



FULLY FIXTURIZED RESTAURANT FOR LEASE

NEC OF EL SEGUNDO BLVD. & CONTINENTAL BLVD.
2101 E. El Segundo Blvd., El Segundo, CA 90245

PERFECT OPPORTUNITY FOR CATERING OR GHOST KITCHEN

AVAILABLE:
4,933 SF + EXCLUSIVE 976 SF
OUTDOOR PATIO (PREMISE CAN
BE DEMISED DOWN TO 3,100 SF)



**NO KEY
MONEY**

Maryl (Haire) Binney
Lic. 01357931
Phone: 310-379-2228 ex 4
maryl@highlandpartnerscorp.com



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FEATURES:

- Tremendous daytime population with major employers to include Los Angeles Times, LA Lakers Corporate Headquarters, LA Kings, Raytheon, US Airforce, and Mattel, one of the world's largest toy manufactures.
- Signage available on Continental Boulevard and El Segundo Boulevard
- Ample on-grade parking with designated short-term parking for To-Go orders.
- Located near Wiseburn High School with 1,600 students, UCLA Health Training Center (750 seat arena), Toyota Sports Center and the Automobile Driving Museum.
- Convenient access to the San Diego (405) Freeway and The Century (105) Freeway

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DEMOGRAPHICS (2020 Estimates):

| | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|-----------|
| POPULATION | 6,722 | 61,930 | 189,111 | 527,383 |
| AVERAGE HH INCOME | \$173,055 | \$155,409 | \$131,073 | \$122,779 |
| DAYTIME POPULATION | 34,719 | 62,125 | 167,466 | 293,834 |

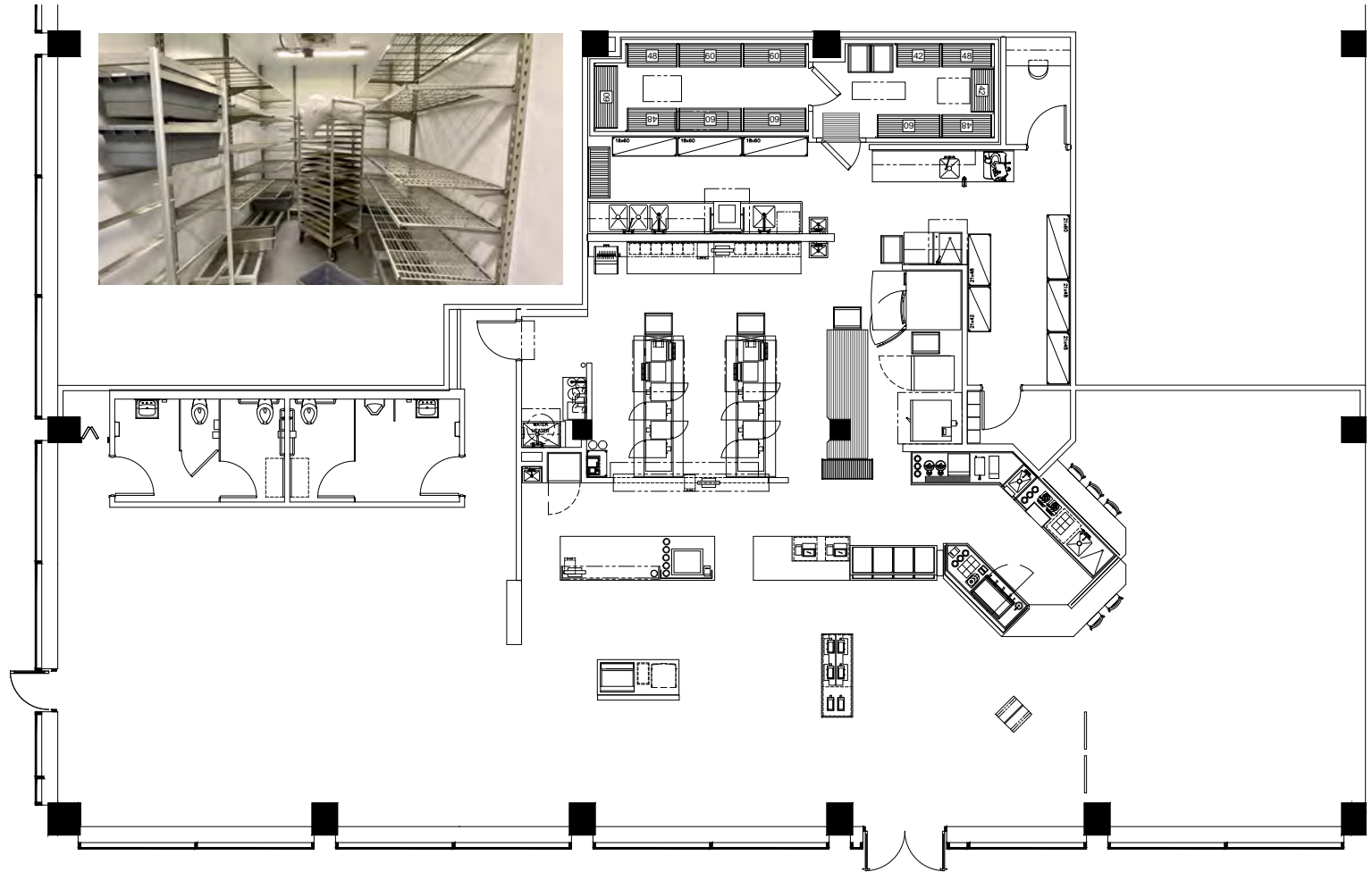
Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



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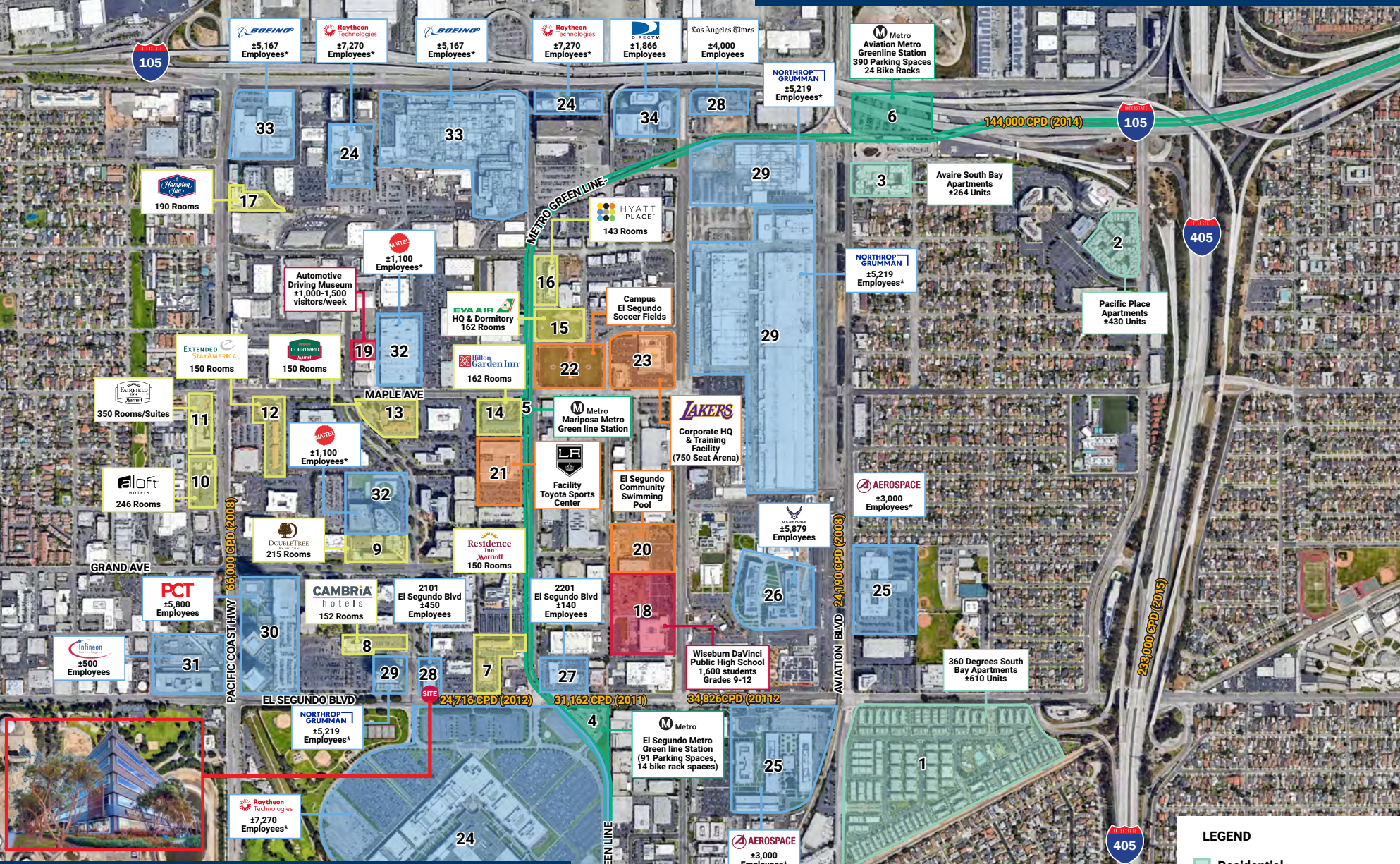
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EL SEGUNDO ACTIVITY GENERATORS

LOS ANGELES INTERNATIONAL AIRPORT (LAX)





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LEGEND

- Residential
- Metro Green Line Stations
- Hospitality/Hotels
- Education/Museum
- Sports & Entertainment
- Employment

* Total number of employee by company in various locations in the area