



**MARIPOSA**  
DESIGN CENTER

CORPORATE HEADQUARTERS / R&D FLEX OPPORTUNITY

2031

EM MARIPOSA

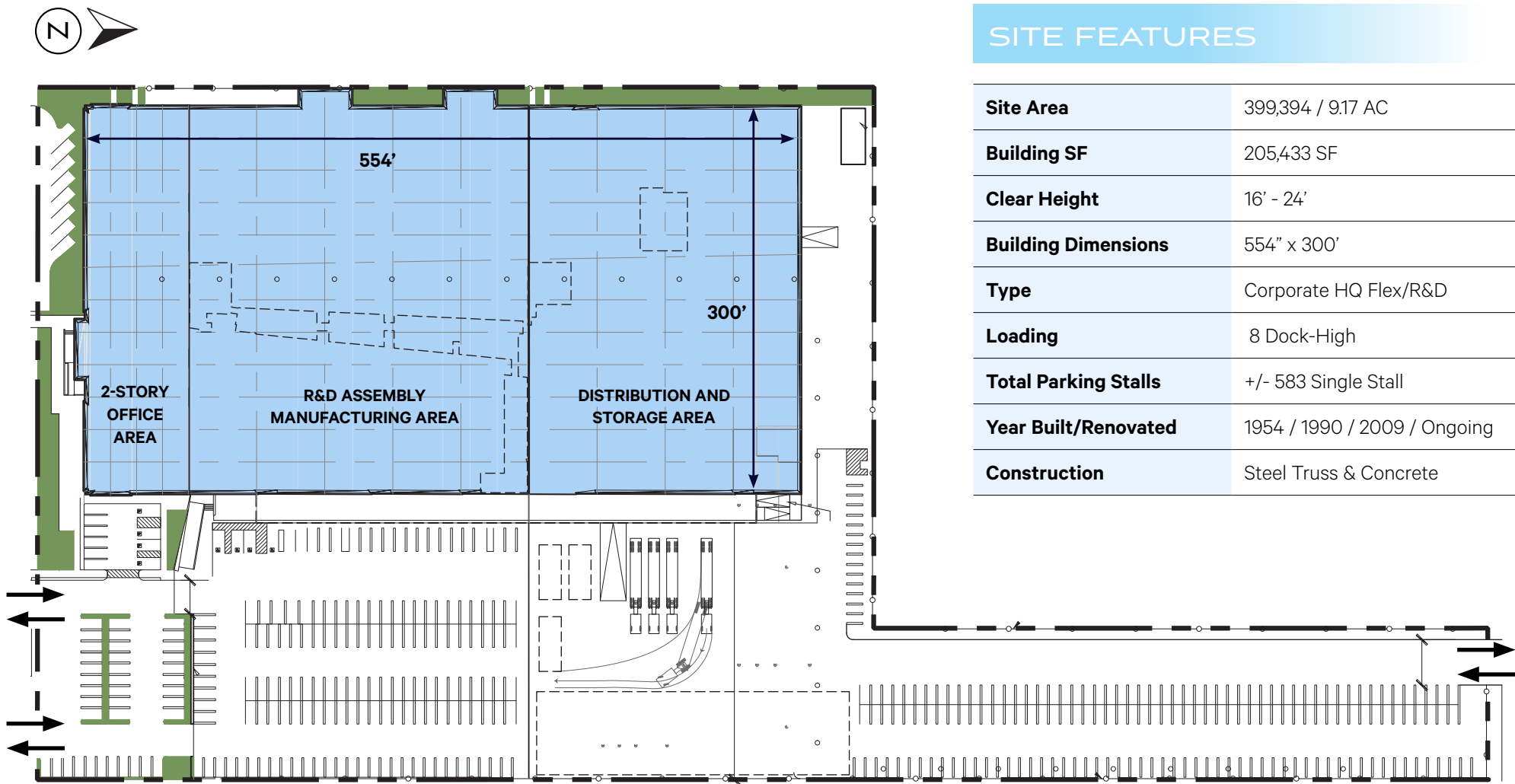
EL SEGUNDO, CA



**GPI** | Companies **CBRE**



# CONCEPTUAL FLEX/R&D SITE PLAN



## SITE FEATURES

Site Area	399,394 / 9.17 AC
Building SF	205,433 SF
Clear Height	16' - 24'
Building Dimensions	554' x 300'
Type	Corporate HQ Flex/R&D
Loading	8 Dock-High
Total Parking Stalls	+/- 583 Single Stall
Year Built/Renovated	1954 / 1990 / 2009 / Ongoing
Construction	Steel Truss & Concrete

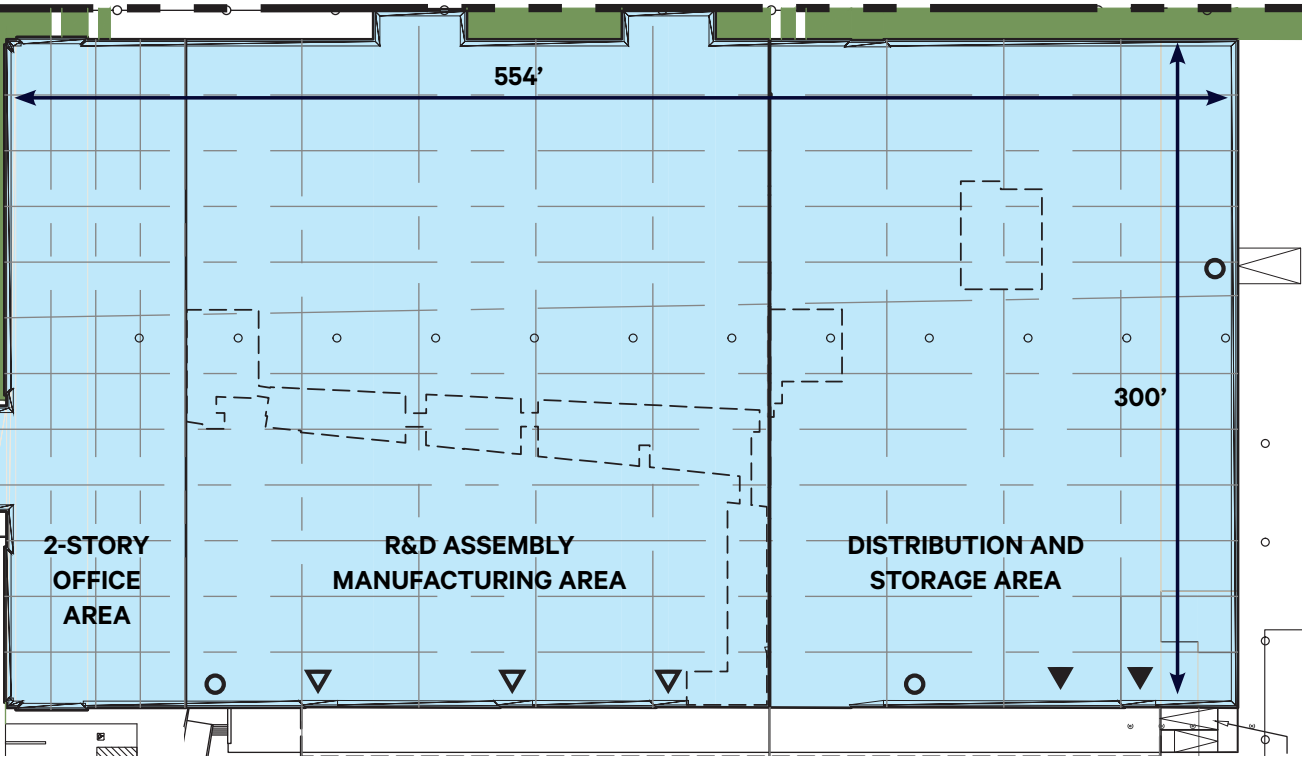
ABILITY TO ADD AN ADDITIONAL  
**120,000 SF** BY-RIGHT



 **EXISTING  
BUILDING**



# 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



## FIBER PROVIDERS

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



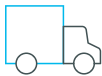
## UTILITIES

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



## 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 through the Building and manufactured by General Electric.



## VERTICAL TRANSPORTATION

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



## 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.





# EL SEGUNDO AMENITIES WITHIN 5 MILES

## RESTAURANTS

- Blum
- California Chicken Café
- California Pizza Kitchen
- Chili's
- Crumble
- Erewhon
- 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 Fornaio
- Mendocino Farms
- Philz Coffee
- Pressed Juicery
- Prime Pizza
- Raising Cane's
- Sweetgreen

## RETAIL

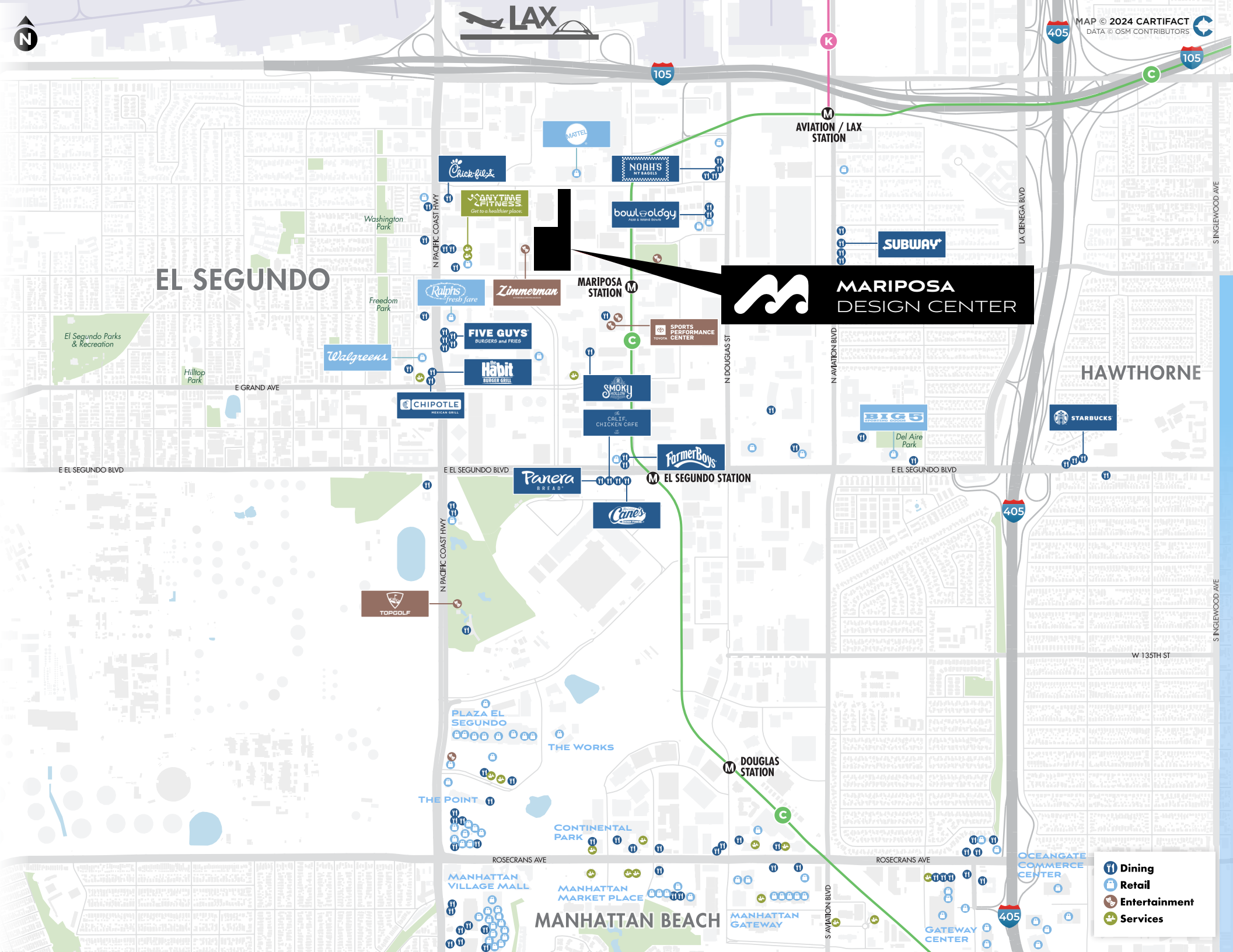
- Lululemon
- Nike
- Nordstrom
- Old Navy
- REI
- Trader Joe's
- Abercrombie & Fitch
- American Eagle
- Ann Taylor
- Barry's
- Bloomingdale's
- Blu Bottle Coffee
- Buybuy Baby
- Costco Wholesale
- CVS Pharmacy
- Dick's Sporting Goods
- Forever 21
- Five Below
- Gap
- Gorilla Rx
- Homegoods
- J.Crew
- 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
- Ubreakifx
- Ulta Beauty
- Us Bank
- Vans
- Village Tavern
- Whole Foods Market
- Williams Sonoma
- YETI

## HOTELS

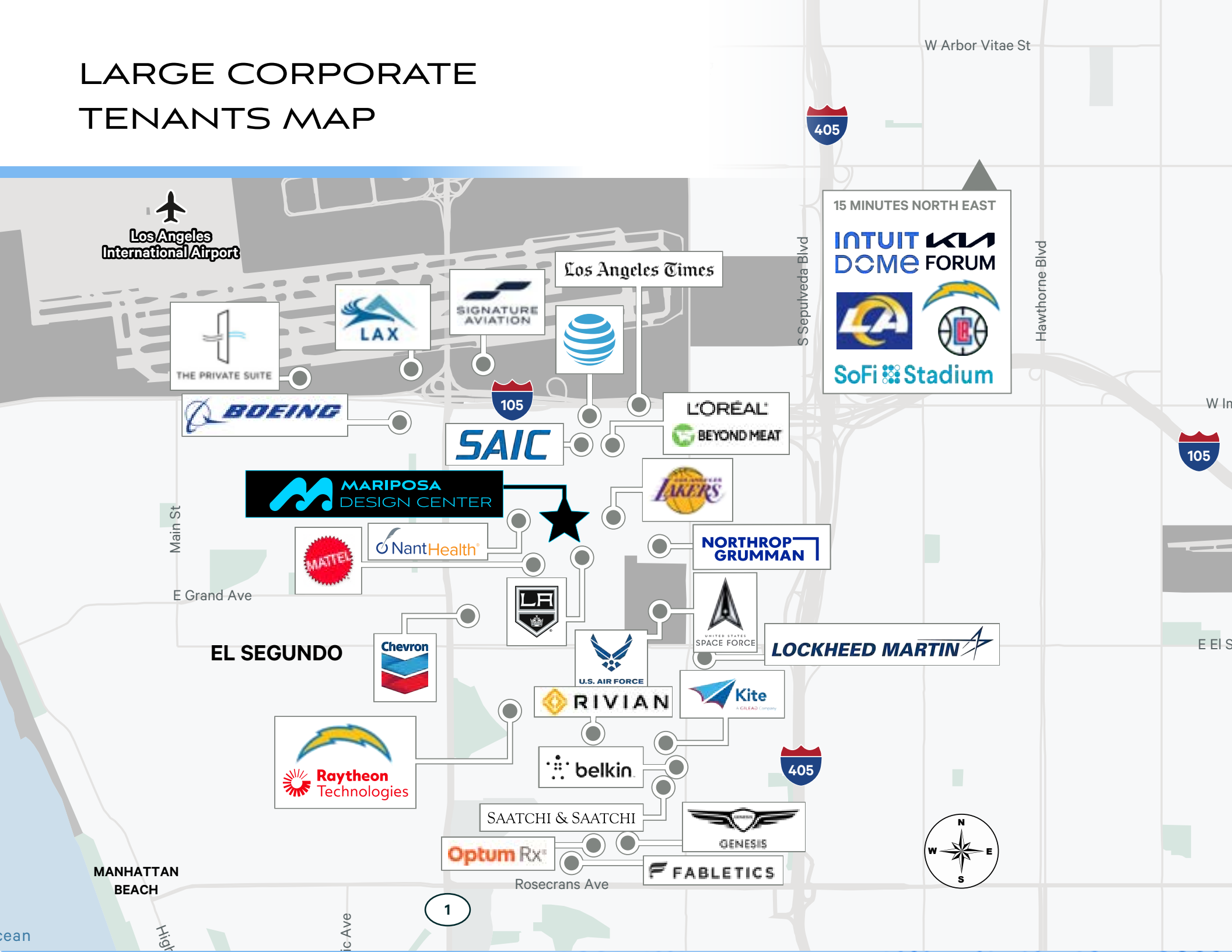
- Embassy Suites By Hilton
- Hilton Garden Inn
- Hampton Inn & Suites
- Aloft El Segundo
- Fairfield Inn & Suites
- Residence Inn By Marriott
- Travelodge By Wyndham
- Cambria Hotel
- Hyatt House Los Angeles
- Doubletree By Hilton



## PRIME LOCATION IN THE HEART OF EL SEGUNDO

El Segundo offers excellent connectivity to LA, major freeways, and three Metro 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



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!



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



THE MOST  
BUSINESS  
FRIENDLY CITY

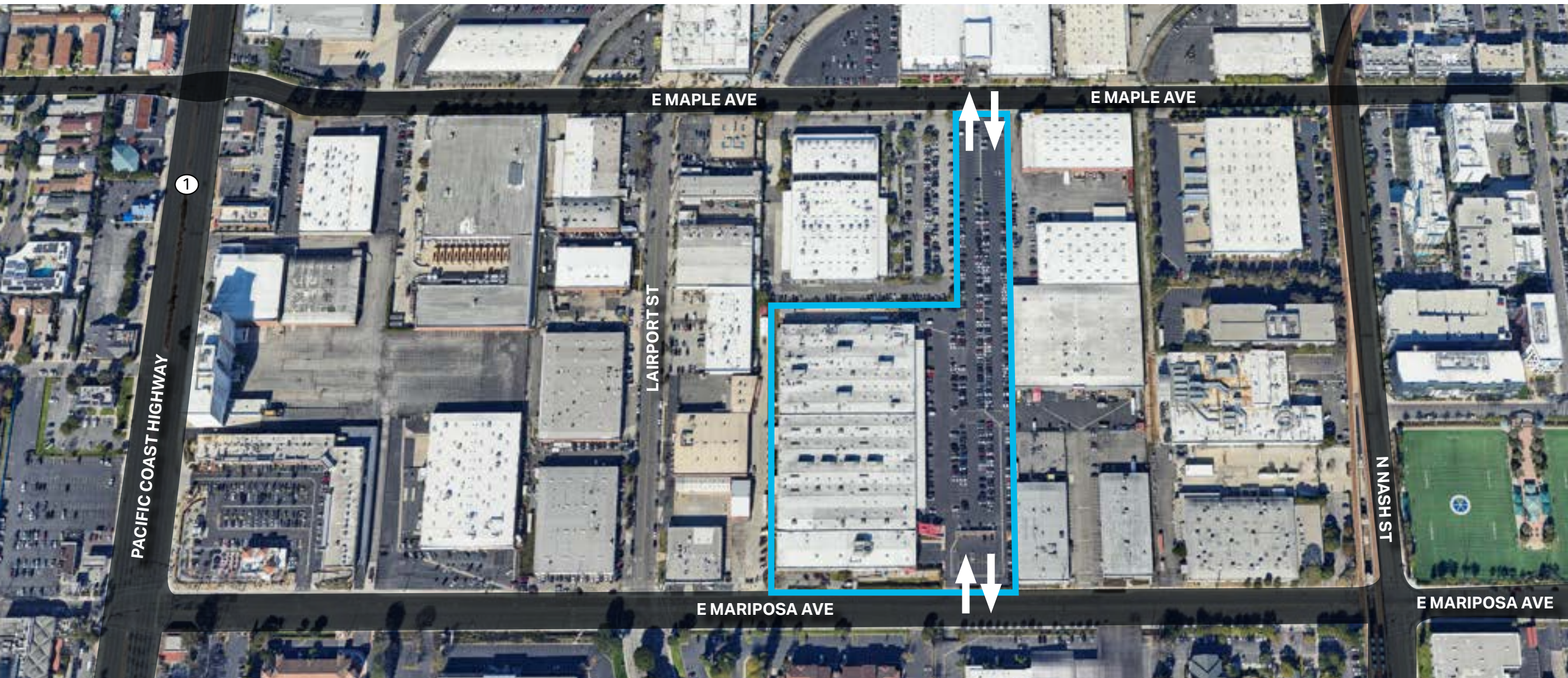
El Segundo provides **significant business license tax savings**. Annual tax for the first \$10 million in receipts or the 1st 100 employees, as applicable as shown below.

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





LAX

CENTURY 105 FWY

METRO GREENLINE

MAPLE AVE

MARIPOSA AVE



PROPOSED  
BUILDING RENDERINGS



\*these are conceptual renderings, not the existing building



CURRENT  
BUILDING PHOTOS







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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