

# Market Station

## 507 S. Douglas St.

El Segundo, CA 90245



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**COMPASS COMMERCIAL**

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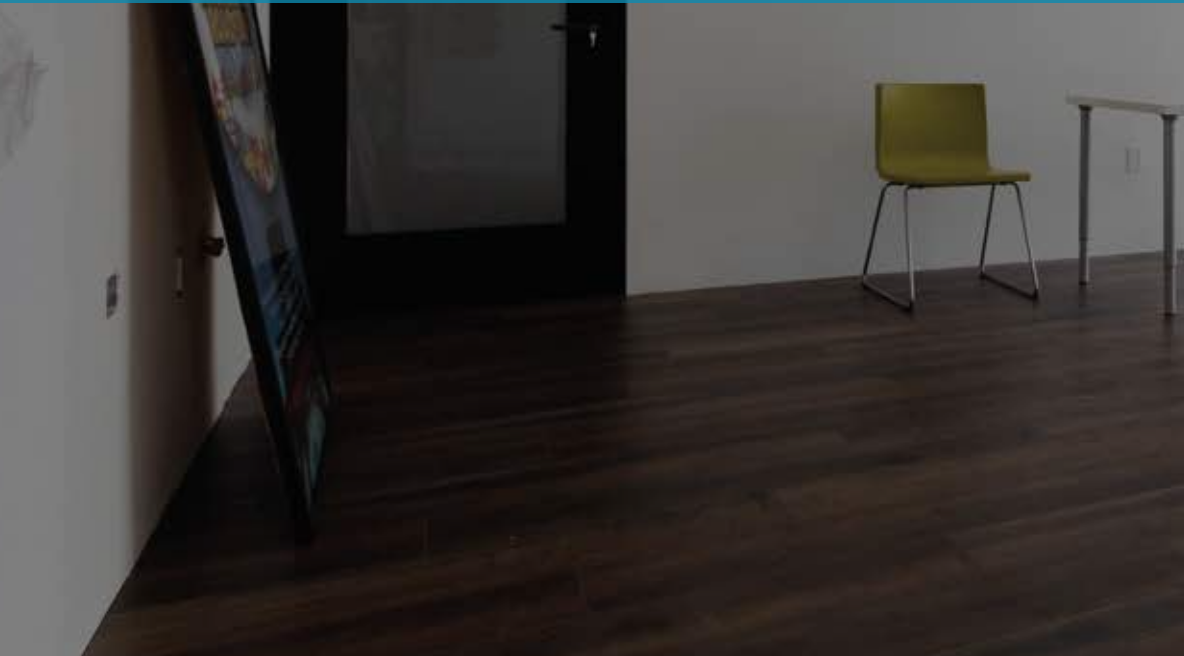
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# EXECUTIVE SUMMARY

507 Douglas is a cutting-edge office Building that is second to none. The Station has 20,000 sq ft seamlessly integrated into one breathtaking opportunity - three stories of creative office space and over 6,000 sq ft of outdoor social & office space. Provided is a perfect mix for one large company with different divisions or multiple small companies. Market Station is a scenic drive of creative office coupled with eclectic modern touches throughout combining new life force with a business mentality with the pursuit for success. Directly across the street from Frank Gehry's Ascend project, Market Station soars above the neighborhood, showcasing views of DTLA, the Hollywood sign and planes arriving to LAX.



# PROPERTY DETAILS

**Property Type** Creative Office

**Leasable Area** 18,000 SF

**Year Built** 2021



## SPACE

1st floor	7,000 SF
2nd floor	6,000 SF
3rd floor	5,000 SF
Total Leasable SF	18,000 SF

# PROPERTY HIGHLIGHTS



The Premiere Creative  
Campus in Southern California



20,000 Sq. Ft. of  
Cutting Edge Design



3 Stories, 3 Staircases,  
Unlimited Opportunities











# PHOTOS





# RETAIL MAP





# EMPLOYER MAP





# EASE OF ACCESS

**3**

Minute walk from  
Douglas Green Line  
Metro Station.  
7 Million passengers a year.

**1**

Minute walk from  
Douglas & Utah Bus  
Stop Locations

**7**

Minute drive from  
Los Angeles  
International Airport

**2**

Mile drive from local

**1**

Mile from 405 Freeway

**2**

Miles from Freeway

## FUTURE PLANS

The Green line will  
connect directly to  
LAX & SoFi NFL  
Football stadium

### ● Freeways

### ● Bus Routes

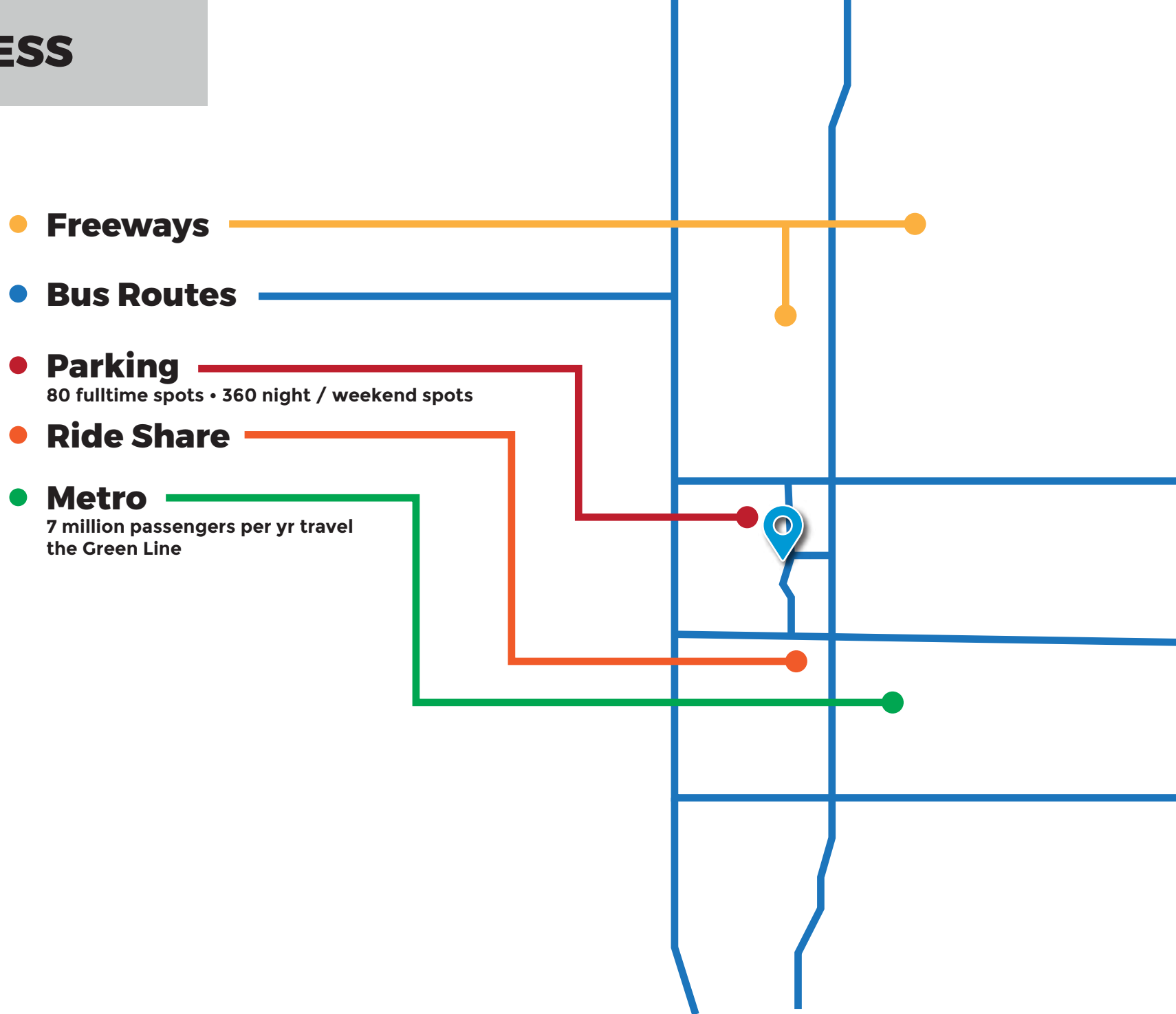
### ● Parking

80 fulltime spots • 360 night / weekend spots

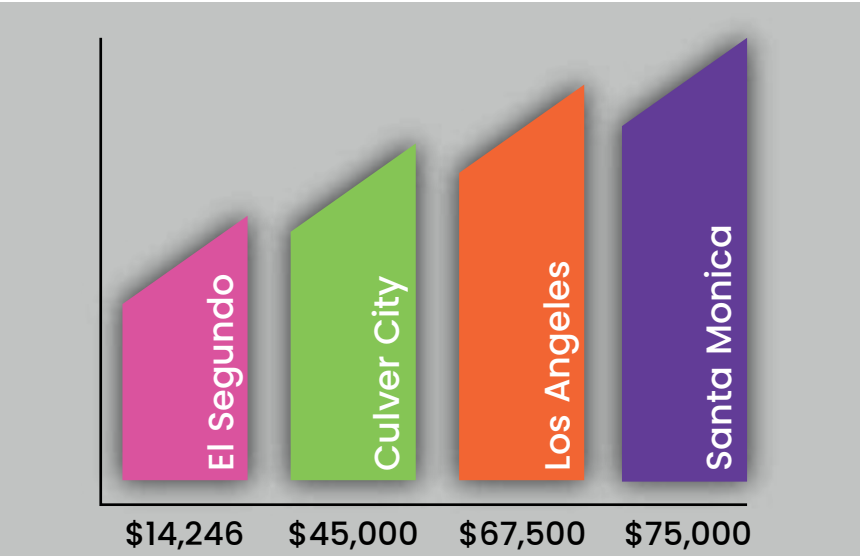
### ● Ride Share

### ● Metro

7 million passengers per yr travel  
the Green Line



# LOCATION OVERVIEW



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

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.

## The Alaska Tract

Dating back to the Howard Hughes aircraft company in the 50s to now, El Segundo has headquartered some of the biggest companies in the world pushing the envelope and setting the mark. El Segundo by all accounts from Raytheon, Northrop Grumman, Boeing, to Internet Brands, has always been the beacon of innovation in Southern California. A new generation of companies are calling El Segundo home and is generating more acquisitions and leases such as, Disney+, Amazon, Beyond Meat, Lakers, Kings, L'Oréal, the list goes on. This creative office building "Market Station" is paying homage to the excellence that El Segundo has served the world.



# DEMOGRAPHICS

Santa Monica

Ocean Park

Cienega

Hyde Park

Playa Vista

Inglewood

Westmont

Willow

1 mile

5 miles

5 miles



**6,853**

People within 1-Mile  
Radius of Market Station



**116,791**

Daytime Employees within  
3-Mile Radius of Market



**\$1 Billion+**

Recent Real Estate  
Projects in Development



**\$125,052**

Median Household Income  
within 1-Mile of Market Station



**332,643**

Estimated Traffic Volume  
within 0.5 Miles of Market Station



**21 Million+**

Square Feet of Office Space

## 2021 Summary

1 MILE

3 MILES

5 MILES

**Population**

8,419

237,995

552,883

**Households**

3,160

81,583

198,864

**Families**

2,278

55,105

129,337

**Average Household Size**

2.65

2.90

2.74

**Owner Occupied Housing Units**

2,706

34,003

86,655

**Renter Occupied Housing Units**

454

47,579

112,208

**Median Age**

42.4

35.8

37.1

**Median Household Income**

\$125,052

\$83,688

\$82,621

**Average Household Income**

\$160,294

\$128,227

\$121,056

## 2026 Summary

1 MILE

3 MILES

5 MILES

**Population**

8,774

238,580

557,489

**Households**

3,280

81,487

199,899

**Families**

2,369

55,247

130,463

**Average Household Size**

2.66

2.91

2.75

**Owner Occupied Housing Units**

2,831

34,240

87,176

**Renter Occupied Housing Units**

449

47,247

112,723

**Median Age**

42.8

36.7

38.1

**Median Household Income**

\$142,685

\$95,873

\$94,790

**Average Household Income**

\$182,833

\$145,388

\$138,074

## 2021 Summary

1 MILE

3 MILES

**Total Employees**

33,736

291,032

**Total Businesses**

1,977

24,600

**Food & Dining Expenditure**

9,541

260,815

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