

747 N. DOUGLAS STREET, El Segundo, CA 90245

RESTAURANT SPACE FOR LEASE

Located in the Elevon at Campus El Segundo



elevon



RAFAEL PADILLA

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LIC# 00960188

ARTHUR PETER

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SIZE: Approximately 2,800 square feet

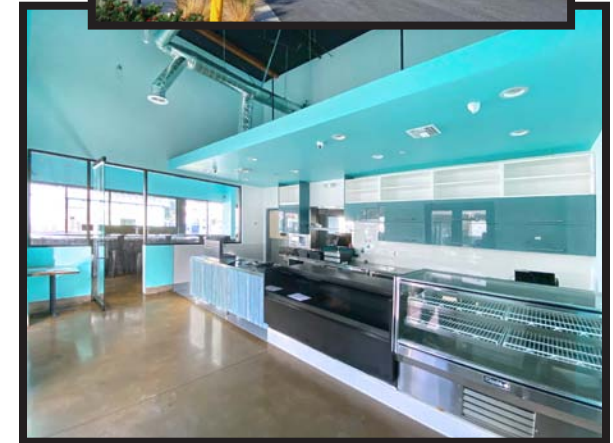
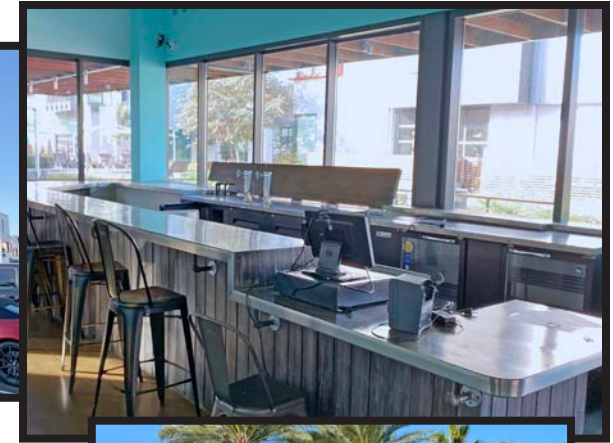
RATE: \$5.35 per square foot per month, NNN
(NNN estimated to be \$1.80 per square foot per month)

KEY FEE: \$150,000

AVAILABLE: Immediately

PARKING: 102 shared parking stalls

TERM: 5 - 10 years (negotiable)



- » Business center and residential proximity - El Segundo has the second highest concentration of Fortune 500 companies in the State of California
- » Situated within the Campus El Segundo, a dynamic 46.5 acre mixed use project containing office, retail and athletic fields in addition to the new 143 room Hyatt Place Hotel
- » Close to major transit hubs - elevon retail enjoys proximity to major transportation providers including both Los Angeles International Airport (LAX) and the Metro Rail green line, providing additional traffic throughout the day
- » Excellent freeway access to major Southern California freeway systems, the 105 freeway, (107,000 cars per day) and the 405 freeway (213,000 cars per day)
- » Solid location adjacent to LAX, 20 miles east of downtown Los Angeles, 45 miles north of Newport Beach and 10 miles south of Santa Monica
- » Improving economic development center - in the past five years more than 1.2 million square feet of tenant businesses have migrated from West Los Angeles to El Segundo further enhancing traffic to the trade area
- » Dynamic retail location adjacent to new creative office development; elevon retail supports more than 210,000 square feet of office space within Campus El Segundo, home to digital production studio Big Block Media and PK4 among others

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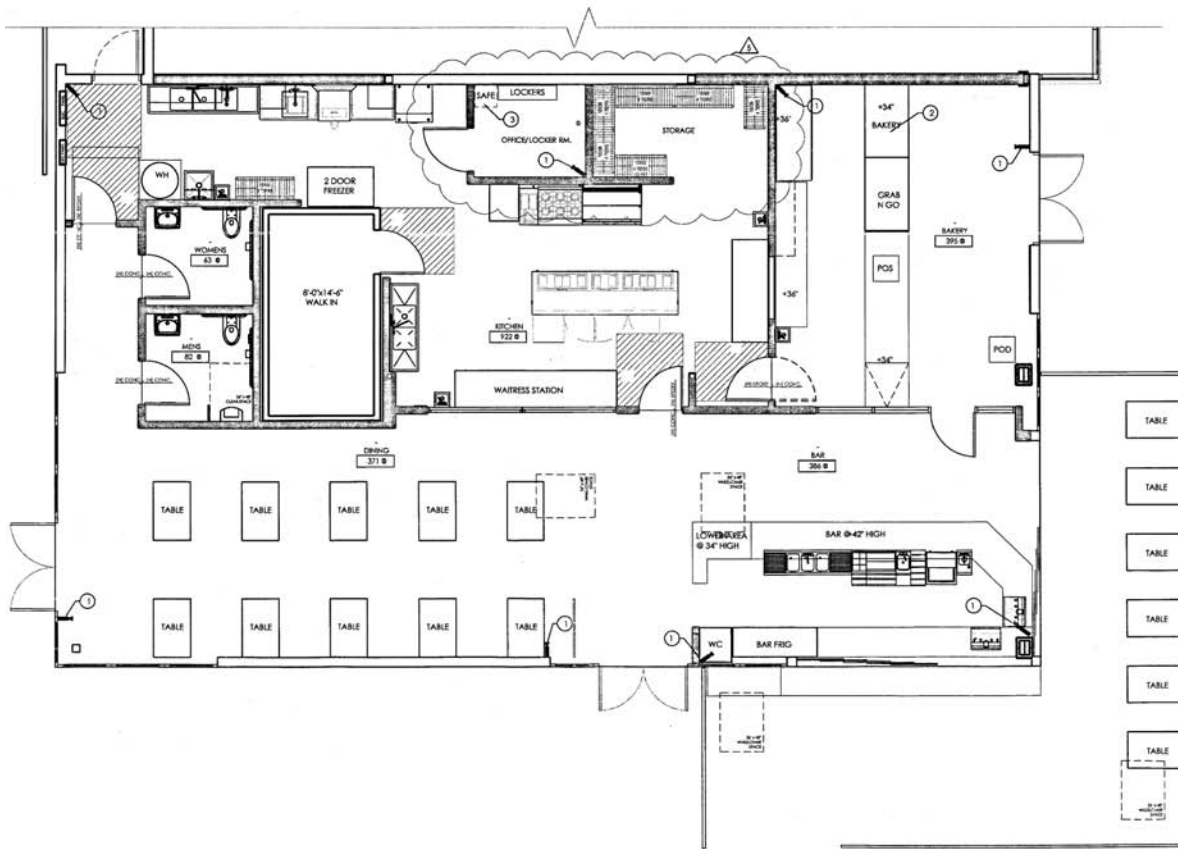
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FLOOR PLAN & INVENTORY



- 20' bar
- "Everest" 2-door bar fridge
- "Turbo Air" - 4 tap full size keg draft beer bar
- "Krowne" - bar triple sink
- "Leader" deli case
- 9' "Sinclair" - refrigerated grab & go
- 7' stainless steel prep table with shelving
- 7' stainless steel prep table with shelving & doors
- 12' hood & ansul system
- "Hatco" - Salamander
- "True" - 6 top burner - with 2 low boys
- "Garland" - 3' Flat grill with 2 low boys -
- "True" Refrigerated salad bar - 30"
- Ice O'Matic - Ice maker
- "captive air" - 30" type 2 hood
- "Honeywell" 100 gallon water heater
- 400-amp panel

- *6' prep table
- 8' prep table with shelves
- 8' x 13' walk-in fridge/freezer with storage racks
- 6' - 3 door food service unit

- 10 - 2 top tables
- 3 - 4 top tables
- "Wonder bar" - gun system with
- "Krowne" ice holder

- Three tub sink and two tub sink
- 1 tub prep sink
- 6 hand sinks
- 50 chairs
- 4 bar chairs

** tenant will be responsible for the investigation of the condition of said inventory & premises*

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ADDITIONAL PHOTOS



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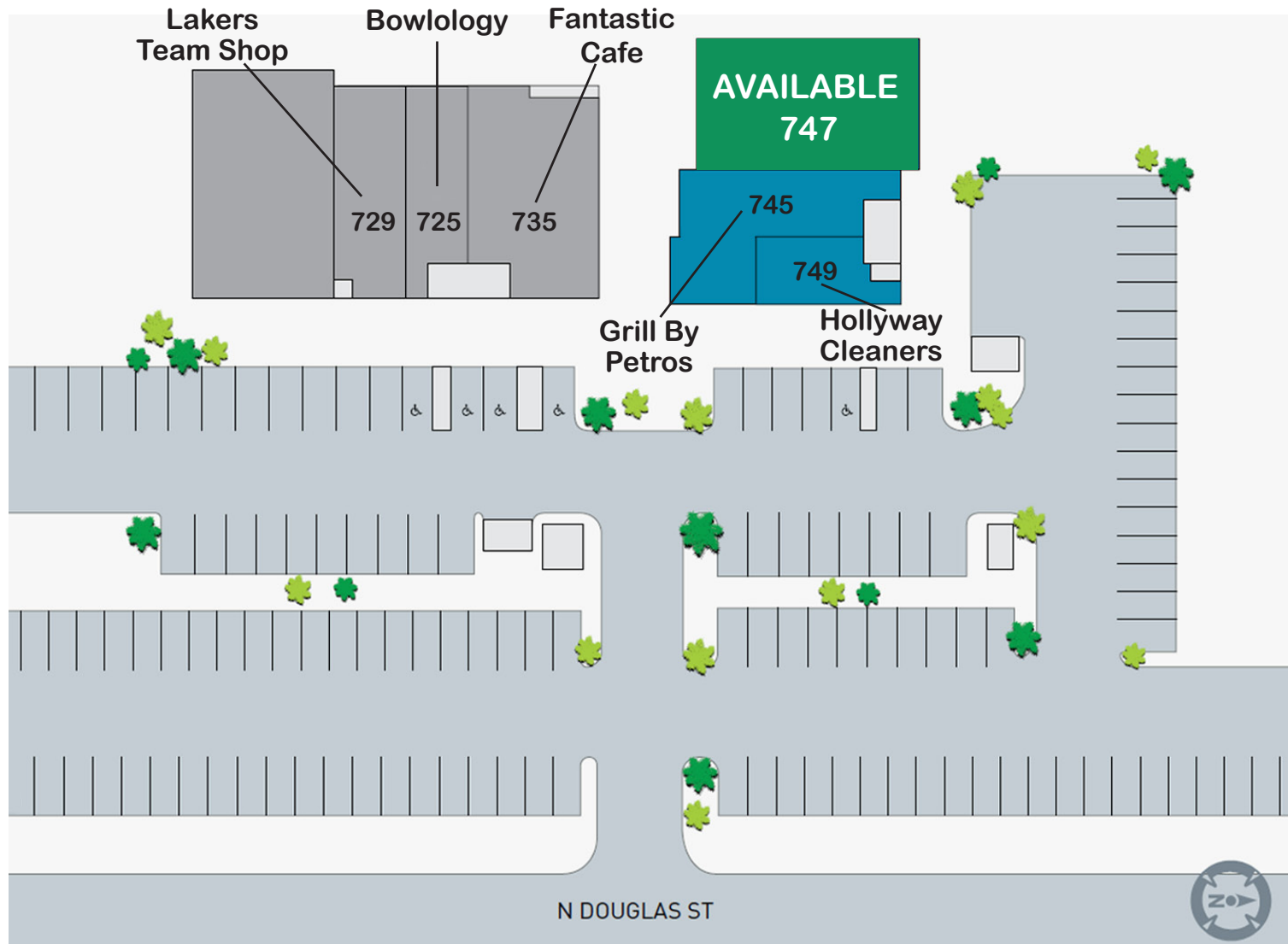
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SITE PLAN



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AERIAL MAP & AREA INFORMATION



More than 6,300 people in a 1-mile radius with an average household income exceeding \$92,200

More than 221,000 people in a 3-mile radius with an average household income exceeding \$83,600

More than 571,000 people in a 5-mile radius with an average household income exceeding \$87,600

The average effective buying power per household within a 1-mile radius exceeds \$70,000 per year

An infill location - mature, established densely populated trade area with 32,272 daytime employees in a 1-mile radius, 137,850 daytime employees in a 3-mile radius and over 800 hotel rooms in a 1-mile radius

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