

PRIME DOWNTOWN EL SEGUNDO SPACE FOR LEASE 505 MAIN STREET, EL SEGUNDO, CA 90245

AVAILABLE: ±6,311 SF DIVISIBLE TO 2,363 SF & 3,920 SF

**PARKING
LOT WITH
APPROX.
27 SPACES.**



FEATURES:

- + Abundant street parking surrounding the site and exclusive parking lot with 27 approx. parking spaces.
- + Locker room with 3 shower stalls
- + Located in the heart of Downtown El Segundo within walking distance to several great restaurants and retailers.
- + Approximately two blocks from El Segundo high school with a student population of 1,231
- + Strong daytime population of 77,851 within 3 miles
- + Less than three miles away from the LAX Airport



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Highland Partners Corp.

880 Apollo Street, Suite 329

El Segundo, CA 90245

Broker Lic. 01904030



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DEMOGRAPHICS 2022 ESTIMATES



POPULATION

1 Mile	15,534
2 Miles	26,216
3 Miles	77,947
5 Miles	435,361



AVERAGE HH INCOME

1 Mile	\$147,423
2 Miles	\$183,840
3 Miles	\$178,840
5 Miles	\$136,139



DAYTIME POPULATION

1 Mile	10,420
2 Miles	51,256
3 Miles	107,863
5 Miles	260,920

Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography



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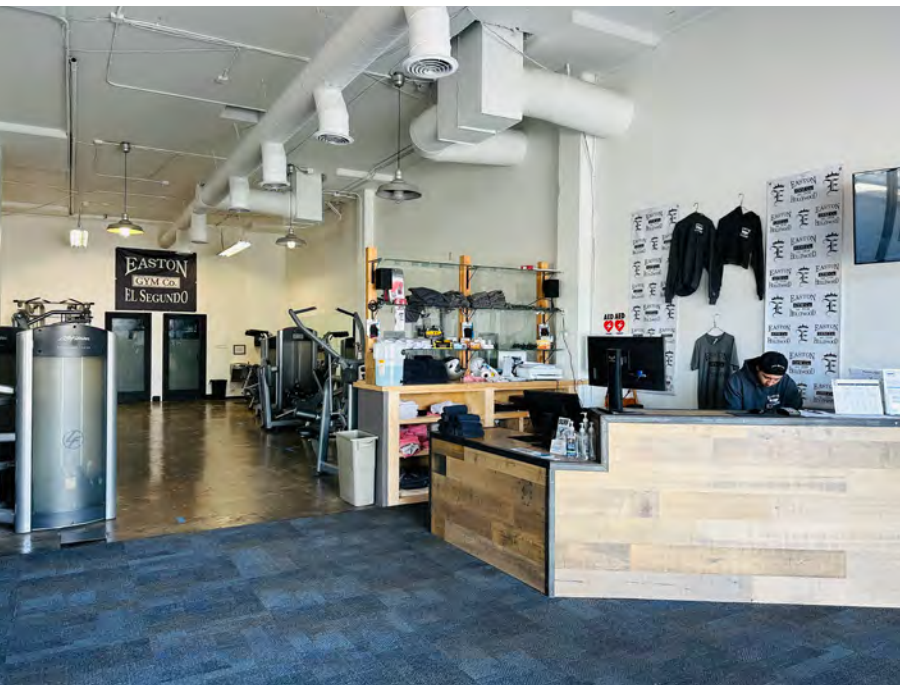
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