

FOR LEASE

2161 E El Segundo Blvd

El Segundo, CA 90245

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



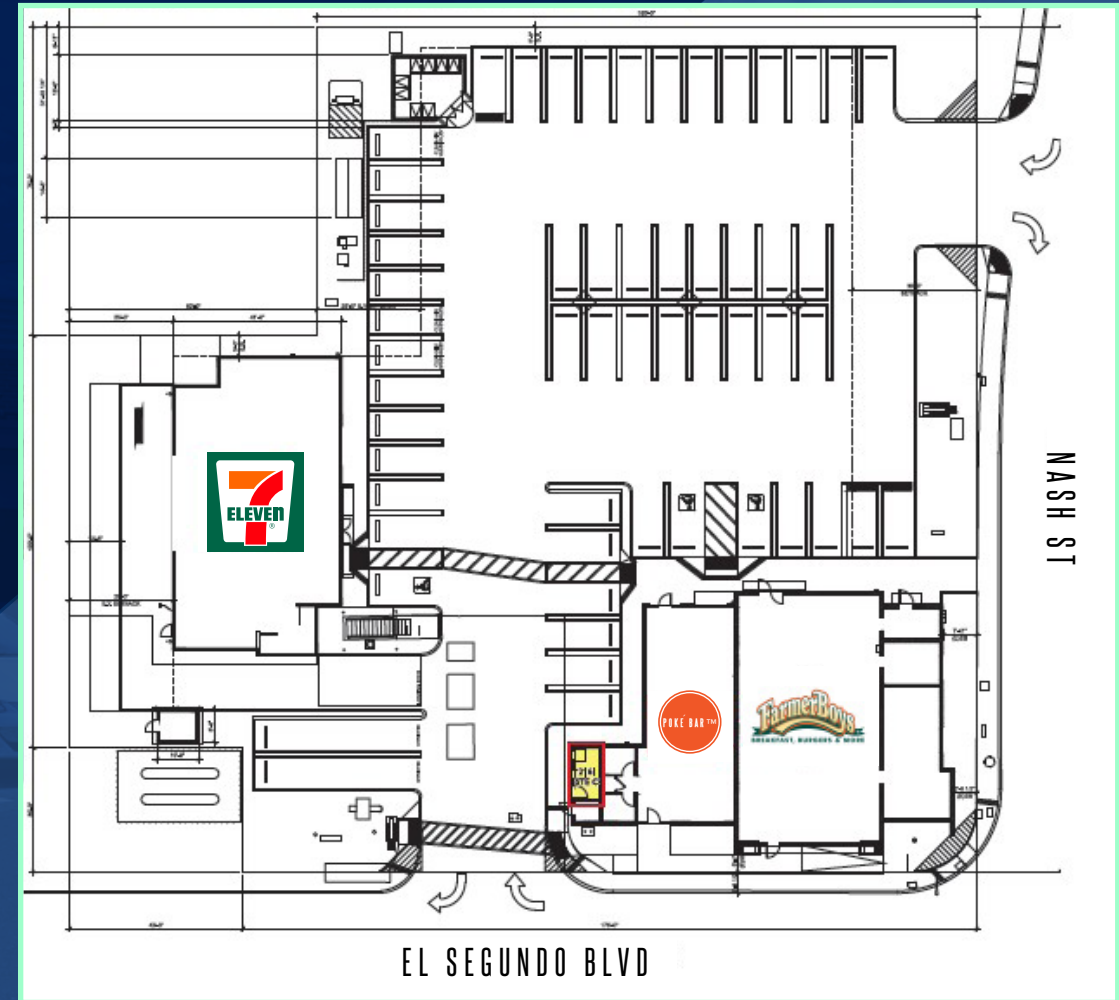
PROPERTY DETAILS

2161 E EL SEGUNDO BLVD

AVAILABLE SPACE: 90 SF \$1,500/MO

PROPERTY HIGHLIGHTS

- ATM location on Highly Trafficked El Segundo Blvd
- Pylon Signage Available on El Segundo Blvd & Nash St
- Join National Tenants Farmer Boys, 7-Eleven, and Poke Bar
- Located Across the street from Raytheon, one of El Segundo's largest employers with \pm 7,000 Employees
- Adjacent to Metro Green Line which sees \pm 33 million passengers systemwide a week
- Daytime population of nearly 7,500 people





EL SEGUNDO, CA

El Segundo is a city located in Los Angeles County, California. Located on the Santa Monica Bay, it was incorporated on January 18, 1917, and part of the South Bay Cities Council of Governments.

El Segundo has many aviation-related and petroleum-related industries and operations in 2006, it won an Eddy award for being the most business-friendly city in L.A. County. Many large aerospace companies have facilities in El Segundo, including Boeing, Raytheon, Lockheed Martin, Northrop Grumman, Wyle Laboratories, The Aerospace Corporation, and Aerojet Rocketdyne Holdings. The last two are headquartered there. It is also home to the Los Angeles Air Force Base and Space and Missile Systems Center (SMC), which is responsible for space-related acquisition for the military.

In addition to the Chevron oil refinery, El Segundo is located next to the Hyperion sewage treatment plant and the El Segundo power plant. The El Segundo power plant is operated by the American energy company NRG. In an effort to combine sustainable and environmentally-friendly techniques with fossil power generation, NRG will create a new combined cycle power island, providing power for 240,000 households.

Toy manufacturer Mattel, AT&T Entertainment Hub direct technology marketing company PCM, Inc., and A-Mark Precious Metals are headquartered there, as well as sporting goods retailer Big 5 Sporting Goods and Stamps.com. Database company Teradata has an R&D facility in El Segundo as well.



DEMOGRAPHICS



203,935

POPULATION



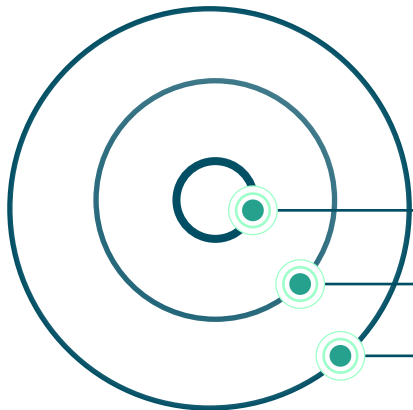
68,650

HOUSEHOLDS



\$124,220

AVG. INCOME



POPULATION

HOUSEHOLDS

INCOME

	2020 ESTIMATE	2025 PROJECTION	2020 ESTIMATE	2025 PROJECTION	2020 AVG. HOUSEHOLD INCOME
1-MILE	7,361	7,687 (4.43% ↑)	2,711	2,828 (4.32% ↑)	\$160,768
3-MILE	203,935	206,940 (1.47% ↑)	68,650	69,668 (1.48% ↑)	\$124,220
5-MILE	541,217	551,273 (1.86% ↑)	197,193	201,091 (1.98% ↑)	\$121,601

AREA OVERVIEW



2161 E EL SEGUNDO BLVD
Los Angeles, CA 90245

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

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