

**133 Richmond Street  
El Segundo, CA 90245**

**FOR LEASE**



**GROUND FLOOR RETAIL/OFFICE SPACE**



**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613



**SIZE:** Approximately 1,200 square feet

**RENT:** \$3.95 per square foot per month, MG (tenant pays utilities and janitorial)

**TERM:** 2 - 5 years

**PARKING:** 2 parking spaces in the rear plus all day parking along Richmond Street

**AVAILABLE:** Immediately



• Open floor plan • 2 restrooms • Kitchenette

• Across from old town music hall

• Air conditioned • Newer construction



**PAR**  
COMMERCIAL BROKERAGE

[www.parcommercial.com](http://www.parcommercial.com)

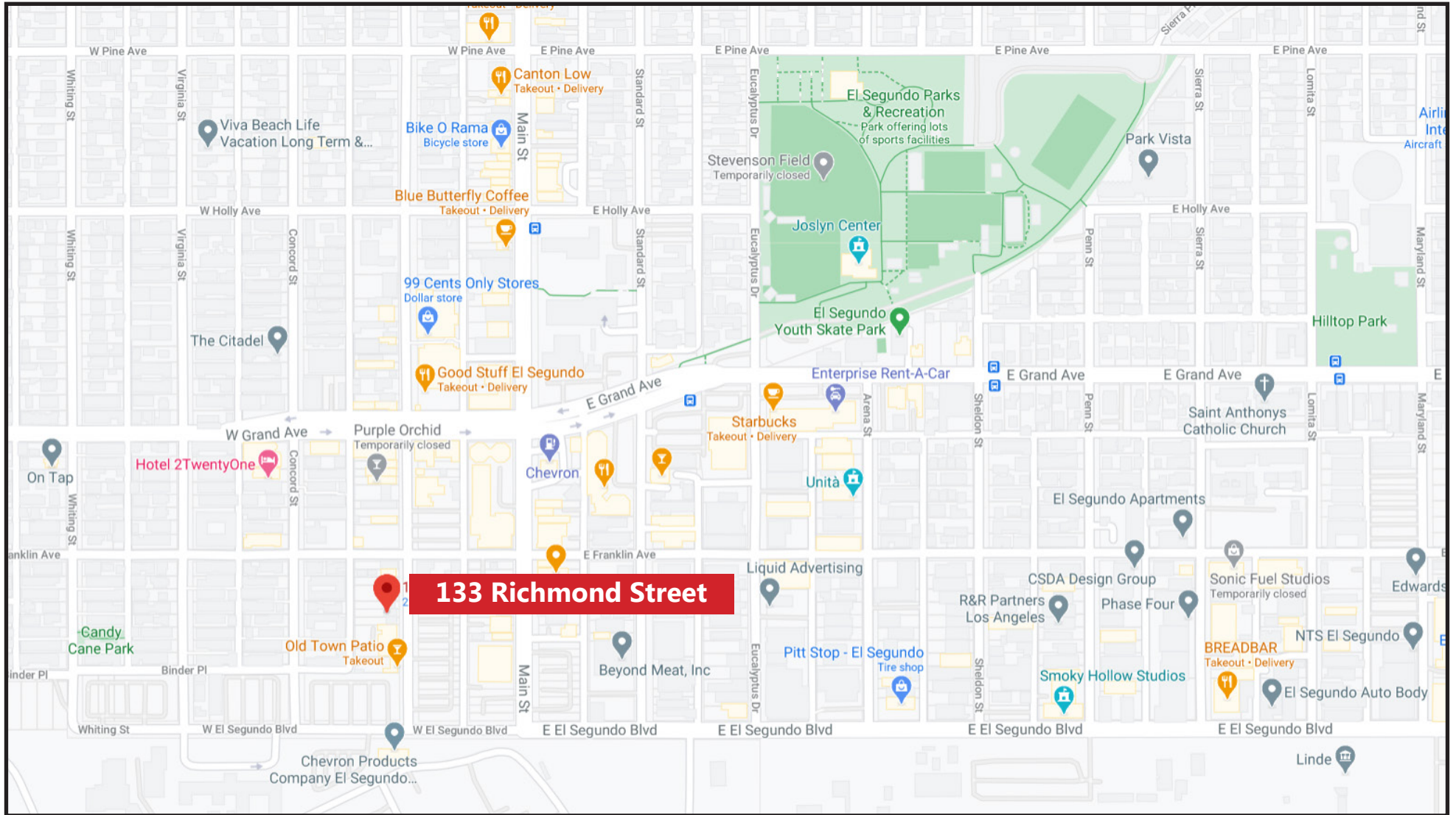
**RAFAEL PADILLA**  
310.395.2663 X102

[RAFAEL@PARCOMMERCIAL.COM](mailto:RAFAEL@PARCOMMERCIAL.COM)  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101

[ARTHUR@PARCOMMERCIAL.COM](mailto:ARTHUR@PARCOMMERCIAL.COM)  
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



www.parcommercial.com

**RAFAEL PADILLA**  
310.395.2663 X102

**RAFAEL@PARCOMMERCIAL.COM**  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101

**ARTHUR@PARCOMMERCIAL.COM**  
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

# AREA INFORMATION

El Segundo is a hidden beachside gem that's quickly earning a reputation as a unique corner of Southern California. With friendly, small-town charm and an ever-growing community of diverse businesses, El Segundo is a thriving coastal community and 5.5 square mile economic powerhouse.

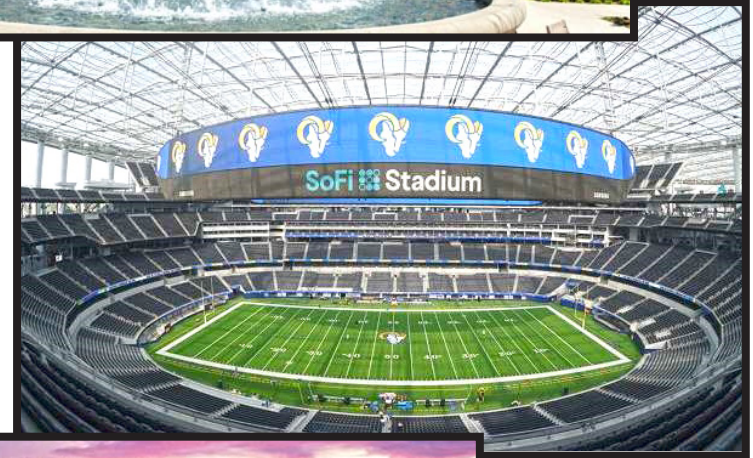
The City has seen tremendous growth and evolution over the past several years. El Segundo is home to the Los Angeles Times, Los Angeles Air Force Base and dozens of Fortune 500 companies. The vibrant economy includes leaders in aerospace and defense, bioscience, information technology, energy, real estate and creative media.

El Segundo has unequalled connectivity to greater LA, major freeways, three Metro stops and is just minutes from Los Angeles International Airport (LAX).

It's a great place to grow your business. It balances an ideal business environment with a small town community to provide the highest quality of life for its employers and residents. It offers beautiful residential neighborhoods, plus a vibrant downtown with chef-driven restaurants, breweries, local shopping and museums, not to mention lifestyle offerings at The Point and Plaza El Segundo, right along Pacific Coast Highway

As the home of the Los Angeles Lakers and LA Kings, the city is at the epicenter of Southern California sports culture. And with the new nearby multi-billion-dollar SoFi stadium, home to the 2022 Super Bowl and 2028 Olympics, the city expects sports enthusiasts from around the world.

# EL SEGUNDO



**PAR**  
COMMERCIAL BROKERAGE

[www.parcommercial.com](http://www.parcommercial.com)

**RAFAEL PADILLA**  
310.395.2663 X102

[RAFAEL@PARCOMMERCIAL.COM](mailto:RAFAEL@PARCOMMERCIAL.COM)  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101

[ARTHUR@PARCOMMERCIAL.COM](mailto:ARTHUR@PARCOMMERCIAL.COM)  
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.