



The G

200 W Grand Ave, El Segundo, California



±1,000 - 3,800 SF Spaces Available in the Heart of Downtown El Segundo

Property Description



±1,000 - 3,800 SF Retail Spaces Available

Pegasus is pleased to present The G, a mixed-use building located prominently on the corner of W Grand Avenue and Richmond Street in the heart of historic downtown El Segundo, California.

The property is just steps away from El Segundo's charming and walkable historic downtown Main St district, which is home to a myriad of shops, restaurants, bars, and boutiques. W Grand Ave is the primary thoroughfare through El Segundo, offering direct access to El Segundo Beach.

Surrounding demographics are affluent, with average household incomes of over \$140,000 within a 1-mile radius. The city's proximity to Los Angeles International Airport (LAX), major freeways, and public transportation make it an ideal location for businesses and business travelers. A significant logistics, aerospace and industrial presence has continued to flourish within the surrounding areas of Los Angeles' South Bay. Due to its business-friendly stance, El Segundo boasts a significant Fortune 500 presence, with names like Boeing, Lockheed Martin, Northrop Grumman, Raytheon, Oracle, Chevron, and AT&T all operating within city limits, in addition to many other companies.

The G offers an unbeatable location within one of Los Angeles metro's most desirable submarkets, offering a strong jobs market along with convenient access to the rest of the Los Angeles metropolitan area. Take advantage of this incredible leasing opportunity while it lasts!

Located in the heart of charming downtown
El Segundo, steps away from Main St corridor

Los Angeles International Airport
15-Minute Drive Time

The Q

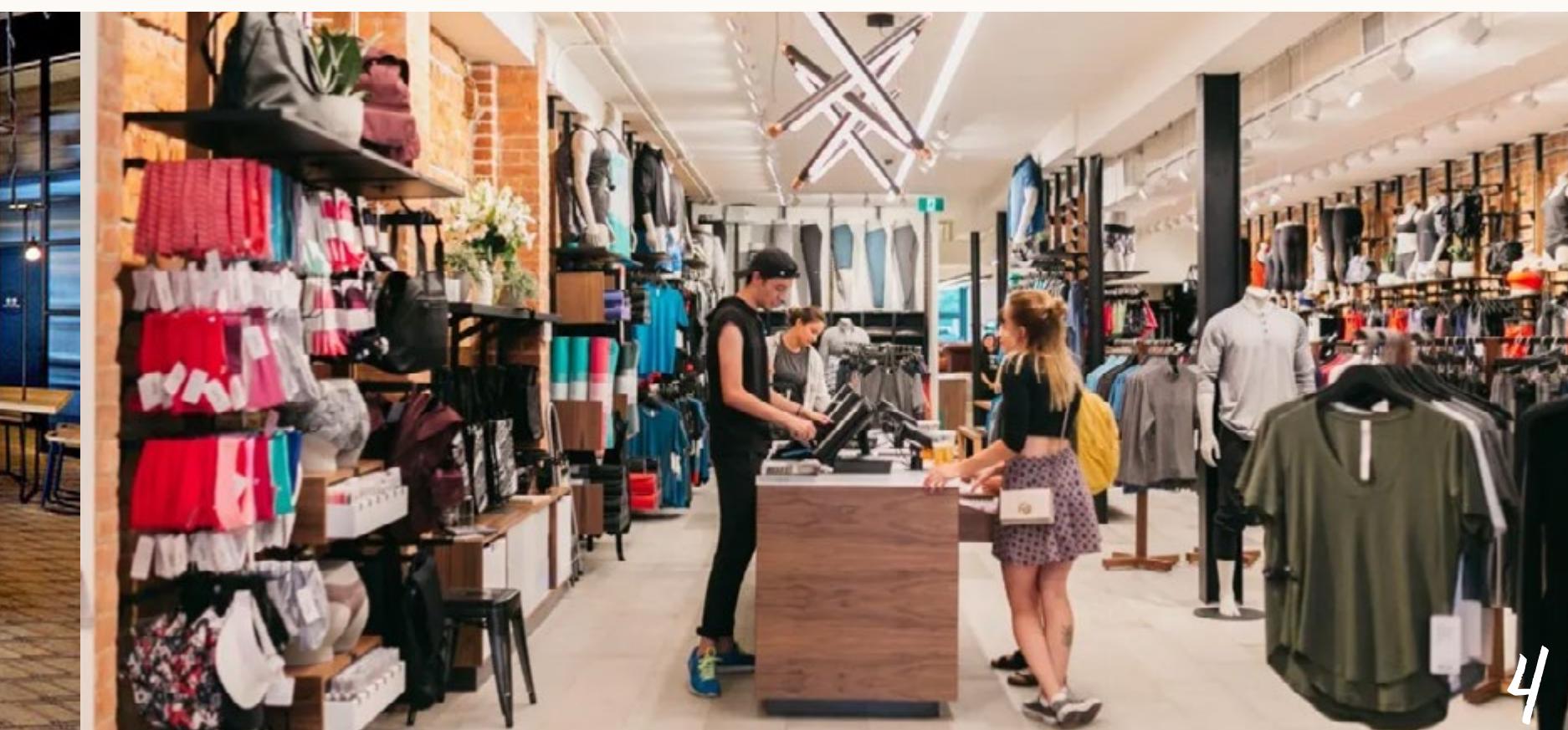




Representative photos

Property Highlights

- Free-standing mixed-use building with 27 multifamily units on the second floor and five retail storefront units on the ground floor
- Located in the heart of charming downtown El Segundo, steps away from Main St corridor
- Surrounded by a myriad of retail, shopping and dining options
- Business-friendly El Segundo boasts significant Fortune 500 presence
- Excellent surrounding demographics – \$140,000+ AHHI within 1-mile radius
- Highly visible property at prominent corner, with prime signage opportunities



Site Plan

First Floor



Unit	Square Footage	Space Type	Build Out	Delivery	Lease Rate	Lease Term
200	3,802 (Divisible)	Retail/Restaurant	Retail Space	Negotiable	Negotiable	Negotiable
206	1,017	Retail	Retail Space	Negotiable	Negotiable	Negotiable
210	1,047	Retail	Retail Space	Negotiable	Negotiable	Negotiable

Affluent Demographics:
\$140,000 AHHI
in a 1-mile radius.



Los Angeles International Airport
15-Minute Drive Time

El Segundo Medical Center



Kagura



El Segundo
City Hall



Public Parking

Main St

Richmond St

West Grand Ave

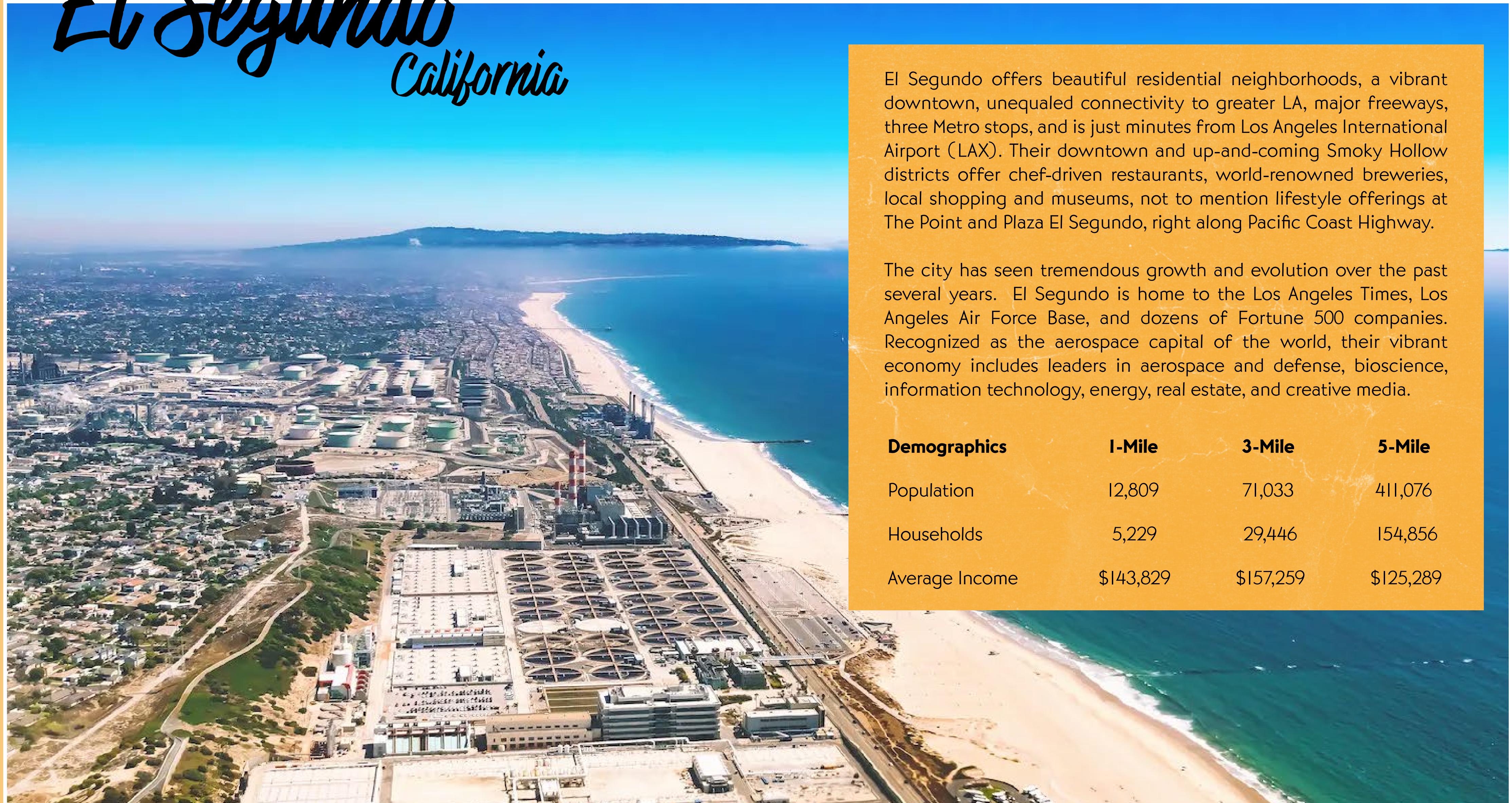


The Q



El Segundo

California



El Segundo offers beautiful residential neighborhoods, a vibrant downtown, unequaled connectivity to greater LA, major freeways, three Metro stops, and is just minutes from Los Angeles International Airport (LAX). Their downtown and up-and-coming Smoky Hollow districts offer chef-driven restaurants, world-renowned breweries, local shopping and museums, not to mention lifestyle offerings at The Point and Plaza El Segundo, right along Pacific Coast Highway.

The city has seen tremendous growth and evolution over the past several years. El Segundo is home to the Los Angeles Times, Los Angeles Air Force Base, and dozens of Fortune 500 companies. Recognized as the aerospace capital of the world, their vibrant economy includes leaders in aerospace and defense, bioscience, information technology, energy, real estate, and creative media.

Demographics	1-Mile	3-Mile	5-Mile
Population	12,809	71,033	411,076
Households	5,229	29,446	154,856
Average Income	\$143,829	\$157,259	\$125,289

Leasing Team

Andrew Cohen

Executive Vice President - Leasing

O 424.363.7800

acohen@pegasusam.com

LIC # 01996379 (CA)

Josh Dembo

Associate - Leasing

O 424.363.7800

jdembo@pegasusam.com

LIC # 02242456 (CA)



The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Investments and should not be made available to any other person or entity without the written consent of Pegasus Investments. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject Property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Investments has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject Property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the Subject Property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Investments has not verified, and will not verify, any of the information contained herein, nor has Pegasus Investments conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Emmet Pierson

Senior Associate - Leasing

O 424.363.7800

epierson@pegasusam.com

LIC # 02048600 (CA)

Daniel Woznica

Associate - Leasing

O 424.363.7800

dwoznica@pegasusam.com

LIC # 02211034 (CA)

Pegasus Asset Management Inc.

1901 Avenue of the Stars, Suite 630

Los Angeles, CA 90067

310.691.1350

CA DRE LIC# 02119442

www.pegasusam.com

