

# PROPERTY FOR LEASE

138 Sheldon Street, El Segundo, CA 90245

Presented by:

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# PROPERTY OVERVIEW

This 4,326 square foot creative loft warehouse with private offices presents an opportunity into a world of possibilities. With beautiful original brick and high architectural, beamed ceilings, the space is move-in ready or customizable to your creative rendering.



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# PROPERTY OVERVIEW

Newly updated and situated in the heart of El Segundo's thriving Smoky Hollow business district, 138 Sheldon provides the perfect base for you and your team to find the right work/life balance, with some of L.A.'s best restaurants, coffee houses, shopping and the beach right nearby.



# PROPERTY FEATURES

- Centrally located in the heart of Smoky Hollow
- \$31.20/SF/YR
- 4326 Square Feet
- Industrial/Commercial Property
- New Floors in offices
- New Kitchen
- New Bathrooms
- High Ceilings
- Skylights
- Private Parking
- Private Office Spaces
- Loading Dock
- Now Available



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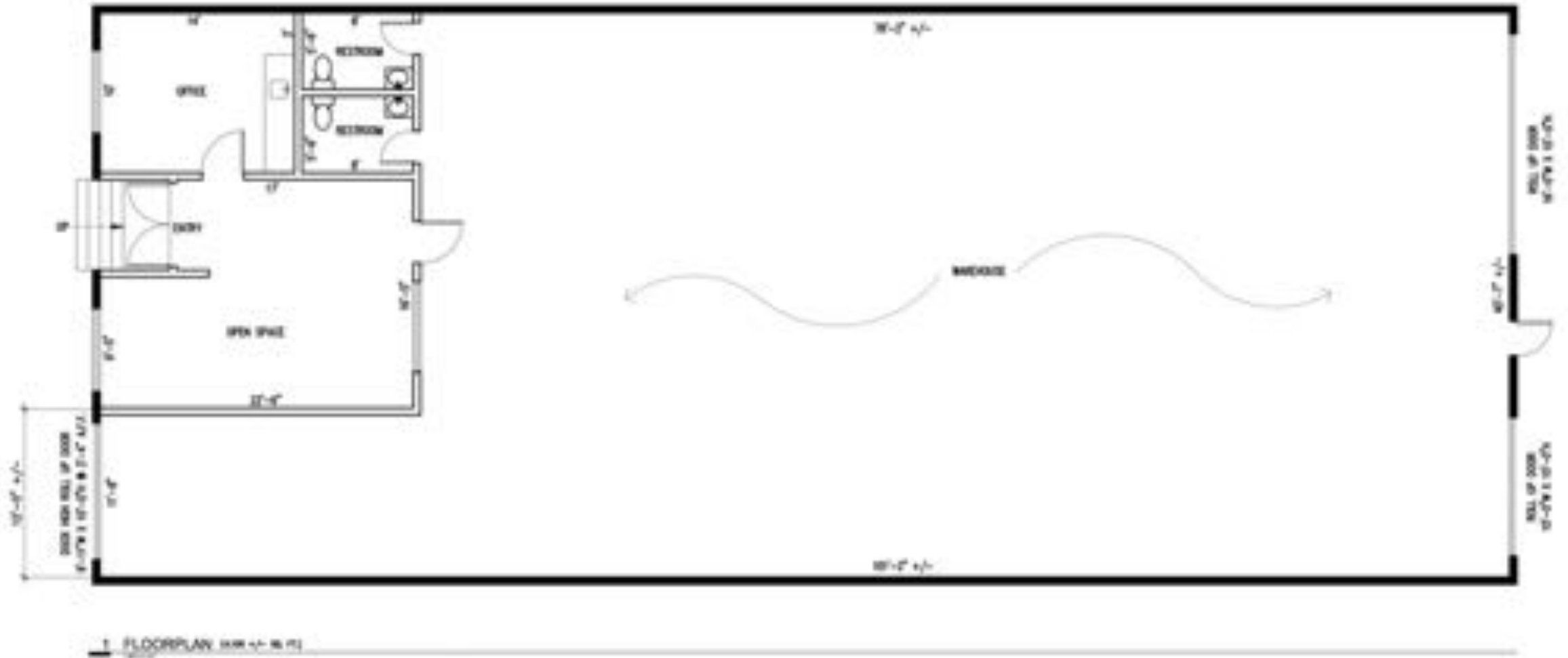


# IMAGINE THE POSSIBILITIES



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# FLOORPLAN



# BUSINESSES THRIVE IN EL SEGUNDO



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# EL SEGUNDO

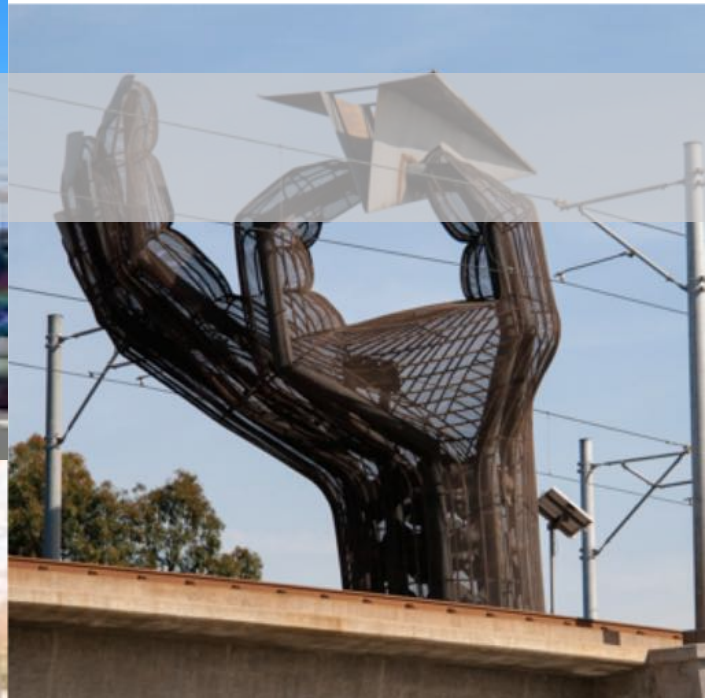


## Business is good in El Segundo.

Nestled next to the beach and LAX, this beautiful pocket of Los Angeles continues to attract the best talent in the world in aerospace, media, entertainment, manufacturing, oil refining, health care and information technology, boasting the second highest concentration of Fortune 500 companies across California, including Chevron, Boeing, Mattel, Raytheon, Xerox, Northrop and Direct TV. The City of El Segundo offers incredible support and partnership with businesses large and small, with low license taxes and low utility rates. The Smoky Hollow neighborhood is a hot spot for creative offices and industrial alike, home to the corporate offices for Lemonade and Beyond Meat, among others.



# EL SEGUNDO



# DEMOGRAPHICS & THE CREATIVE ECONOMY

Males: 8,343 (49.5%)  
Females: 8,510 (50.5%)

Median resident age: 39.5 years  
California median age: 36.4 years

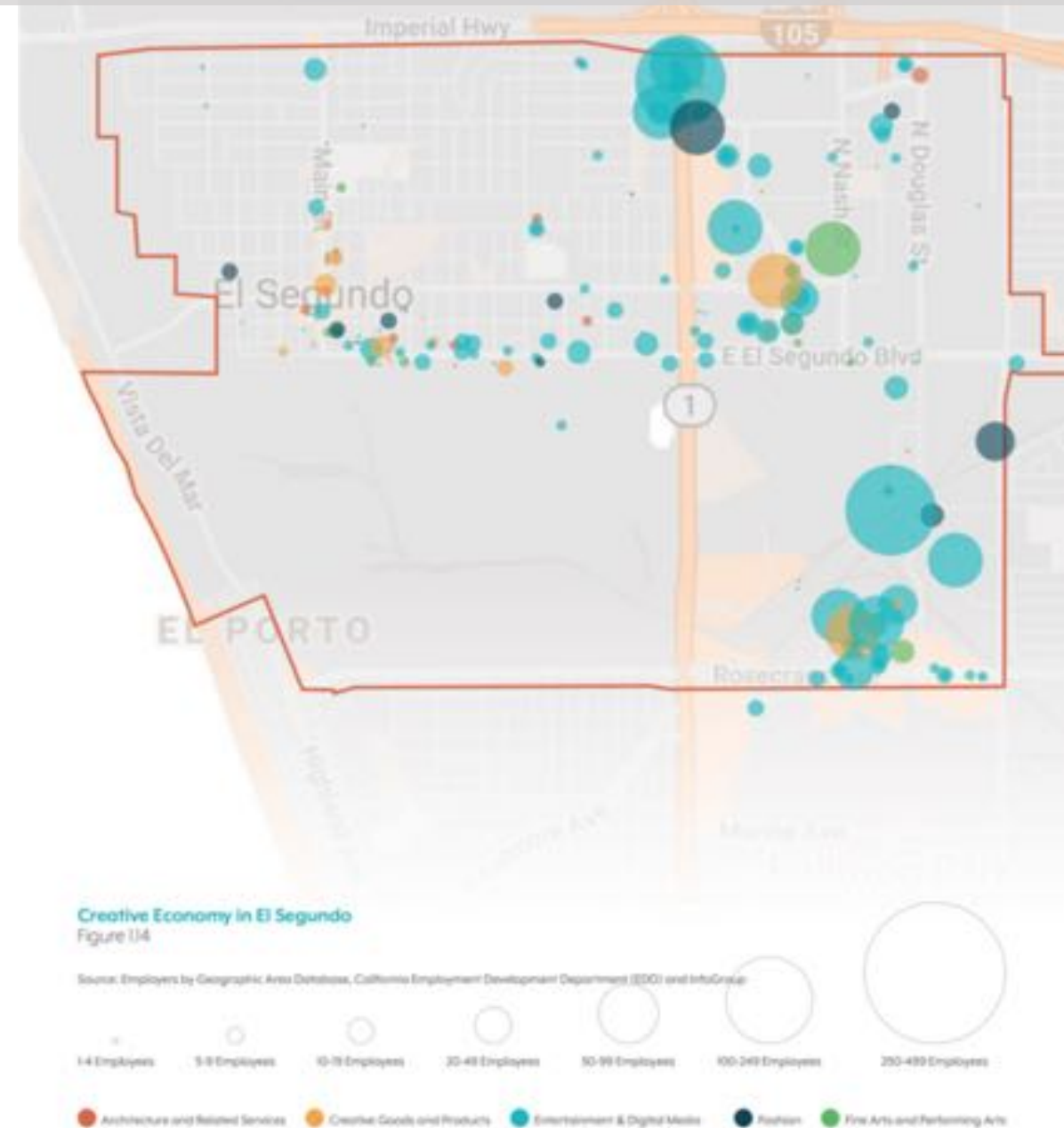
Zip codes: 90245.

Estimated median household income in 2016: \$96,976 (it was \$61,341 in 2000)  
El Segundo: \$96,976  
CA: \$67,739

Estimated per capita income in 2016: \$50,231 (it was \$33,996 in 2000)

Estimated median house or condo value in 2016: \$958,156 (it was \$357,800 in 2000)  
El Segundo: \$958,156  
CA: \$477,500

Data courtesy of the City of El Segundo



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## CONTACT US

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