



ZACUTO GROUP
COMMERCIAL REAL ESTATE

1320

E. IMPERIAL AVENUE
EL SEGUNDO, CALIFORNIA

OWNER/USER OPPORTUNITY
TWO-STORY BUILDING

FOR SALE

EXECUTIVE SUMMARY

1320 E. IMPERIAL AVENUE, EL SEGUNDO, CA 90245

Matthew Luchs and Chase Cohen of Zacuto Group, as exclusive advisors, are pleased to present for sale 1320 E Imperial Ave, El Segundo, CA 90245, a $\pm$ 11,494 square foot, two-story creative office building positioned along the Imperial Avenue corridor in one of the South Bay's most supply-constrained and high-barrier commercial submarkets. Located in the heart of El Segundo, widely known as the "Aerospace Capital of the World" and a core node of greater Los Angeles' tech, aerospace, and media economy, the property offers an owner-user or investor a rare opportunity to acquire a flexible creative asset minutes from Los Angeles International Airport (LAX), the I-405 and I-105 Freeways, and the region's deepest concentration of innovation-driven employers.



EXECUTIVE SUMMARY

Situated on approximately ±7,950 square feet of land (0.18 acres, APN 4139-011-038) and zoned ESC2, the property provides flexible creative office and flex research-and-development use within a city renowned for its business-friendly environment, lower occupancy costs relative to neighboring Westside submarkets, and exceptional access to a highly educated workforce. The building’s efficient ±5,747 square-foot floor plates, two-story configuration, and on-site parking make it well suited for a single owner-user headquarters or a value-add multi-tenant repositioning.



PROPERTY INFORMATION

ADDRESSES	1320 E. Imperial Avenue
	El Segundo, CA 90245
PRICE	\$3,875,000
BUILDING SF:	11,494F
LOT SIZE:	7,912 SF
PRICE/SF (BUILDING):	\$337/SF
PRICE/SF (LAND):	\$490/SF
YEAR BUILT:	1962
ZONING:	ESC2
PARKING:	12 Spaces
APN(S):	4139-011-038

LISTING TEAM

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Originally built in 1962, the building offers creative character with the flexibility to accommodate a wide range of users, including creative office, technology, design, aerospace-adjacent, and flex R&D tenants. Building signage along Imperial Avenue provides branding visibility within a dense, established commercial corridor, while the property's walkable proximity to El Segundo's downtown, Smoky Hollow creative district, and surrounding amenity base enhances tenant and employee appeal.

El Segundo's commercial base is anchored by global leaders in aerospace, defense, technology, and media, including SpaceX, Raytheon, Boeing, Mattel, and Chevron, creating sustained, diversified demand for well-located creative and flex space. With roughly three-quarters of the city dedicated to commercial and industrial use and minimal new supply of infill creative product, the submarket has historically demonstrated durable occupancy and long-term value stability.

1320 E Imperial Ave represents a rare opportunity to acquire a flexible, well-located creative asset with branding presence, on-site parking, and long-term optionality in a premier, high-barrier South Bay submarket. The property's combination of location, flexible zoning, and submarket fundamentals positions it as an ideal acquisition for owner-users and investors seeking a foothold in one of Southern California's most resilient commercial markets.

“A two story creative office building positioned along one of the South Bay's most supply-constrained commercial submarkets”

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INVESTMENT HIGHLIGHTS

FLEXIBLE CREATIVE BUILDING

- Two stories with efficient $\pm 5,747$ SF floor plates
- Configurable for creative office, technology, design, media, and flex R&D users
- Built in 1962 with the bones for a modern owner-user build-out or repositioning
- 12 on-site parking spaces (± 1.04 per 1,000 SF) and building signage

RARE EL SEGUNDO OWNER-USER OPPORTUNITY

- Ideal for a business owner seeking to own rather than lease in a high-cost submarket
- $\pm 11,494$ SF building well sized for a single company headquarters or creative/flex operation
- Potential to occupy the full building, or owner-occupy one floor and lease the second for income
- Strong SBA 504 / owner-user financing available, allowing acquisition with low down payment
- Pride of ownership with building signage and street identity along Imperial Avenue

PREMIER EL SEGUNDO / SOUTH BAY LOCATION

- Positioned along well established Imperial Avenue, the commercial corridor of El Segundo
- Minutes from Los Angeles International Airport (LAX) for executive and client travel
- Immediate access to the I-405 and I-105 Freeways and Sepulveda Boulevard
- Surrounded by global employers including SpaceX, Raytheon, Boeing, and Mattel

BUSINESS-FRIENDLY, FLEXIBLE ZONING

- Zoned ESC2, permitting a wide range of commercial and creative uses
- Supports creative office, studio, technology, design, and flex R&D operations
- Specialty commercial uses available subject to City of El Segundo approvals
- Long-term flexibility for an owner-user to grow or reconfigure within the building



COMPELLING RELATIVE VALUE FOR AN OWNER-USER

- Lower occupancy and ownership costs than neighboring Westside and Silicon Beach
- Access to the same regional talent pool at a more efficient basis
- Infill location with significant barriers to new development, supporting value preservation

STRONG DEMOGRAPHICS AND LIFESTYLE APPEAL

- Healthy daytime population and high household incomes within a 3- and 5-mile radius
- Walkable to El Segundo's downtown, Smoky Hollow creative district, restaurants, and amenities
- Beach cities lifestyle that aids employee recruiting and retention



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LOCATION OVERVIEW

El Segundo is one of the South Bay's premier business cities and a core engine of the greater Los Angeles aerospace, defense, technology, and media economy. Known as the "Aerospace Capital of the World," the city is home to global leaders including SpaceX, Raytheon, Boeing, Mattel, and Chevron, with roughly three-quarters of its land dedicated to commercial and industrial use. 1320 E Imperial Ave is located along the established Imperial Avenue corridor, offering immediate proximity to major employers, a deep and highly educated labor force, and El Segundo's walkable downtown and Smoky Hollow creative district. The area benefits from strong daytime population, high household incomes within a 3- and 5-mile radius, and limited new supply of infill creative product, creating a high-barrier submarket with long-term stability.

As demand continues to accelerate among aerospace, defense, satellite, technology, and creative users across the South Bay, well-located infill assets in El Segundo remain highly sought after relative to generic product. The property offers seamless access to Los Angeles International Airport (LAX) and the I-405 and I-105 Freeways, providing convenient regional connectivity for employees, executives, and logistics. Supported by El Segundo's business-friendly environment, comparatively lower occupancy costs than neighboring Westside and Silicon Beach submarkets, and proximity to the beach cities lifestyle, 1320 E Imperial Ave combines flexible creative functionality with prime submarket fundamentals, positioning it for long-term value preservation and growth.

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FORTUNE 500 COMPANIES

WITHIN A 4 MILE RADIUS

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COMPANY	LOCAL ADDRESS	DISTANCE
BOEING	2601 E. Imperial Hwy, El Segundo	0.6 mi
MATTEL	333 Continental Blvd, El Segundo	0.9 mi
A-MARK PRECIOUS METALS	2500 Pacific Coast Hwy, El Segundo	1.0 mi
CHEVRON	300 N. Aviation Blvd, El Segundo	1.1 mi
RTX (RAYTHEON)	400 N. Pacific Coast Hwy, El Segundo	1.2 mi
NORTHROP GRUMMAN	1 Hornet Way, Redondo Beach	1.8 mi
AT&T	20801 S. Western Ave, Torrance	2.3 mi
L3HARRIS TECHNOLOGIES	1025 W. 190th St, Torrance	3.6 mi





SANTA MONICA

MAR VISTA

VENICE

MARINA DEL REY

PLAYA VISTA

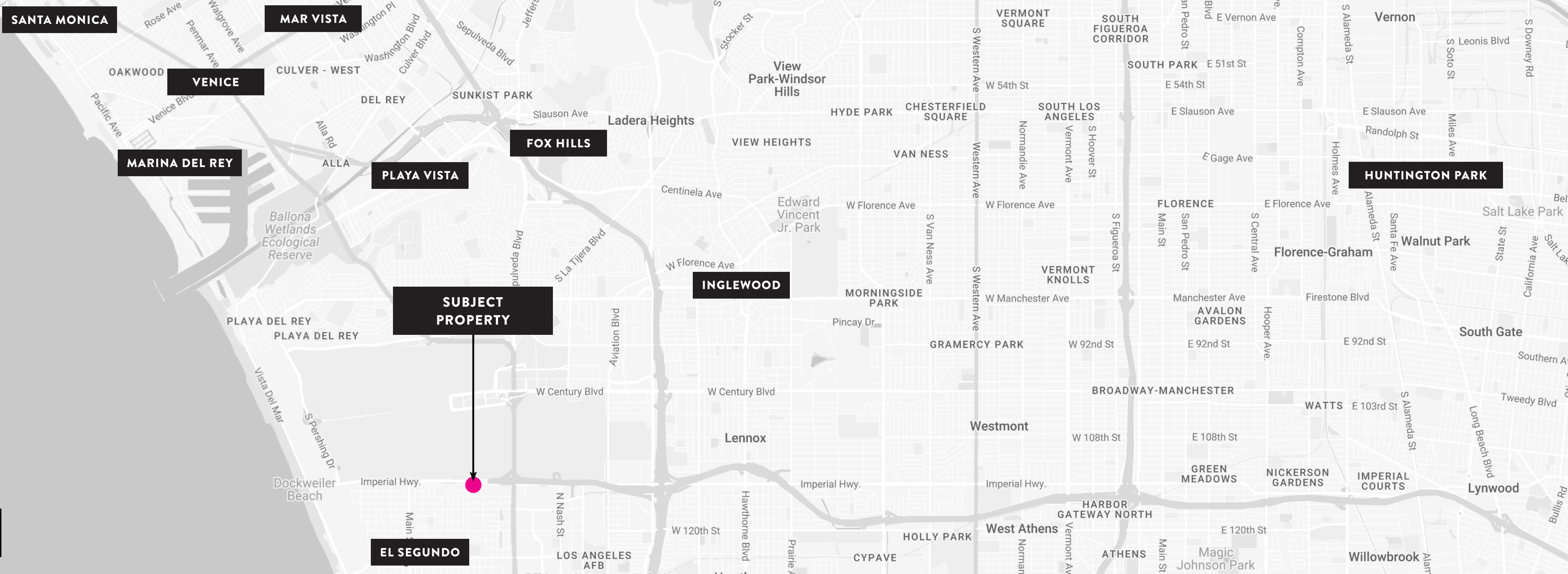
FOX HILLS

INGLEWOOD

HUNTINGTON PARK

SUBJECT
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