

805 E EL SEGUNDO BLVD

El Segundo CA 90245



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DRE #00972400

RE/MAX ESTATE PROPERTIES
COMMERCIAL

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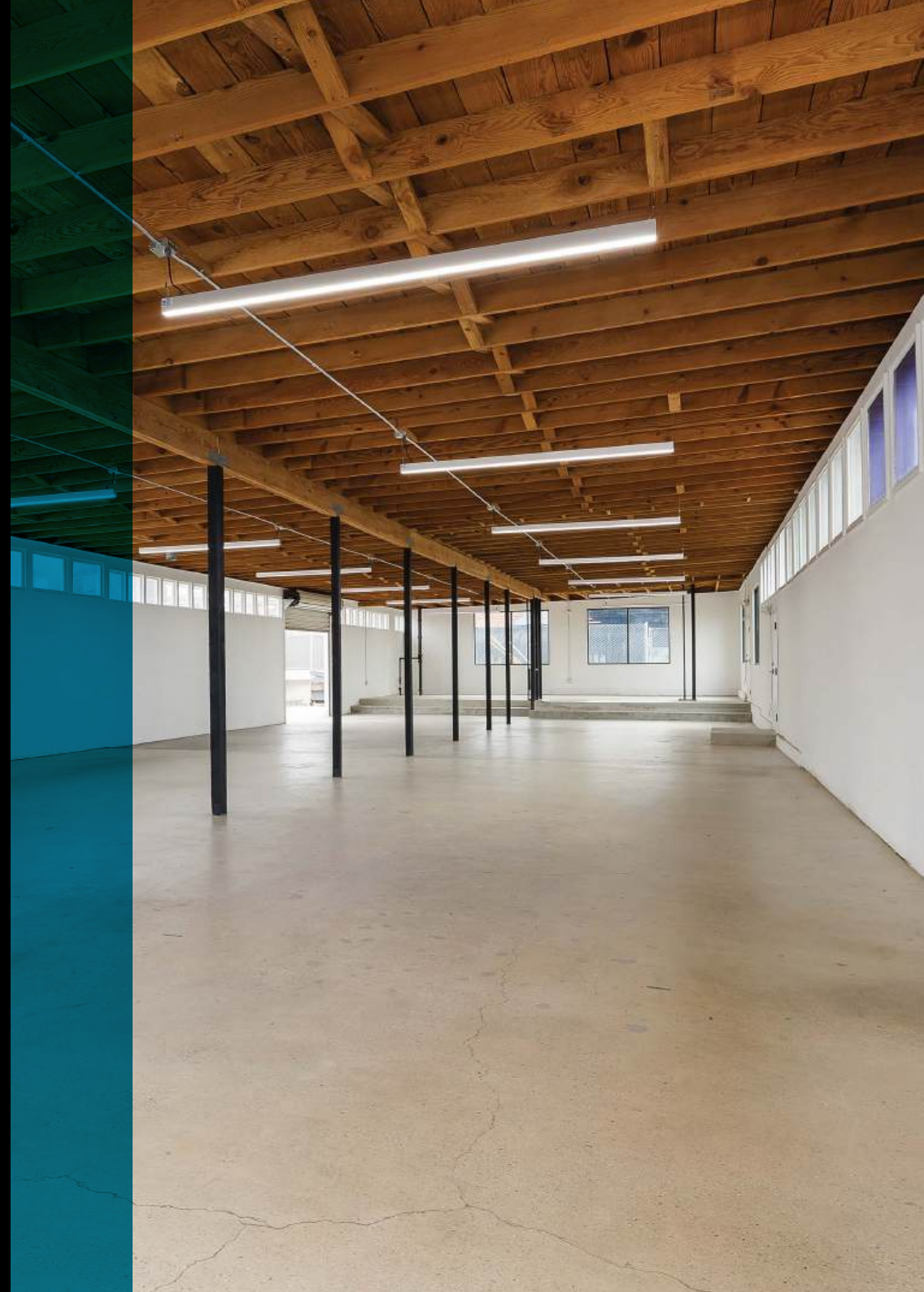
DRE #01120751

COMPASS COMMERCIAL

FOR SALE
\$2,390,000

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EXECUTIVE SUMMARY

Smoky Hollow crème de la crème ! 4060 square-foot structure polished concrete floors throughout, finished exposed ceilings, clear story windows throughout, two large glass, rollup doors. A perfect area for a large deck off the back. six car parking on site. Creative office, car storage light manufacturing the sky's the limit.

PROPERTY DETAILS

Building Size 4,060 SF

Lot Size 6,441 SF



SPACE

Parking 6 spaces

PROPERTY HIGHLIGHTS



El Segundo is the smart business move with low business taxes. The City that invests in you!



Close to fortune 500 companies and new tech startups



In the Downtown area walk to resturants, shops, and bistros.



Close to LAX, 405 and 105 freeways

PHOTOS



RETAIL MAP

A collage of retail logos including: Luchy Brand JEANS, ATHLETA, BCBGM AXAZRIA, H&M, ANTHROPOLOGIE, marmi your favorite shoe boutique, hopdoddy, Starbucks, WHOLE FOODS MARKET, HomeGoods, superba FOOD + BREAD, Madewell, pinkberry, SOULCYCLE, NORTH ITALIA, and Simmzy's BAR + DRINK + PUB.



805 E El Segundo Blvd

A collage of retail logos including: WHICH WICH? SUPERIOR SANDWICHES, FIVE GUYS FAMOUS BURGERS and FRIES, PIZZAREV CRAFT YOUR OWN, the Habit BURGER GRILL, and rubio's COASTAL GRILL.

Sepulveda Blvd

A collage of retail logos including: Chevron, McDonald's, and mandovi.

El Segundo Blvd

A collage of retail logos including: THE TAVERN MAIN, El Segundo COMPANY West Coast Craft, HAVANA Authentic Company, SAUSAL, BREWPORT, and VENICE BAKERY ROCK & BREWS.

A collage of retail logos including: BREADBAR and R1 DISTILLERY ESTABLISHED 2013.

A collage of retail logos including: Aristo Café, hummus factory, TABACH MEXICAN, and SIX & STRAWS COFFEE HOUSE.

A collage of retail logos including: USDA, EL SEGUNDO CAFE SATCO 90245, BEYOND MEAT, and LUNA CYCLE.

EMPLOYER MAP

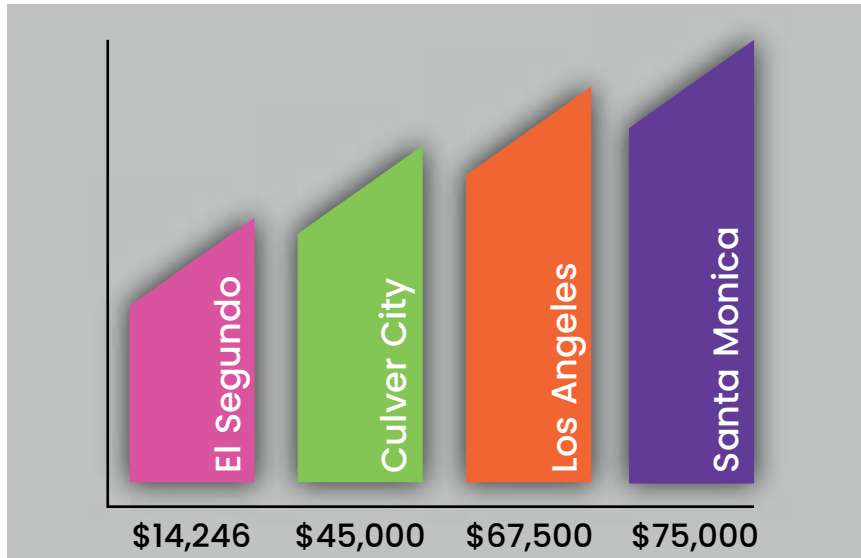


LOCATION OVERVIEW



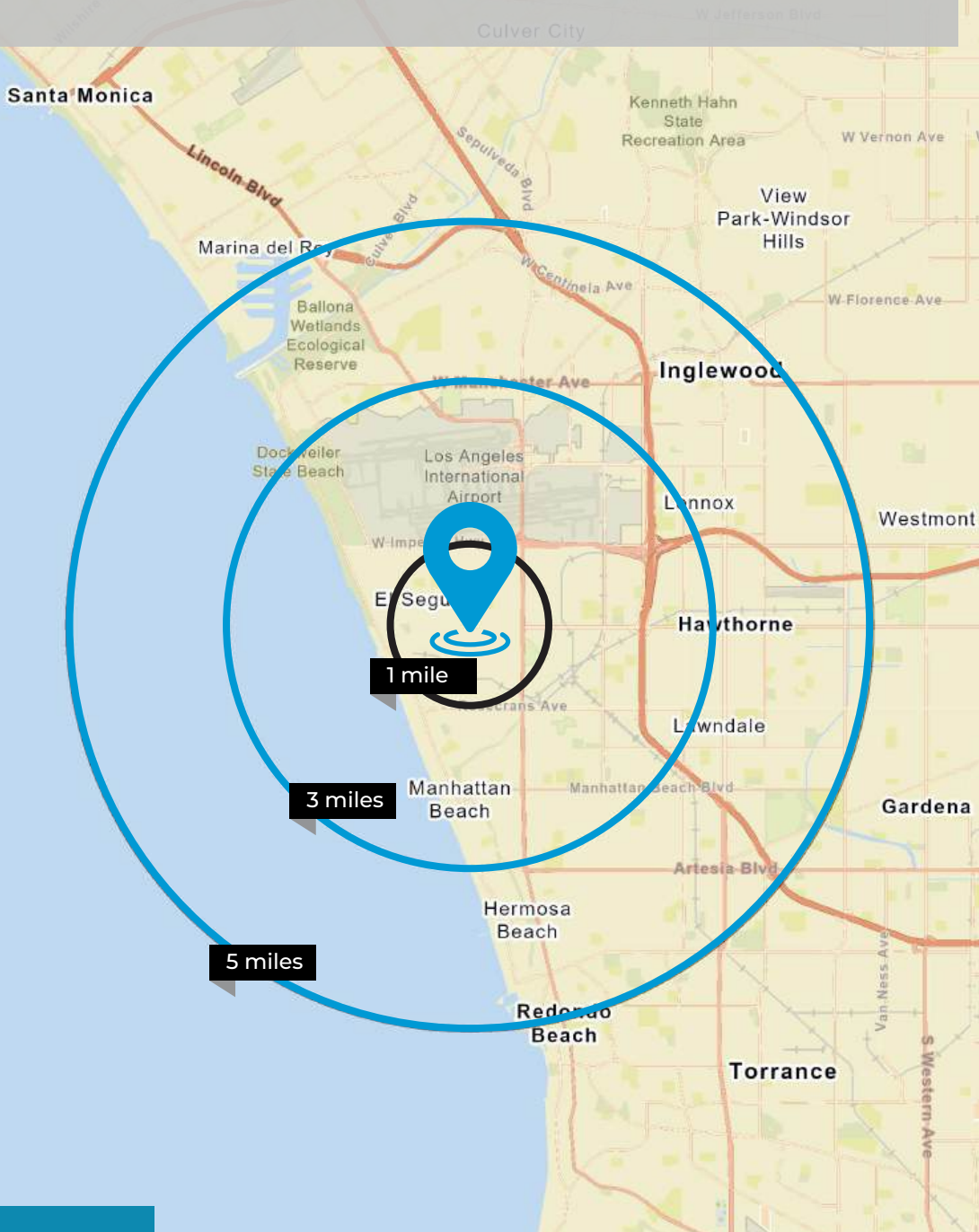
El Segundo is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo also offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, oil refining, & other key industries. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron and Direct TV.

El Segundo, the city that invests in you. There are many advantages to operating a business here. El Segundo offers an unsurpassed business incentive program, low license taxes and one of the region's lowest utility user tax rates



Annual tax for the first \$15MM in receipts for companies of 100 employees and 15,000 square feet..

DEMOGRAPHICS



2024 Summary

	1 MILE	3 MILES	5 MILES
Population	12,982	92,660	451,812
Households	5,502	36,147	174,720
Families	3,182	23,282	106,460
Average Household Size	2.35	2.55	2.55
Owner Occupied Housing Units	2,221	19,180	70,899
Renter Occupied Housing Units	3,281	16,967	103,821
Median Age	38.8	40.3	38.2
Median Household Income	\$140,036	\$139,425	\$105,190
Average Household Income	\$188,637	\$197,719	\$156,499

2029 Summary

	1 MILE	3 MILES	5 MILES
Population	12,644	90,091	440,454
Households	5,489	36,100	175,173
Families	3,187	23,309	107,070
Average Household Size	2.30	2.49	2.47
Owner Occupied Housing Units	2,279	19,460	72,361
Renter Occupied Housing Units	3,210	16,640	102,812
Median Age	40.1	41.5	39.5
Median Household Income	\$158,508	\$159,892	\$119,702
Average Household Income	\$216,538	\$224,444	\$179,860

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