

100 N. Nash St. El Segundo, CA

# IMPACT

— AT NASH —

LAND  
DEVELOPMENT  
AVAILABLE NOW  
(LEASE, BUILD-TO-SUIT, OR SALE)

9.3 Acres in the Heart of  
Los Angeles' South Bay

Entitlements Permit  
Office, Flex, Industrial  
Development



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# THE OPPORTUNITY

**IMPACT AT NASH** represents the opportunity for approximately **325,000 SF of commercial development (office, flex, industrial, retail) across 9.3 acres of land** in the heart of Greater Los Angeles' South Bay submarket.

The site is adjacent to the new Los Angeles Chargers headquarters and practice facility location, and the Chargers Commons retail center which includes:

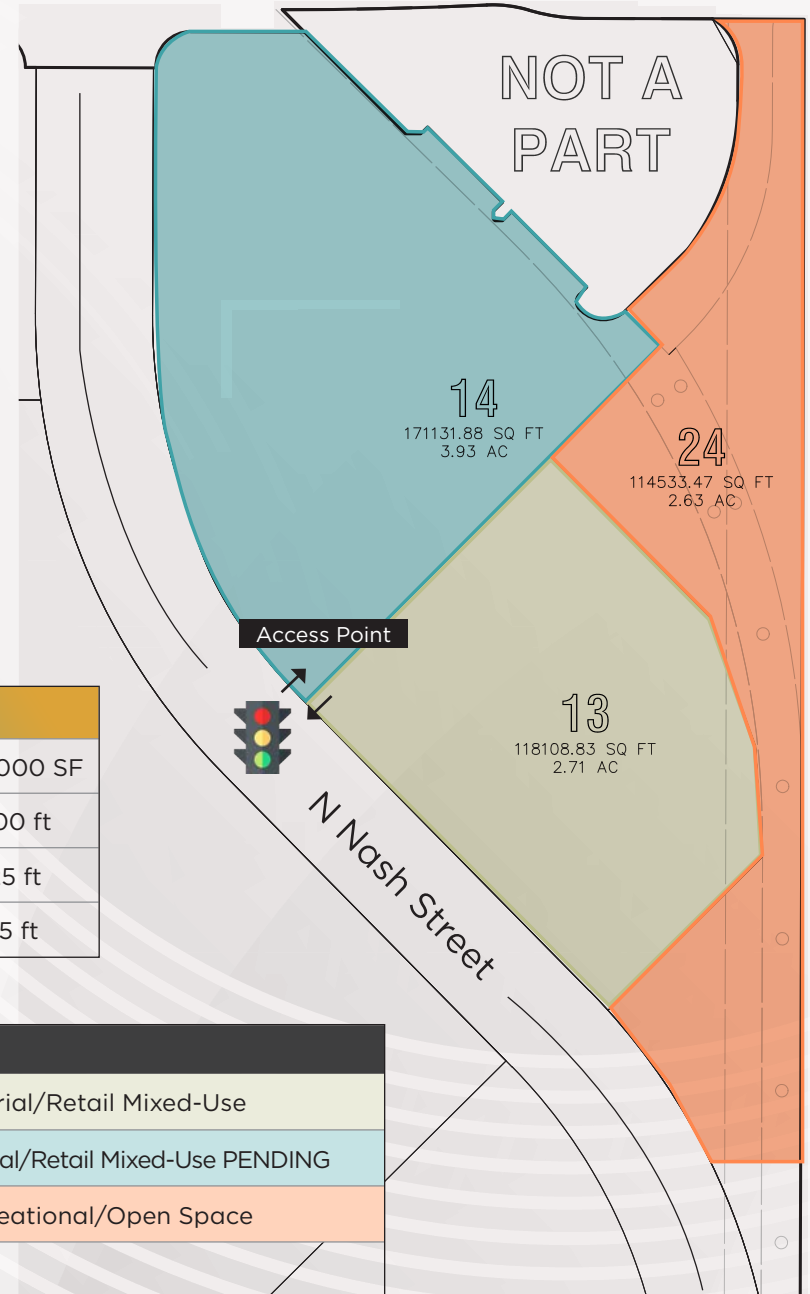


The new Nash Street Extension is a heavily landscaped, four lane roadway that was recently completed in conjunction with the Los Angeles Chargers headquarter campus.

Development Guidelines	
Max Gross SF Development	325,000 SF
Height Limit	200 ft
Nash Street Setback Minimum	25 ft
El Segundo Blvd Setback Minimum	15 ft

Parcel Number	Land Size (SF)	Land Size (Acres)	Zoning
13	118,109 SF	2.71 AC	Office/Industrial/Retail Mixed-Use
14	171,132 SF	3.93 AC	Office/Industrial/Retail Mixed-Use PENDING
24	114,533 SF	2.63 AC	Parking/Recreational/Open Space
<b>Total Developable Land</b>	<b>403,774 SF</b>	<b>9.27 AC</b>	

El Segundo Blvd







9.3 ACRES

# IMPACT — AT NASH —



# PROPERTY HIGHLIGHTS

## WALKABLE RETAIL AMENITIES

The neighboring Chargers Commons retail center offers fast and casual dining options such as: California Chicken Cafe, Starbucks, Raising Cane's, Panera Bread, Panda Express, and Capriotti's Sandwiches. In addition, Farmer Boys, Poke Bar, Katsu Bar, and 7-Eleven are located on the north side of El Segundo Blvd. from the site.

## ADJACENT LIGHT RAIL STATION

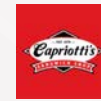
The Property sits adjacent to the El Segundo Green Line Station, which runs south to Redondo Beach and east along the I-105 freeway to Norwalk. The Green Line connects directly with the Gray and Blue Lines, providing additional connectivity to USC, Downtown Los Angeles, Union Station, Long Beach, San Pedro, and Los Angeles International Airport's newly built Automated People Mover (2 light rail stops away), designed to offer a more efficient traveler experience.

## EASY ACCESS TO LAX

Los Angeles International Airport, one of the busiest airports in the world, is a mere 1.3 miles from the Impact site. Executives and corporate travelers can have a direct line to fly anywhere at a moment's notice.

## RAYTHEON TECHNOLOGIES CAMPUS

The Property is formerly part of Raytheon Technologies Corporation's regional headquarter campus (contiguous), and Raytheon still occupies the existing R&D campus buildings that border the Impact site to the west. Raytheon is a publicly traded (NYSE: RTX) aerospace and defense company with a market capitalization of more than \$126 billion.



CALIF CHICKEN CAFE



Green Line



Los Angeles International Airport



LOS ANGELES INTERNATIONAL AIRPORT

PACIFIC OCEAN

EL SEGUNDO

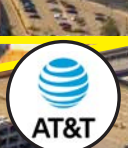


Chargers Commons

INDO BLVD.

NASH STREET

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NASH STREET

LOS ANGELES CHARGERS  
HQ and Practice Facility

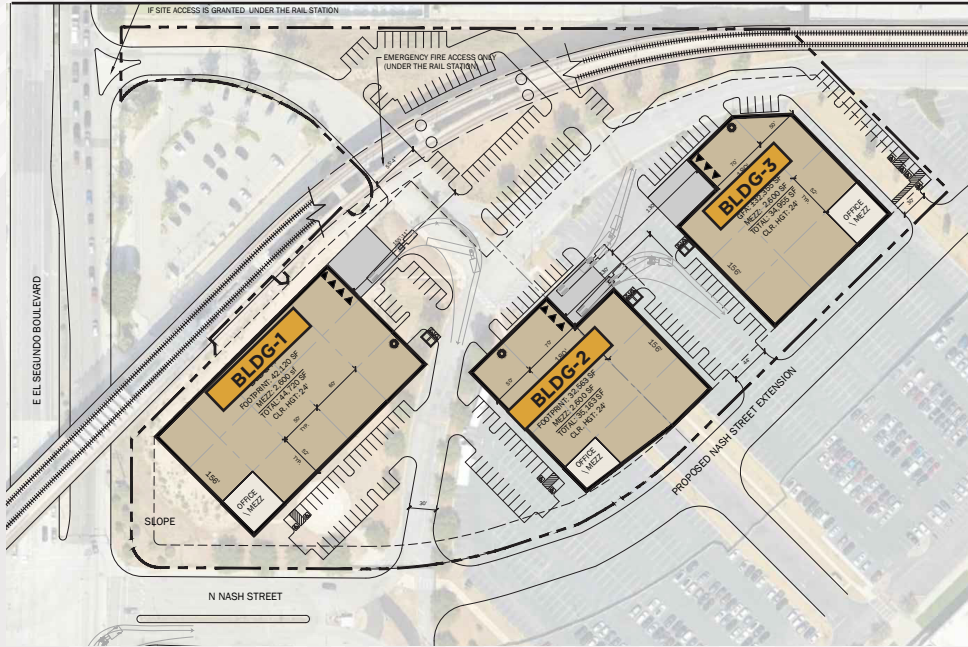




# R&D INDUSTRIAL

## hypothetical site plan

### OPTION 1



Bldg	Size	Office SF	Clear Height	Dock High	Grade Level
1	44,720 SF	5,200 SF	32'	4	1
2	35,163 SF	5,200 SF	32'	3	1
3	34,955 SF	5,200 SF	32'	4	1
<b>TOTAL</b>	<b>114,838 SF</b>	<b>15,600 SF</b>	-	<b>11</b>	<b>3</b>

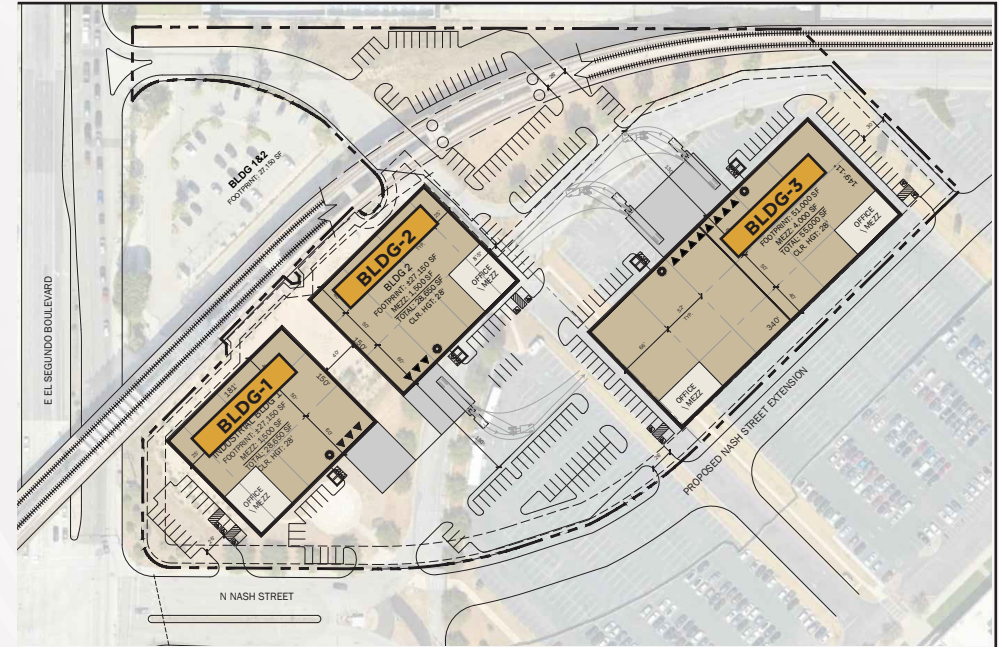
**213**

PARKING STALLS

**1.8/1,000**

PARKING RATIO

### OPTION 2



Bldg	Size	Office SF	Clear Height	Dock High	Grade Level
1	28,650 SF	3,000 SF	32'	3	1
2	28,650 SF	3,000 SF	32'	3	1
3	55,000 SF	8,000 SF	32'	8	2
<b>TOTAL</b>	<b>112,300 SF</b>	<b>14,000 SF</b>	-	<b>14</b>	<b>4</b>

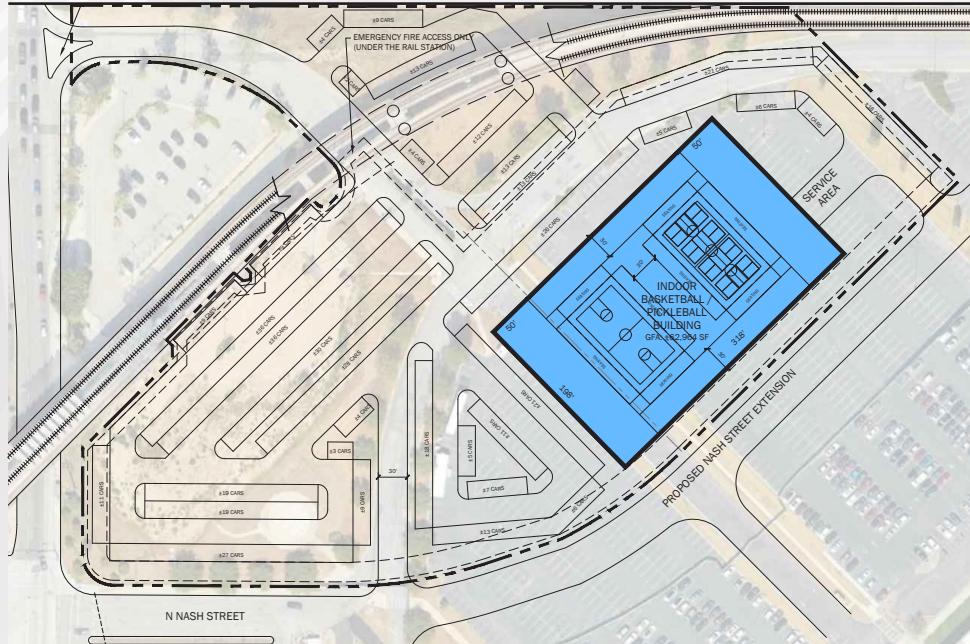
**198**

PARKING STALLS

**1.8/1,000**

PARKING RATIO

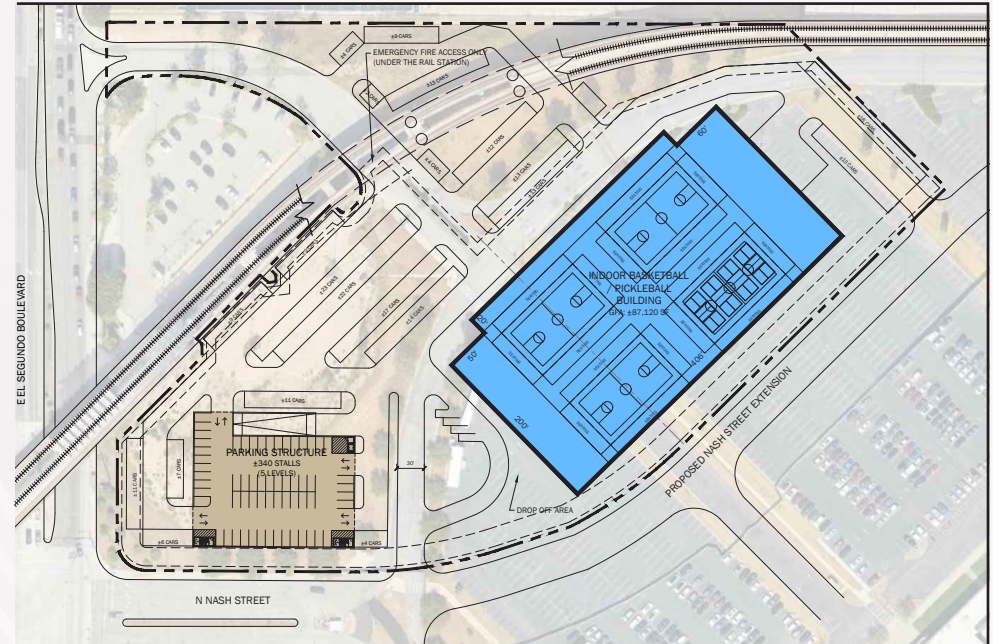
## OPTION 1 - with surface parking



Bldg	Size
1	62,964 SF
<b>TOTAL</b>	<b>62,964 SF</b>

**490**  
PARKING STALLS  
**7.8/1,000**  
PARKING RATIO

## OPTION 2 - with structured parking



Bldg	Size
1	87,120 SF
<b>TOTAL</b>	<b>87,120 SF</b>

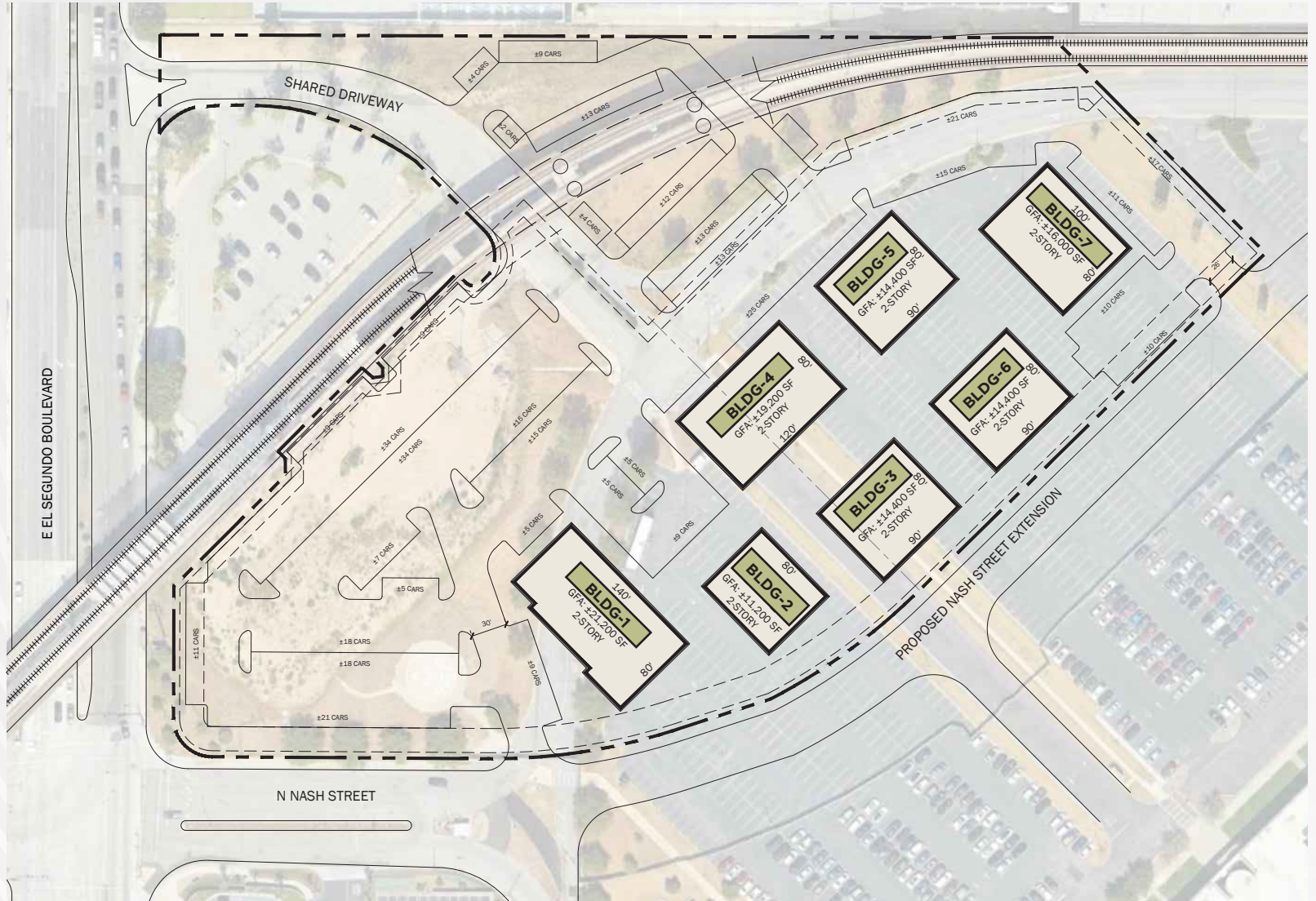
**578**  
PARKING STALLS  
**6.6/1,000**  
PARKING RATIO



# OFFICE

hypothetical site plan

Bldg	Size
1	21,200 SF
2	11,200 SF
3	14,400 SF
4	19,200 SF
5	14,400 SF
6	14,400 SF
7	16,000 SF
<b>TOTAL</b>	<b>110,800 SF</b>



**403**

PARKING STALLS

**3.6/1,000**

PARKING RATIO



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