

# 208 Main Street

El Segundo, CA 90245



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**RE/MAX** ESTATE PROPERTIES  
COMMERCIAL

COMPASS COMMERCIAL

**FOR LEASE**

**\$4.25/SF/MO**

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# EXECUTIVE SUMMARY

The ESMoA has impacted downtown El Segundo and now will be a home for a beautiful company to artfully create their business and shoot to the moon! The space is comprised of 3200 ft.<sup>2</sup> creative office/retail/Event space and the sky truly is the limit. We are prepared to create a floor plan for a company to impact the community with an 18 person Glass Conference Room, Glass Executive Offices, Private second-floor loft office area, Fully Equipped Custom Kitchen, His and Her Bathrooms, Mechanical Room, Storage Room. Amazing Architecture ! High Ceilings, Polish Concrete Floors, Rooftop Deck to view the mountains and The Hollywood Sign also with outdoor kitchen area to cook and host company parties. Come look down on the Downtown with the Ultimate creative event space. Come with your ideas we're ready to hear them. The space also comes with a beautiful artist loft to be a true LIVE/WORK!!



# PROPERTY DETAILS

## 1st Floor Ste A

Space Available	3,600 SF
Rental Rate	\$4.25/SF/Month
Date Available	90 Days
Service Type	Modified Gross
Built Out As	Specialty
Space Use	Retail / Office / Event Space
Lease Term	Negotiable



## 1st Floor Ste B

Space Available	600 SF
Rental Rate	\$4.25/SF/Month
Date Available	90 Days
Service Type	Modified Gross
Built Out As	Live / Work

# PROPERTY HIGHLIGHTS



El Segundo is the smart business move with low business taxes. The City that invests in you!



Close to fortune 500 companies and new tech startups



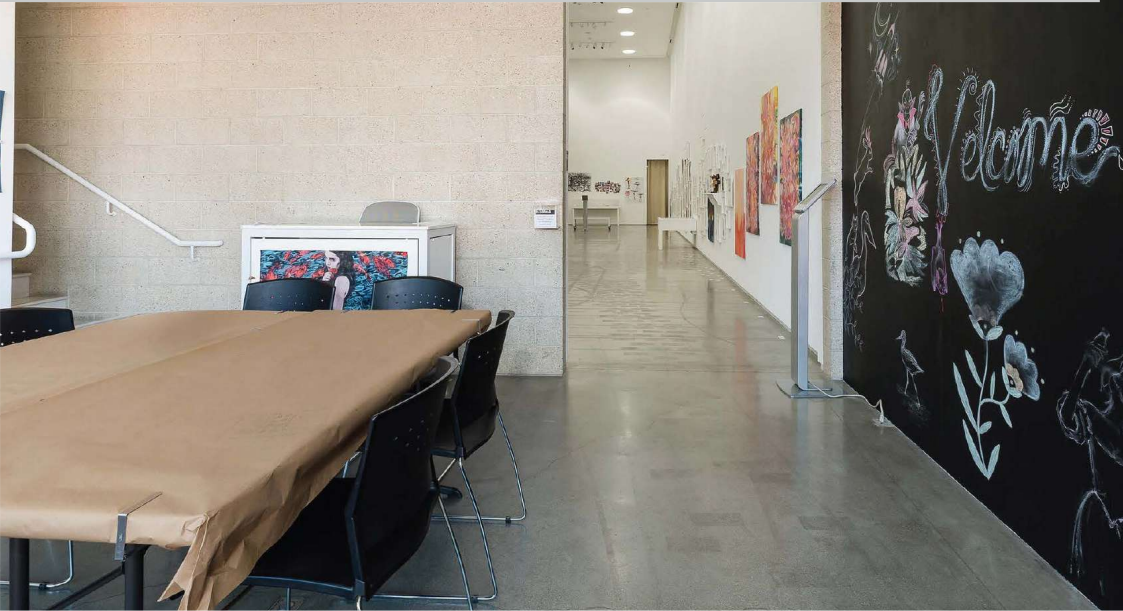
In the Downtown area walk to resturants, shops, and bistros.



Close to LAX, 405 and 105 freeways



# PHOTOS





# RETAIL MAP



A collage of retail logos including: Lucky Brand JEANS, ATHLETA, BCBGMAXAZRIA, ANTHROPOLOGIE, H&M, marmi your favorite shoe boutique, hopdoddy, Starbucks, WHOLE FOODS MARKET, HomeGoods, superba FOOD + BREAD, Madewell, pinkberry, SOULCYCLE, NORTH ITALIA, and Simmzy's EAT + DRINK + PUB.



A collage of retail logos including: WHICH WICH? SUPERIOR SANDWICHES, FIVE GUYS FAMOUS BURGERS and FRIES, PIZZAREV CRAFT YOUR OWN, the Habit BURGER GRILL, and rubio's COASTAL GRILL.

Sepulveda Blvd



A collage of retail logos including: TAVERN, El Segundo, HAVANA Sandwich Company, SAUSAL, BREWPORT, and VENICE BAKERY ROCK & BEER.



A collage of retail logos including: Chevron, McDonald's, and mandovi.



208 Main Street

El Segundo Blvd



A collage of retail logos including: BREADBAR and R1 DISTILLERY ESTABLISHED 2014.



A collage of retail logos including: USDA, BEYOND MEAT, EL SEGUNDO CAFE SATCO 90245, and LUNA CYCLE.



A collage of retail logos including: Aristo Cafe, BEACH MEX, and STIX & STRAWS.

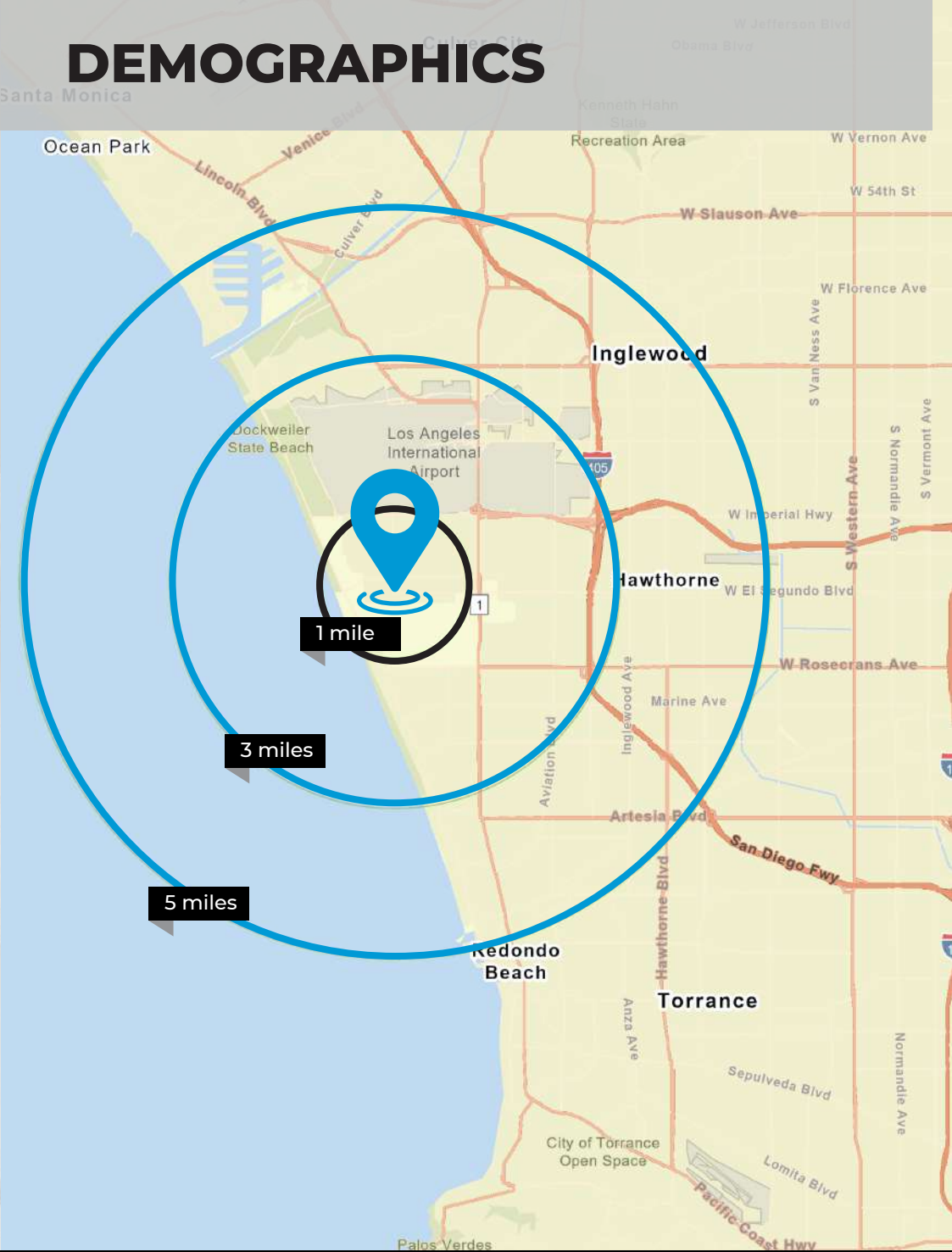


# EMPLOYER MAP





# DEMOGRAPHICS



## 2023 Summary

	1 MILE	3 MILES	5 MILES
<b>Population</b>	15,728	75,561	428,503
<b>Households</b>	6,521	31,265	164,410
<b>Families</b>	3,608	17,899	99,055
<b>Average Household Size</b>	2.41	2.41	2.57
<b>Owner Occupied Housing Units</b>	2,839	18,224	68,943
<b>Renter Occupied Housing Units</b>	3,682	13,041	95,467
<b>Median Age</b>	41.5	41.0	37.1
<b>Median Household Income</b>	\$121,648	\$136,022	\$101,340
<b>Average Household Income</b>	\$174,103	\$202,464	\$156,339

## 2028 Summary

	1 MILE	3 MILES	5 MILES
<b>Population</b>	15,522	74,530	423,873
<b>Households</b>	6,465	31,024	163,821
<b>Families</b>	3,592	17,826	98,972
<b>Average Household Size</b>	2.40	2.39	2.55
<b>Owner Occupied Housing Units</b>	2,896	18,333	69,820
<b>Renter Occupied Housing Units</b>	3,568	12,691	94,000
<b>Median Age</b>	42.3	41.9	38.0
<b>Median Household Income</b>	\$142,079	\$155,294	\$114,157
<b>Average Household Income</b>	\$200,696	\$229,294	\$177,898



# EL SEGUNDO MARKET OVERVIEW

## EL SEGUNDO

What makes El Segundo such a remarkable place to live is also what makes it an ideal place to pursue your dreams. This full-service, fast-growing corner of southern California offers a unique assortment of advantageous business environments, cultural opportunities, and beautiful tree-lined residential neighborhoods. The city of El Segundo is located 8 minutes from Los Angeles Airport and is home to the Los Angeles Times, The Aerospace Corporation's Headquarters, and numerous notable Fortune 500 companies.

## FORTUNE 500 COMPANIES

It is important to note that a company's choice of location reflects upon both the location and the company itself. That being said, El Segundo is home to dozens of Fortune 500 companies, making it the 2nd largest concentration of Fortune 500 companies in California behind Los Angeles. Some of the most notable companies include, but are not limited to, AT&T, The Boeing Company, Chevron, and Raytheon.

## COMMERCIAL REAL ESTATE

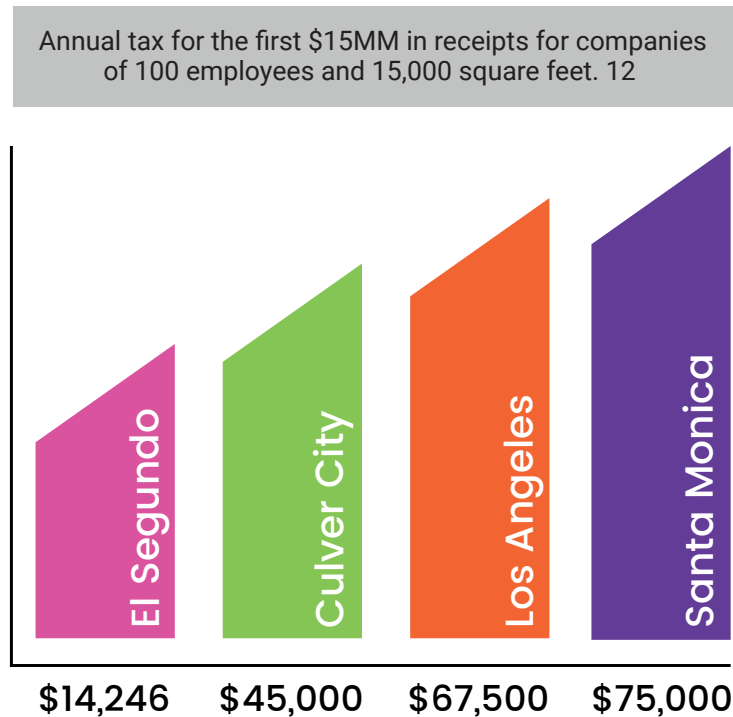
El Segundo is the definition of a thriving business community and when it comes to office space, this city offers everything from new and traditional, to creative re-use industrial, to true architectural masterpieces. Modern glass and steel buildings provide turnkey views of the city, while smaller industrial spaces with room to grow give innovators, young professionals, and everyone in between the freedom to finally dive into their entrepreneurial pursuits.



# EL SEGUNDO MARKET OVERVIEW

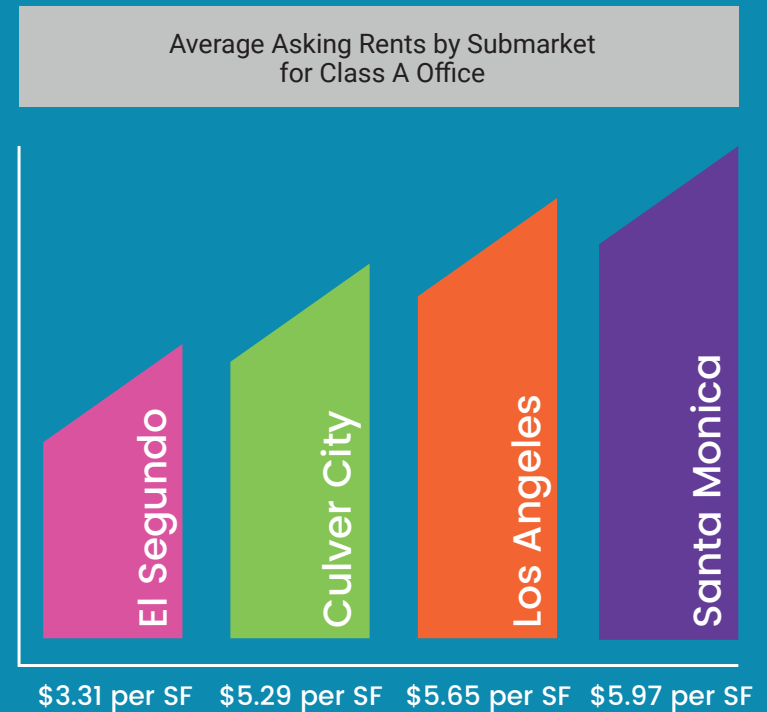
## TAX INCENTIVES

With its favorable tax structure, El Segundo not only has some of the lowest taxes in the southern California region, but also offers a variety of tax credit incentives that can further reduce those fees. Residents are currently eligible for a 40% tax credit based on the amount of sales tax they generated over a period of one year. Residents can use this credit the year after it is reported to offset up to 100% of their business license tax liability.



## LOWER RENT

Not only does El Segundo have some of the best real estate values in the region, but it also has some of the lowest rents as well. Recent and planned development in El Segundo has exceeded \$1 billion and with significantly lower rents than the competing West Los Angeles submarket, El Segundo is ideally positioned to produce healthy gains in its industrial, retail, and office market sectors.





# EL SEGUNDO MARKET OVERVIEW

## POPULATION & STATS

During the daytime, El Segundo's workforce population peaks at roughly 70,000. This is due to a recent influx of new residents, a percentage of them talented, well-educated professionals.



### Population:

- Workforce Population = 70,000+
- Total Residential Population = 16,578
- Families = 4,105
- Family Income (median) = \$86,364
- Households = 7,410



### Age (Residents):

- 22.3% under the age of 18
- 6.7% from 18 to 24
- 31.1% from 25 to 44
- 29.8% from 45 to 64
- 10.1% who are 65 years of age or older
- Media Age: 39.2
- For every 100 females there are 108.3 males



### Education Attainment (Residents 18 years and over):

- High School Graduate or higher: 96.2%
- Bachelor's Degree or higher: 49%





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