



120

KANSAS ST

140

KANSAS ST

1591

E EL SEGUNDO BLVD

1601

E EL SEGUNDO BLVD

SMOKY HOLLOW INDUSTRIAL/FLEX CAMPUS

120, 140 KANSAS ST | 1591, 1601 E EL SEGUNDO BLVD

EL SEGUNDO, CA 90245

CBRE

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SMOKY HOLLOW INDUSTRIAL/FLEX CAMPUS

120, 140 KANSAS ST | 1591, 1601 E EL SEGUNDO BLVD

EL SEGUNDO, CA 90245

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EXECUTIVE
SUMMARY

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PROPERTY
DESCRIPTION

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LOCATION AND
MARKET OVERVIEW

4 PROPERTY CAMPUS

one

EXECUTIVE
SUMMARY





THE OFFERING

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire a four (4) building industrial/flex campus located on ±2.99 acres of land in Los Angeles highly desirable South Bay submarket. The campus totals approximately 79,383 square feet on 130,268 square feet of land.

This unique campus configuration offers exceptional flexibility for a local owner-user, investor, or occupier seeking a rare opportunity in the El Segundo market. With its prime location and the scarcity of freestanding, multi-building campuses in the area, this property represents an unparalleled acquisition opportunity.

INVESTMENT HIGHLIGHTS

- Well-located, investor or an owner-user asset.
- Highly desirable, industrial/flex campus featuring four (4) standalone buildings designed for single or multi-tenant occupancy.
- Surrounded by an abundance of amenities in the Smoky Hollow/El Segundo area.
- ±2.99 Acres of continuous land in Smoky Hollow.

SITE PLAN

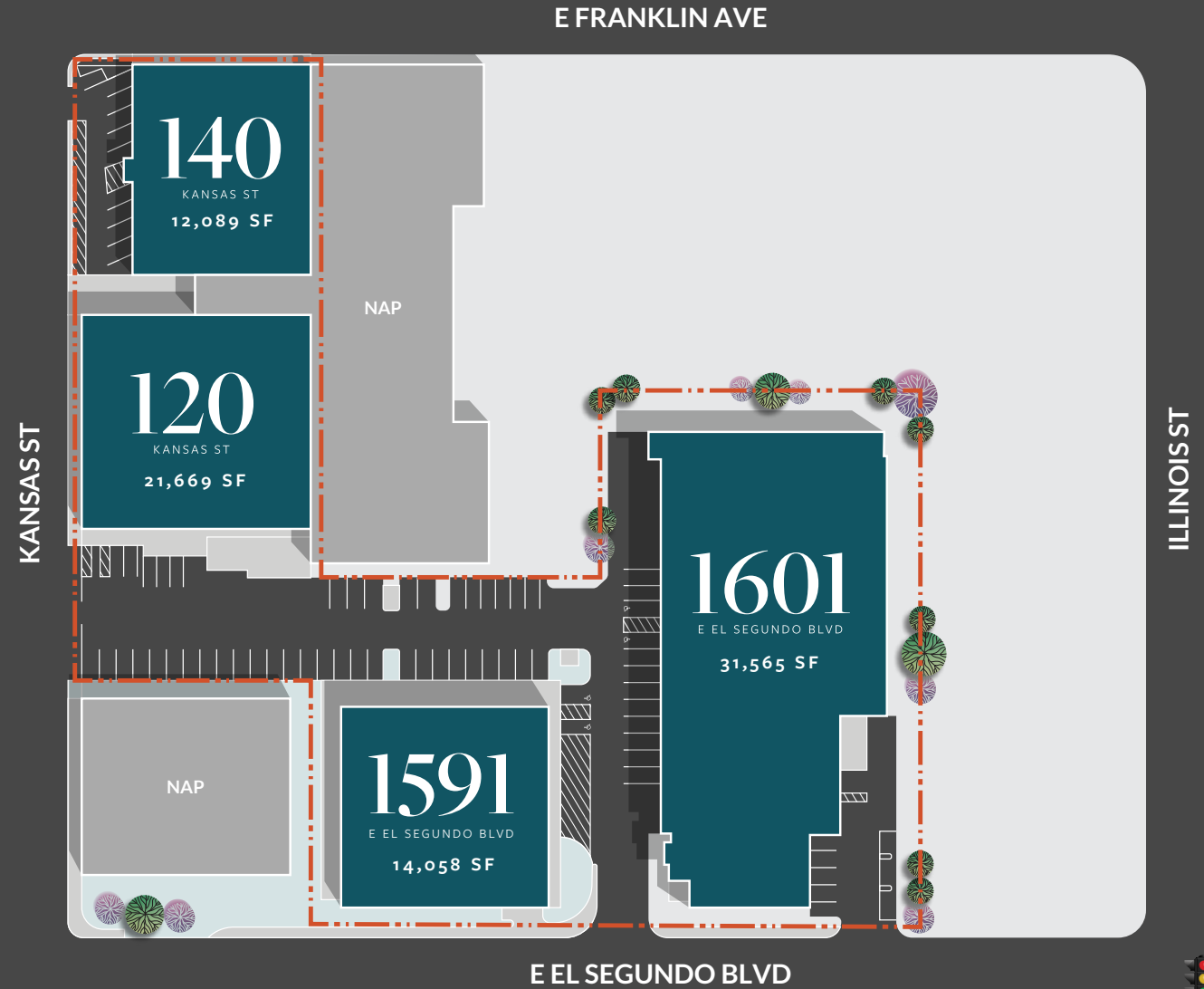


TOTAL SF: 79,383 SF

LAND SF: 130,268 SF



SITE PLAN



4 PROPERTY CAMPUS

two

PROPERTY
DESCRIPTION



CAMPUS OVERVIEW

The campus consists of four (4) freestanding, industrial/flex buildings totaling ±79,383 SF, situated on ±130,268 SF of land in the coastal city of El Segundo, a well-developed hub adjacent to the Beach Cities. The property is located within the Smoky Hollow District, an authentic and historic business zone that has evolved into a vibrant center for creativity and innovation.

Smoky Hollow spans approximately 120 acres, representing just over 3% of El Segundo’s total area of 5.5 square miles. This dynamic district offers unmatched connectivity, with LAX, the 105 and 405 freeways only minutes away, making it ideal for businesses with regional and global travel demands.



1601 E EL SEGUNDO BLVD

YEAR BUILT	1947/1960
NET RENTABLE AREA	±31,565 SF*
LAND AREA	±46,317 SF (1.06 AC)
ZONING	M1
CLEAR HEIGHT	±20 FT

1591 E EL SEGUNDO BLVD - MULTI STORY BUILDING

YEAR BUILT	2016
NET RENTABLE AREA	±14,058 SF*
LAND AREA	±34,500 SF (0.79 AC)
ZONING	M1
CLEAR HEIGHT	±25 FT

120 KANSAS ST

YEAR BUILT	1958
NET RENTABLE AREA	±21,669 SF*
LAND AREA	±29,671 SF (0.68 AC)
ZONING	M1
CLEAR HEIGHT	±12 FT

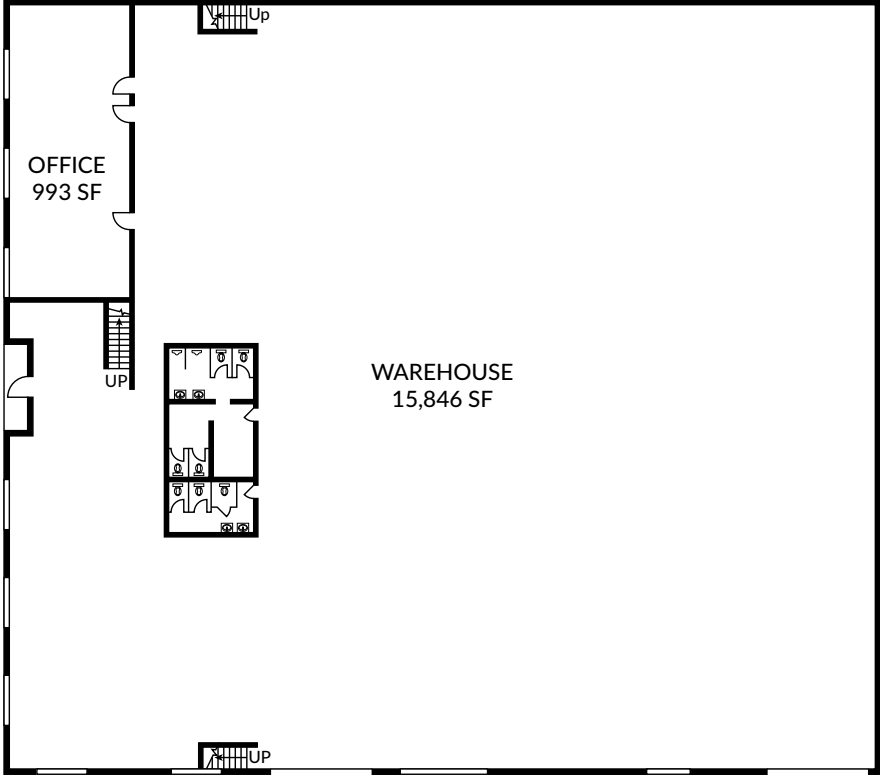
140 KANSAS ST

YEAR BUILT	1954/1956
NET RENTABLE AREA	±12,089 SF*
LAND AREA	±19,780 SF (0.45 AC)
ZONING	M1
CLEAR HEIGHT	±12 FT

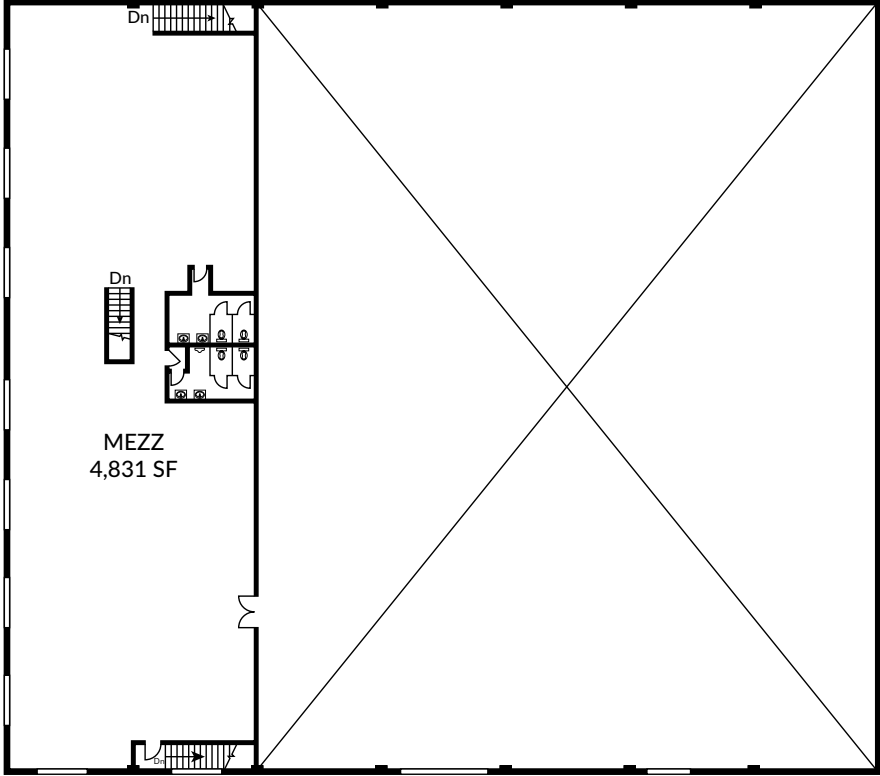
*Square footage per Title/BOMA

FLOOR PLANS

120 KANSAS
21,669 SF



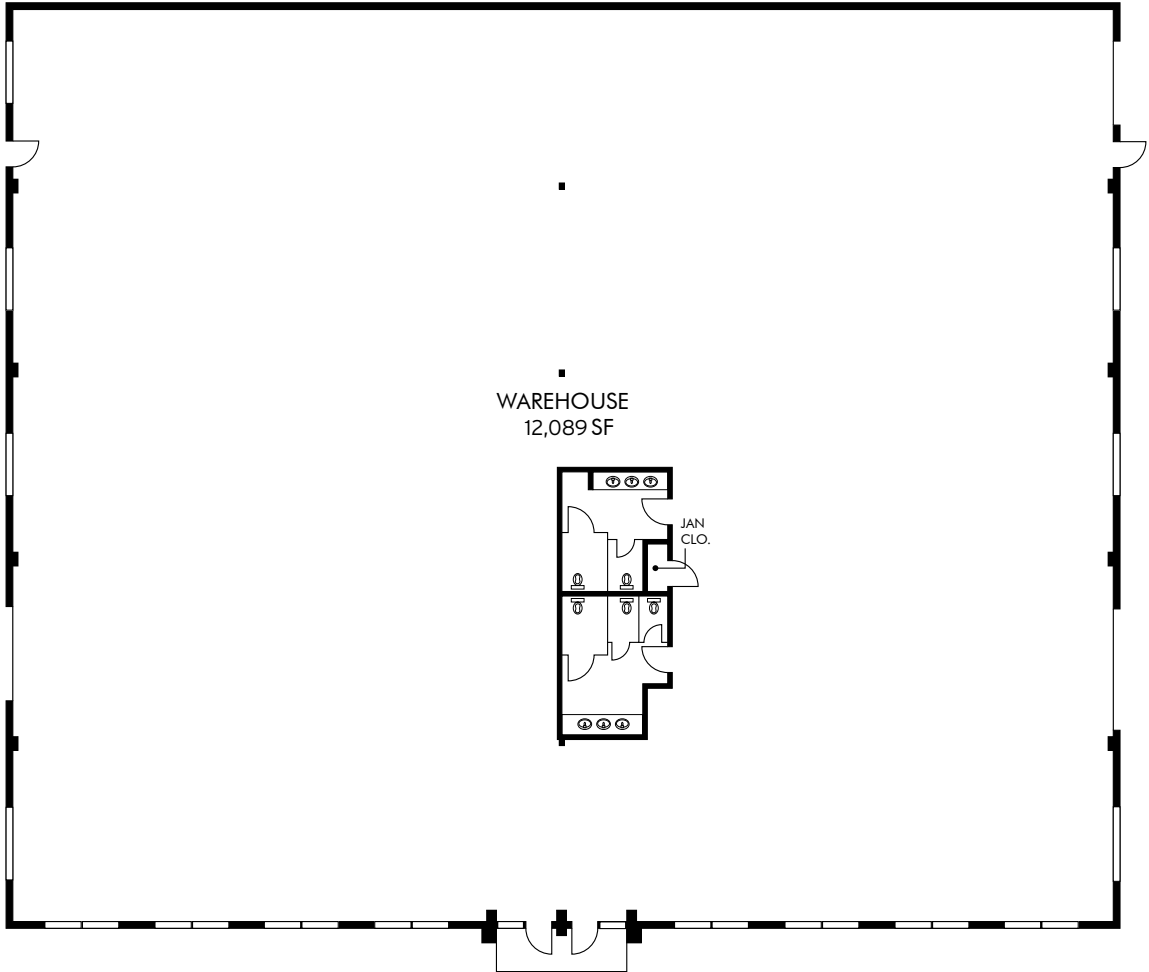
FIRST FLOOR



SECOND FLOOR

FLOOR
PLANS

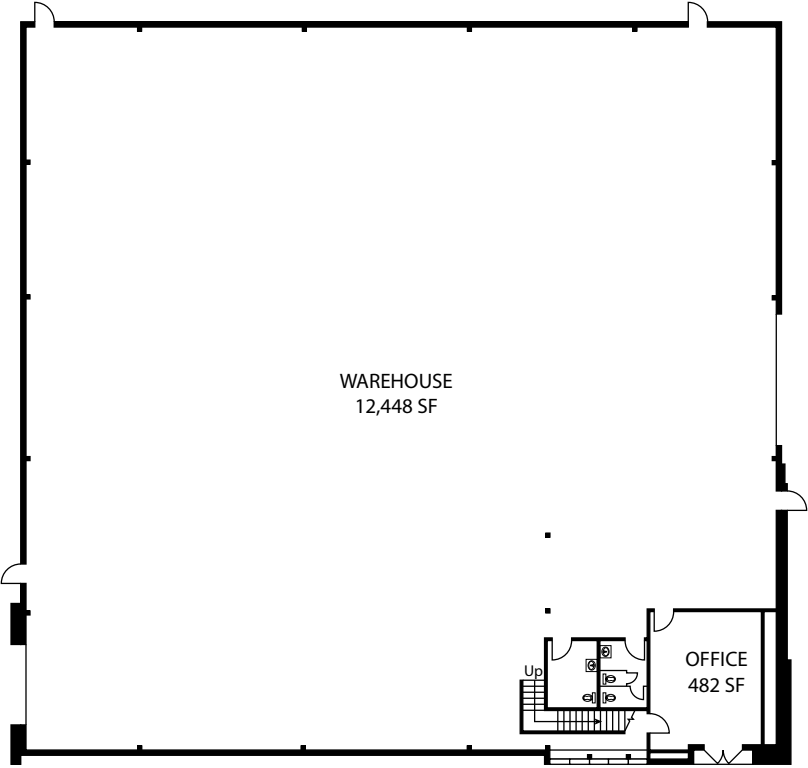
140 KANSAS
12,089 SF



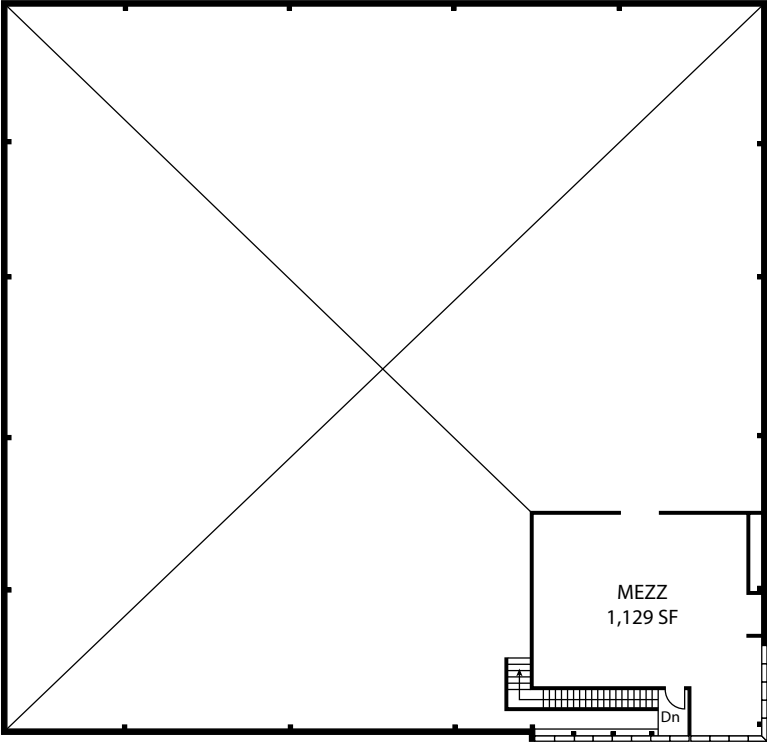
FIRST FLOOR

FLOOR PLANS

1591 EL SEGUNDO 14,058 SF



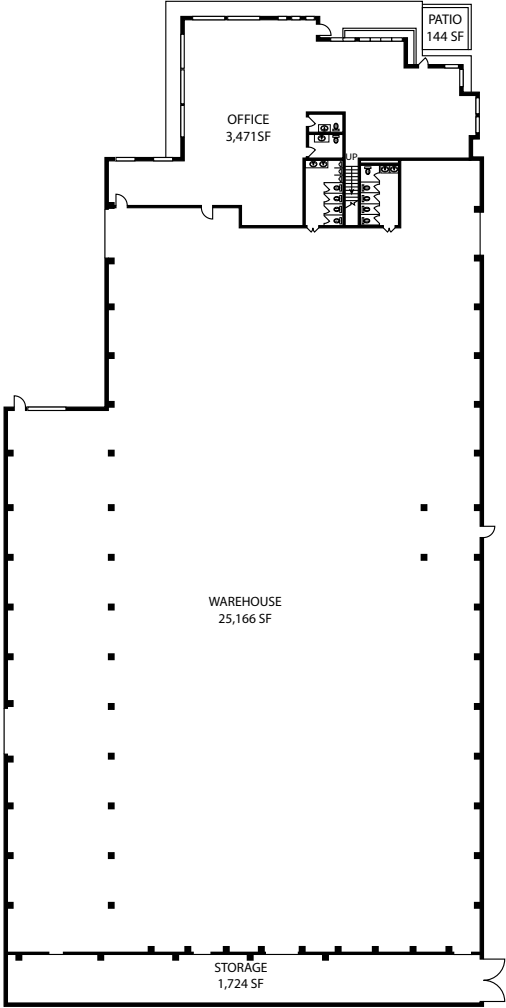
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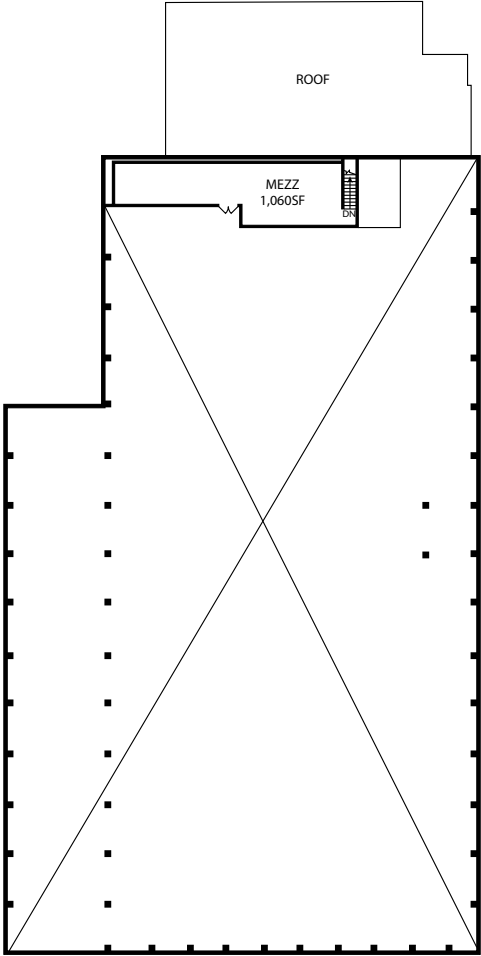
SECOND FLOOR

FLOOR PLANS

1601 EL SEGUNDO 31,565 SF



FIRST FLOOR



SECOND FLOOR



4 PROPERTY CAMPUS

three

LOCATION AND
MARKET OVERVIEW



EL SEGUNDO INDUSTRIAL MARKET SNAPSHOT



5,927,934
INVENTORY (SF)

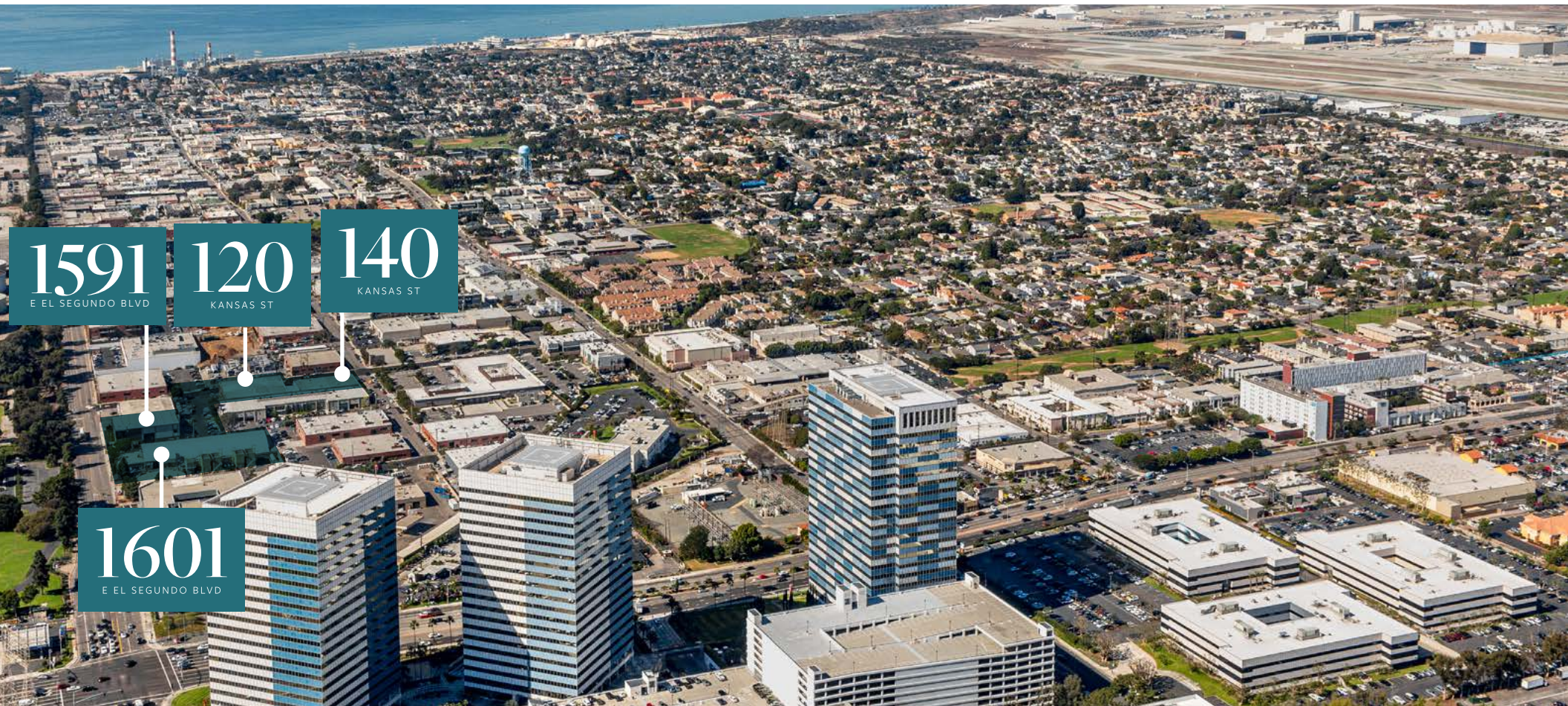


26,816
NET ABSORPTION



3.4%
DIRECT VACANCY

Source: CBRE Research, Q1 2026



EL SEGUNDO MARKET OVERVIEW

The property is located in the South Bay's El Segundo submarket. El Segundo is the largest and most diverse submarket within the South Bay and consistently outperforms the overall market.



Business-Friendly
ENVIRONMENT



Top-Rated
SCHOOLS



PROXIMITY TO
PREFERRED RESIDENTIAL
Communities



Diverse
INDUSTRY CLUSTERS



Transit-ORIENTED



OUTSTANDING
Access



Affluent
DEMOGRAPHICS



Strong
AMENITY BASE





SMOKY HOLLOW OVERVIEW

Formerly an industrial area with a rich history serving the defense, aerospace, and petroleum industries, Smoky Hollow has emerged as one of the most desirable creative/R&D hubs in the Los Angeles South Bay.

The name “Smoky Hollow” references the very origins of the City of El Segundo, which took its name in the early 20th century from its status as home to “the second,” Standard Oil refinery on the West Coast.

Smoky Hollow offers a walkable, high-character, amenity-rich environment featuring some of the El Segundo’s best entertainment, nightlife, and dining options.

The City of El Segundo has continuously supported growth in the area through its “Smoky Hollow Specific Plan”, a 120-acre district bounded by Sepulveda Boulevard, El Segundo Boulevard, Main Street, and Holly Avenue.

The area is characterized by a pattern of traditional industrial buildings, typically built over 50 years ago, and some newer structures. Smoky Hollow offers smaller warehouse and light manufacturing buildings that have been re-purposed into beautiful creative spaces with open space plans and soaring bow-truss ceilings or newly built, ultra-modern spaces.

The mix of old and new is enticing to prospective businesses and visitors to the district. Incubator, creative, and knowledge-based businesses are attracted to these types of building forms and the funky, eclectic nature of Smoky Hollow.

EL SEGUNDO BREWING



SMOKY HOLLOW INDUSTRIAL/FLEX CAMPUS

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