

2ND GENERATION RESTAURANT SPACE FOR LEASE

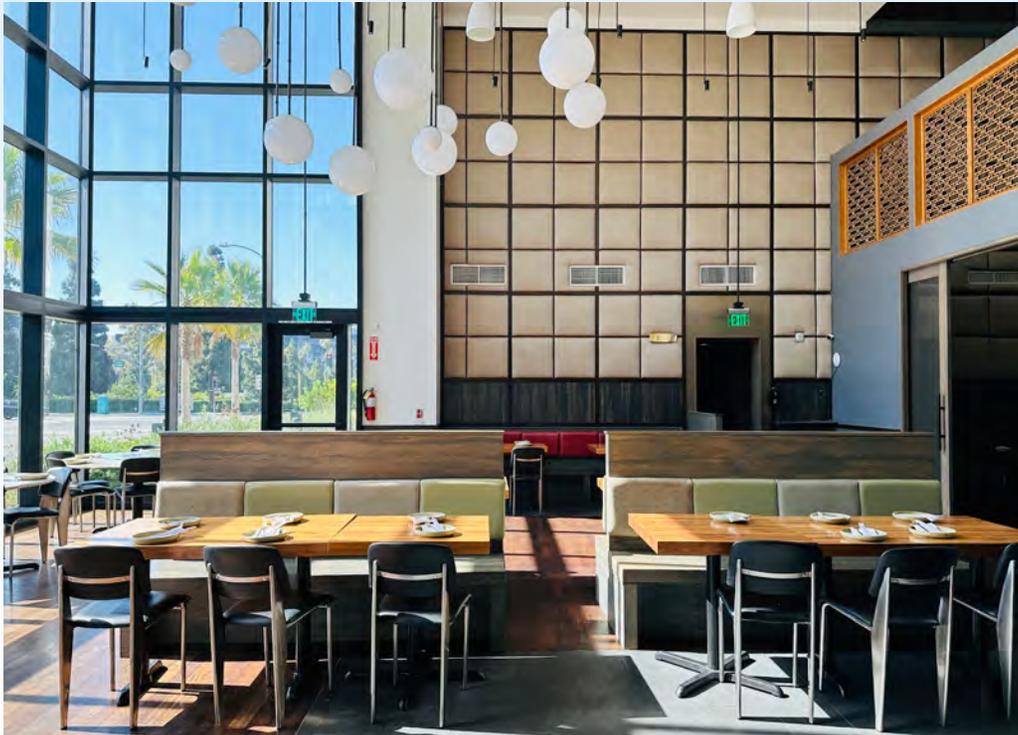
Rosecrans Corridor in El Segundo/Manhattan Beach

2041 Rosecrans Avenue, Suite 120, El Segundo, CA 90245

AVAILABLE: 6,948 SF + 2,148 SF EXCLUSIVE PATIO

PERFECT FOR AN OPERATOR THAT WANTS A TRADITIONAL SIT DOWN RESTAURANT

CINEMA WEST 16 SCREEN MOVIE THEATER LOCATED AT ENTRANCE TO RESTAURANT



Los Angeles
Sparks
Headquarters
and Training
Facility
Under
Construction
Scheduled to
Open 2027!
Adjacent
to Site

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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NEARBY AMENITIES



Located on Rosecrans, a major thoroughfare on the border of El Segundo and Manhattan Beach, accommodating numerous corporate offices, including Continental Park with 10,000+ employees.



Abundant parking with on-grade parking and parking structure.



Cinema West Movie Theater, a luxury 16-screen cinema featuring three premium-format screens, opened last summer at the entrance to the restaurant district.



Los Angeles Sparks is building a 55,000-square-foot, state-of-the-art training and practice facility in El Segundo, opening in 2027 adjacent to site.



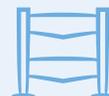
In close proximity to the Manhattan Country Club, Top Golf, MBS Media Campus, The Bay Club, and the Los Angeles Chargers Headquarters & Training Facility, drawing customers seeking dining options in the area.



Positioned alongside established restaurants including Eddie V's, Flemings, Fogo de Chao, North Italia, and Calo Kitchen & Tequila and more!



There are approximately 1,323 residential units in 3 proposed developments on Rosecrans Avenue directly across from this site



Monument Signage on Rosecrans Ave & Signage on Nash St.

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AVAILABLE:

TENANT 1 SIGNAGE 6,948 SF + 2,148 SF EXCLUSIVE PATIO



Demographics

2025 Estimates



POPULATION

1 Mile	11,081
3 Miles	205,662
5 Miles	491,738



AVERAGE HH INCOME

1 Mile	\$284,375
3 Miles	\$190,217
5 Miles	\$161,043



DAYTIME POPULATION

1 Mile	20,339
3 Miles	109,129
5 Miles	222,539



TRAFFIC COUNTS

Rosecrans Ave: 65,769 CPD
Sepulveda Blvd: 97,751 CPD
Aviation Blvd: 60,002 CPD

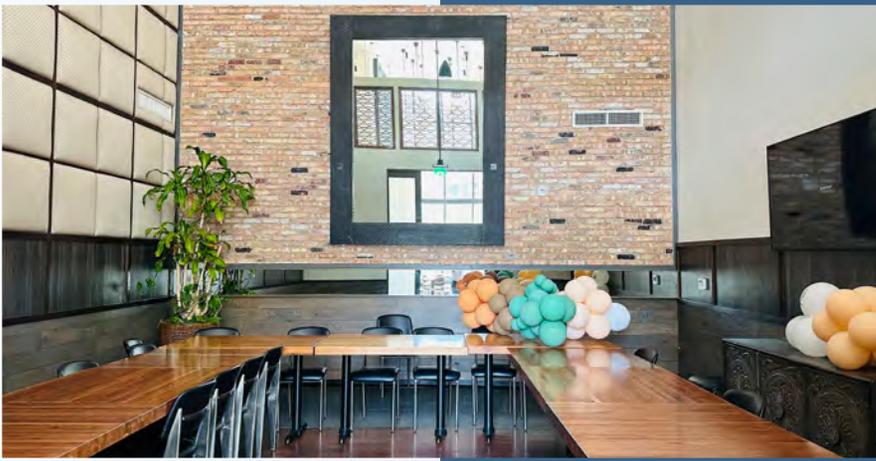
Demographic Source: Applied
Geographic Solutions 05/2025,
TIGER Geography

Traffic Count Source: Inrix 2023

Tenant 1 Signage

- 1 Logo on East/West sides of monument sign on Rosecrans Avenue
- 3 Wall Graphic on Nash Street Building Facade
- 5 Sign on High-level Building Facade

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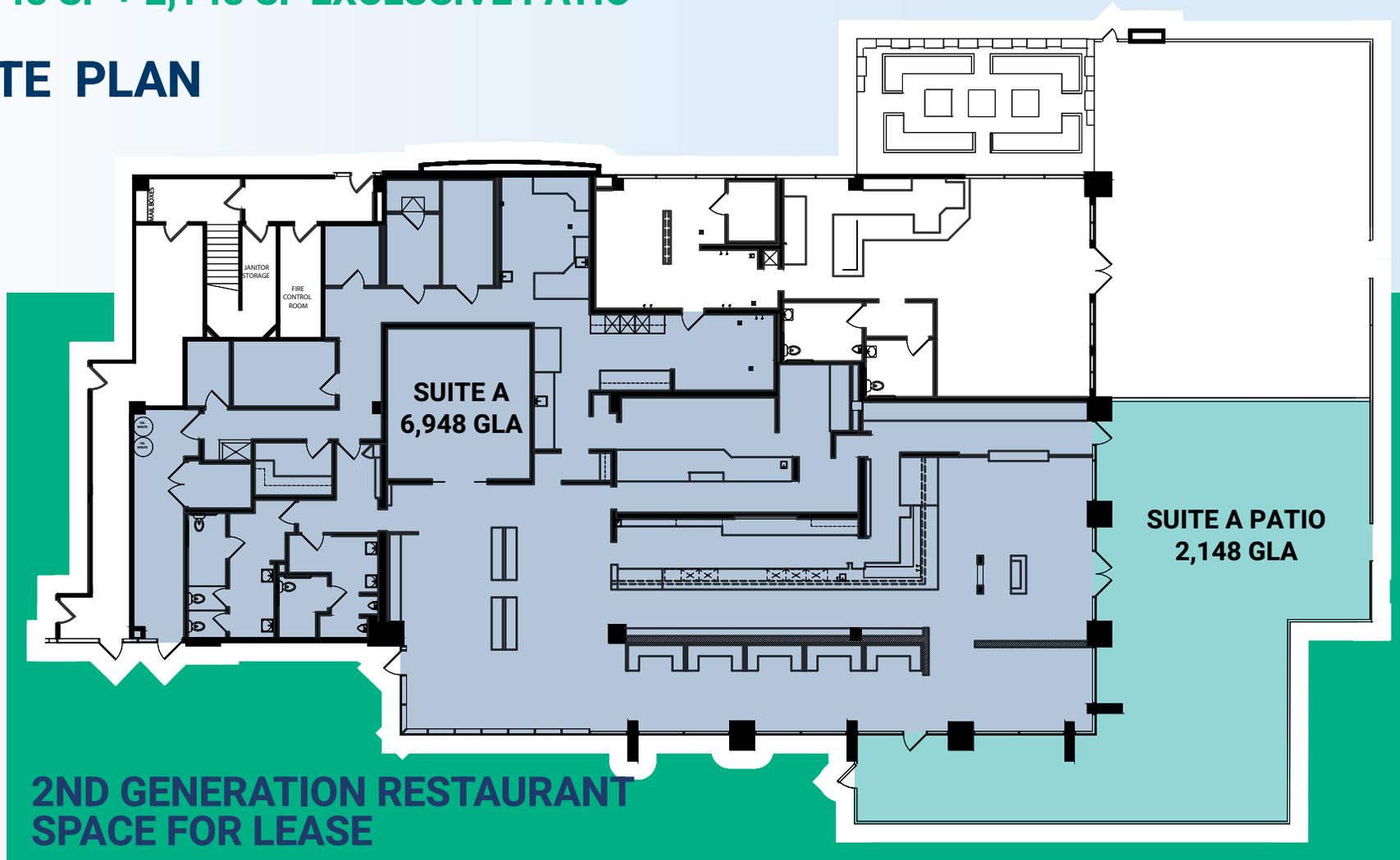


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SITE PLAN



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CYPRESS RETAIL GROUP

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