

FOR LEASE | FOR SALE

ASKING LEASE RATES

# 1160 E. Mariposa Ave & 516 Center St

El Segundo, CA 90245

Mariposa Shopping Center — Two Available Suites

1160 MARIPOSA — 10,359 RSF

**\$4.00** NNN/RSF/Mo.

516 CENTER ST — 580 RSF

**\$5.00** NNN/RSF/Mo.

➔ 1 Mile to LAX

2 SUITES AVAILABLE



**10,359 RSF**

1160 MARIPOSA @ \$4.00 NNN

**580 RSF**

516 CENTER ST @ \$5.00 NNN

**±24,000**

TOTAL CENTER SF

**94**

PARKING SPACES

**Walk 74**

WALK SCORE

## SUITE 1160 MARIPOSA

**10,359 RSF**

**\$4.00 NNN/RSF/Mo.**

Standalone Building — Full or Divisible

Virtual Tour

## SUITE 516 CENTER ST

**580 RSF**

**\$5.00 NNN/RSF/Mo.**

Retail / Office — Move-In Ready

Virtual Tour

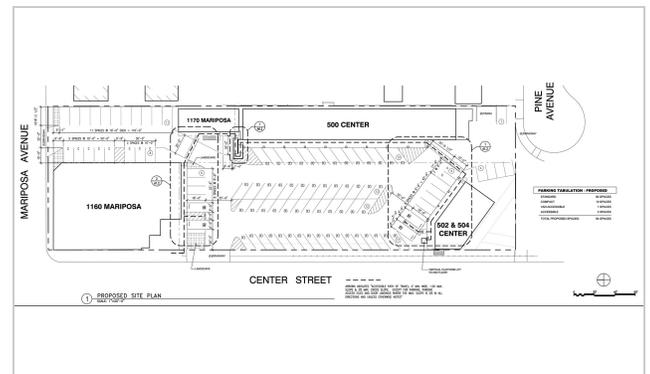
## PROPERTY HIGHLIGHTS

- Freestanding 10,359 RSF building at 1160 Mariposa — single or multi-tenant
- 580 RSF suite at 516 Center St — compact retail/office, move-in ready
- Exterior facade renovation completed 2024 — modern curb appeal throughout
- Boutique mixed-use center — ±24,000 SF total with diverse tenant mix
- 94 surface parking spaces on-site per updated site plan
- New Mercedes Benz EV Chargers coming soon
- 1160 Mariposa previously occupied by WNBA Los Angeles Sparks
- Dual frontage on E. Mariposa Ave and Center Street

## LOCATION & PROXIMITY

- LAX Airport — 1 mile; ideal for aviation, aerospace & hospitality
- 🏠 Loft Academy on-site (500 Center St) — built-in daily foot traffic
- 🏫 El Segundo Unified schools within walking distance
- 🛣️ Direct access to I-405 & I-105 freeways
- 🚲 10-minute bike ride to Manhattan Beach
- 📍 On-site: La Paz Restaurant, Barber Shop, Hawaiian Shaved Ice, Coin Laundry

## SITE PLAN



## CURRENT CENTER TENANTS

Suite	Tenant / Status	Rate
1160 Mariposa	FOR LEASE — 10,359 RSF	\$4.00 NNN
500 Center	Loft Academy	—
502 Center	Pediatric Dentistry	—
506 Center	Liquor Store	—
508 Center	Barber Shop	—
510 Center	Hawaiian Shaved Ice	—
514 Center	La Paz Restaurant	—
516 Center	FOR LEASE — 580 RSF	\$5.00 NNN
518 Center	Coin Laundry	—
520 Center	Coffee Bar & Roasters	—

### VIRTUAL TOURS (MATTERPORT)

1160 Mariposa:  
my.matterport.com/show/?m=o4GxuX98Ktd

516 Center St:  
my.matterport.com/show/?m=cGEhbjvFoD

## COSTAR DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVG HH INCOME
1 mi: 12,255	1 mi: 4,877	1 mi: \$145,035
3 mi: 120,037	3 mi: 43,335	3 mi: \$132,910
5 mi: 479,796	5 mi: 178,782	5 mi: \$119,762

**TRAFFIC COUNTS (COSTAR)**  
 Mariposa Ave & Washington Blvd ↔ Sepulveda Blvd & El Segundo Blvd  
**6,786** CPD ↔ **58,155** CPD

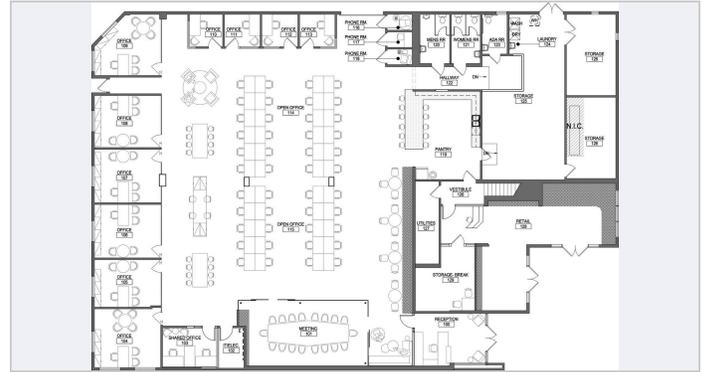
## EL SEGUNDO MARKET HIGHLIGHTS

- ▶ No gross receipts tax — most business-friendly city in LA County
- ▶ "Smoky Hollow" creative district — tech, media, wellness & design hub
- ▶ Major employers: Boeing, Raytheon, Mattel, Chevron, Northrop Grumman
- ▶ Average household income \$145,035 within 1 mile — affluent consumer base
- ▶ Walk Score 74 — highly walkable with strong daytime foot traffic
- ▶ LAX adjacency drives hotel, hospitality & service sector workforce demand
- ▶ Low vacancy & limited supply — highly competitive, strong absorption
- ▶ Vibrant downtown: award-winning dining, shops & events — true live/work/play

**→ LAX & SCHOOLS**

- 1 mile to LAX — prime for aviation, aerospace, logistics & travel tenants
- Immediate I-405 & I-105 freeway access — exceptional regional reach
- Loft Academy on-site (500 Center St) — consistent daily education traffic
- El Segundo Unified school campuses within walking distance
- Large LAX-area workforce = built-in daytime population base

## FLOOR PLAN — 1160 E. MARIPOSA (10,359 RSF)



Virtual Tour — 1160 Mariposa

## SUITE 516 CENTER ST (580 RSF)



Virtual Tour — 516 Center St

## 1160 MARIPOSA — SPACE PROGRAM

Rm	Use	Rm	Use
100	Reception	120	Men's Restroom
101	Office	121	Women's Restroom
116-119	Phone Rooms / Pantry	123	ADA Restroom
122	Hallway	124	Laundry
125-126	Storage (x3)	128	Retail Wash/Dry
127	Utilities	129	Storage - Break