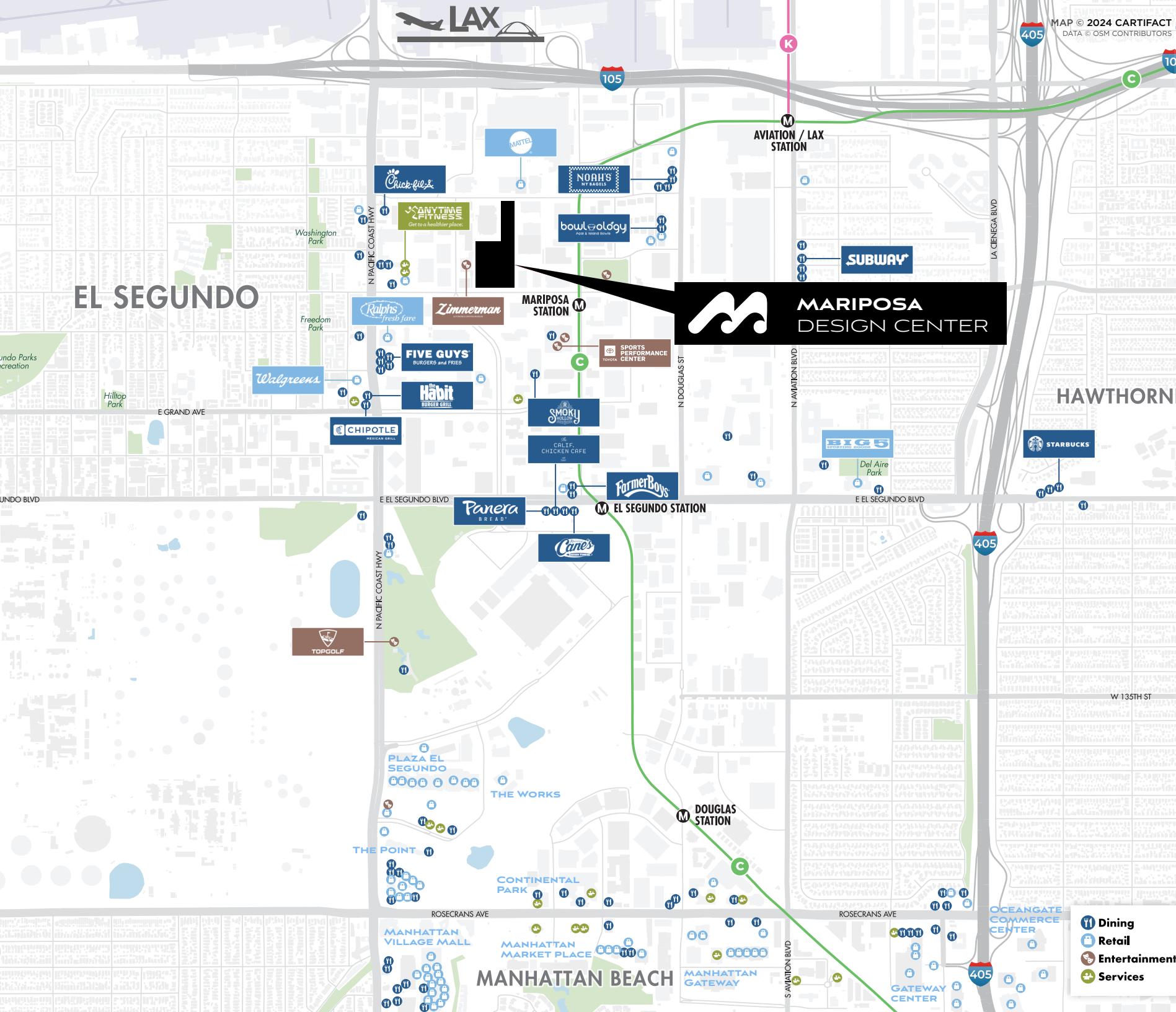
- Lululemon
- Nike
- Nordstrom
- Old Navy
- REI
- Trader Joe's
- Abercrombie & Fitch
- American Eagle
- Ann Taylor
- Barry's
- Bloomingdale's
- Blu Bottle Coffee
- Buybuy Baby
- Costco Wholesale
- CVS Pharmacy
- Dick's Sporting Goods
- Forever 21
- Five Below
- Gap
- Gorilla Rx
- Homegoods
- J.Crew
- Kin + Casa
- L.A. Cycle
- Loft
- Love.Life Holistic Health
- Lush
- Macy's
- Marshalls
- Nike
- Office Depot
- OfficeMax

RETAIL

- Petsmart
- Ross Dress For Less
- Sephora
- Target
- The Void
- Tin Roof
- Ubreakifix
- Ulta Beauty
- Us Bank
- Vans
- Village Tavern
- Whole Foods Market
- Williams Sonoma
- YETI

HOTELS

- Embassy Suites By Hilton
- Hilton Garden Inn
- Hampton Inn & Suites
- Aloft El Segundo
- Fairfield Inn & Suites
- Residence Inn By Marriott
- Travelodge By Wyndham
- Cambria Hotel
- Hyatt House Los Angeles
- Doubletree By Hilton



PRIME LOCATION IN THE HEART OF EL SEGUNDO

El Segundo offers excellent connectivity to LA major freeways, and three Metros stops, just **minutes from LAX**. El Segundo features multiple hotels and diverse dining. Home to the Chargers, Lakers, and Kings, it's near SoFi Stadium, hosting the 2026 World Cup and 2028 Olympics.



LARGE CORPORATE TENANTS MAP



W Arbor Vitae St

405

15 MINUTES NORTH EAST

INTUIT KIA
DCME FORUM

SIGNATURE
AVIATION
L.A.
SoFi Stadium

As the “Aerospace Capital of the World,” El Segundo is home to the Los Angeles Air Force Base, United States Space Force, Raytheon, and several Fortune 500 Companies, supporting a strong economy. A vibrant hub for real estate!



THE MOST BUSINESS FRIENDLY CITY

El Segundo provides **significant business license tax savings**. Annual tax for the first \$10 million in receipts or the 1st 100 employees, as applicable, as shown below.



DRIVE TIMES

Location	Distance	Drive Time
Metro C Line & Metro K Line	0.3 mi	1 min
105	0.6 mi	3 mins
405	1.2 mi	4 mins
LAX	2.1 mi	8 mins
10	9 mi	18 mins
110	10 mi	15 mins
710	13 mi	16 mins
Long Beach Airport	20.7 mi	25 mins
Port of Los Angeles	20.8 mi	24 mins
Port of Long Beach	22.5 mi	27 mins

TAX INCENTIVES

CITY	ANNUAL TAX
Los Angeles	\$55,000
Santa Monica	\$50,294
Culver City	\$30,060
El Segundo	\$13,048

NORTH & SOUTH INGRESS EGRESS



PROPERTY HIGHLIGHTS

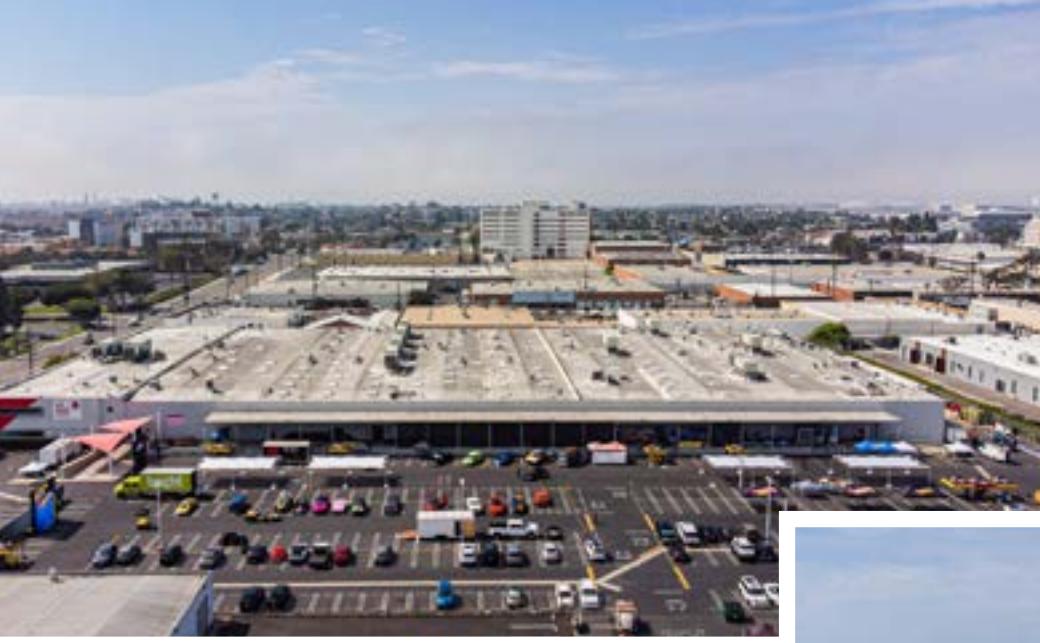
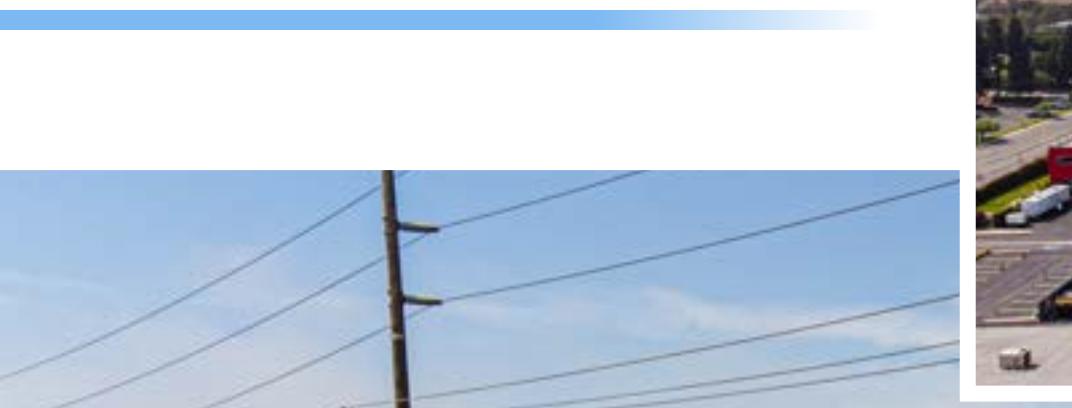
- Securable Campus
- Dedicated Visitor Parking
- Heavy Power - 3,000 Amps
- Ability to add an Additional 120,000 SF By-Right
- Whole-Block Ingress/Egress From Maple Ave & Mariposa
- 5 Minutes From Private Luxury Airport Transportation Lounges



PROPOSED BUILDING RENDERINGS



CURRENT BUILDING PHOTOS



▼ PACIFIC OCEAN



For more information, please contact:

Bob Healey

Lic. 01021735
310 363 4790
bob.healey@cbre.com

John Lane

Lic. 01894667
310 363 4947
john.lane@cbre.com

Michael Longo

Lic. 01887292
310 363 4906
michael.longo@cbre.com

GPI | Companies

CBRE



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