THE HUB

±870 SF AVAILABLE FOR LEASE









NEC Mariposa Ave & Sepulveda Blvd, El Segundo, CA

For leasing, please contact:

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BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245

PROJECT HIGHLIGHTS

±870 SF Retail Shop Space Available For Lease

Daytime population over 350,000 in immediate trade area with an average household income of $150,000+

Proximity to the 405 and 105 Freeways and LAX International Airport

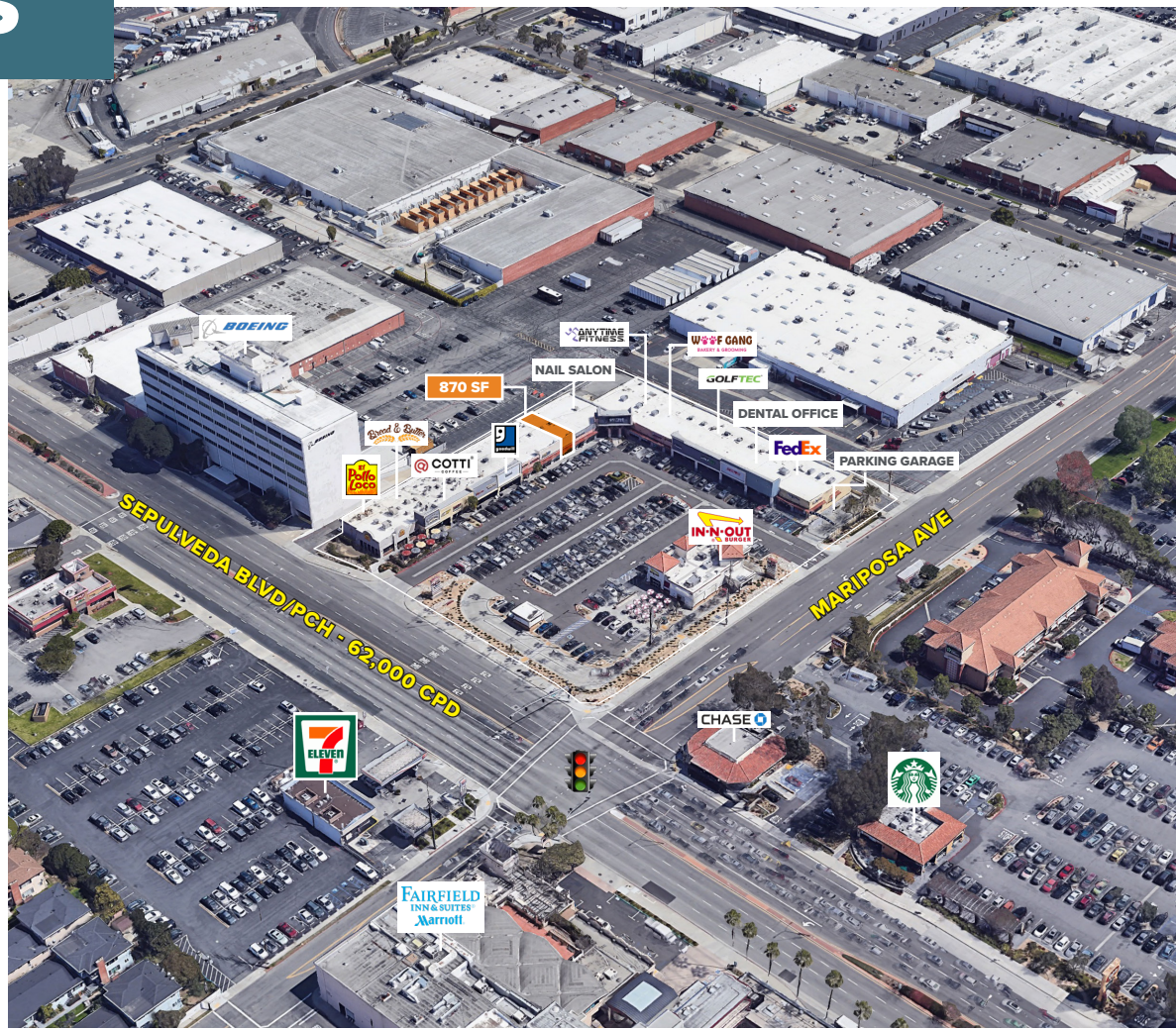
Site is highly visible along Sepulveda Blvd (now Pacific Coast Hwy)

Easy access in and out of property at a signalized intersection

Convenient parking, including lower level parking area

Center provides excellent food choices, fitness center and daily needs services

Demographics	1 Mile	3 Miles	5 Miles
Population	8,364	151,123	511,632
Avg. Household Income	$200,411	$173,314	$158,443
Daytime Population	34,635	161,787	390,168



AREA CO-TENANCY

WHOLE FOODS MARKET · tocaya organica · SHAKE SHACK · tendergreens · Mendocino Farms · DICK'S SPORTING GOODS · CHIPOTLE

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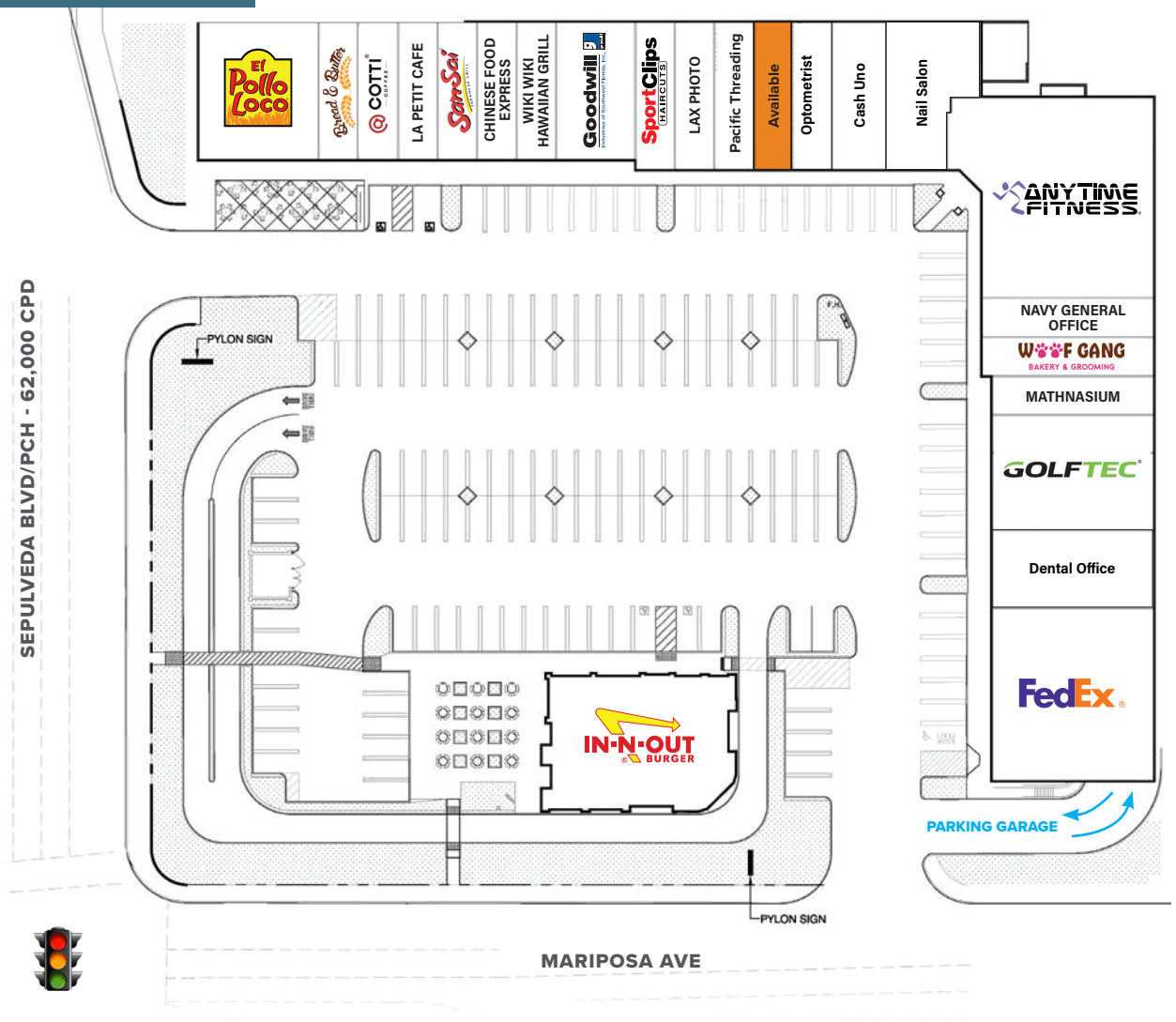
SITE PLAN OVERVIEW

El Pollo Loco	2,511 SF
Bread & Butter	810 SF
Cotti Coffe	810 SF
La Petit Cafe	810 SF
SanSai	810 SF
Chinese Food Express	810 SF
Wiki Wiki Hawaiian Grill	810 SF
Goodwill	1,620 SF
SportClips	870 SF
LAX Photo	870 SF
Pacific Threading	870 SF
Available	**870 SF**
Optometrist	870 SF
Chiropractor	1,170 SF
Nail Salon	1,360 SF
Anytime Fitness	5,625 SF
Navy Office	1,050 SF
Woof Gang Bakery	1,017 SF
Mathnasium	945 SF
Golftec	1,890 SF
Dental Office	1,890 SF
FedEx	4,245 SF
In-N-Out	7,070 SF
TOTAL SF	**39,531 SF**



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TRADE AREA OVERVIEW

EMPLOYERS

1	**Boeing**	4,000 Employees
2	**Raytheon**	5,037 Employees
3	**Mattel**	1,719 Employees
4	**Northrop Grumman**	3,051 Employees
5	**Los Angeles Times**	800 Employees
6	**Air Force Space & Missile Systems Center**	380 Employees

HOTEL & ENTERTAINMENT

1	**Toyota Sports Center**	
2	**Hyatt Place LAX**	143 Rooms
3	**Residence Inn by Marriott**	150 Rooms
4	**Fairfield Inn & Suites**	350 Annual Visitors
5	**Aloft El Segundo**	246 Rooms
6	**Extended Stay America**	151 Rooms
7	**Courtyard by Marriott**	134 Rooms
8	**Cambria Hotel LAX**	150 Rooms
9	**Embassy Suites**	222 Rooms
8	**Hampton Inn & Suites**	171 Rooms



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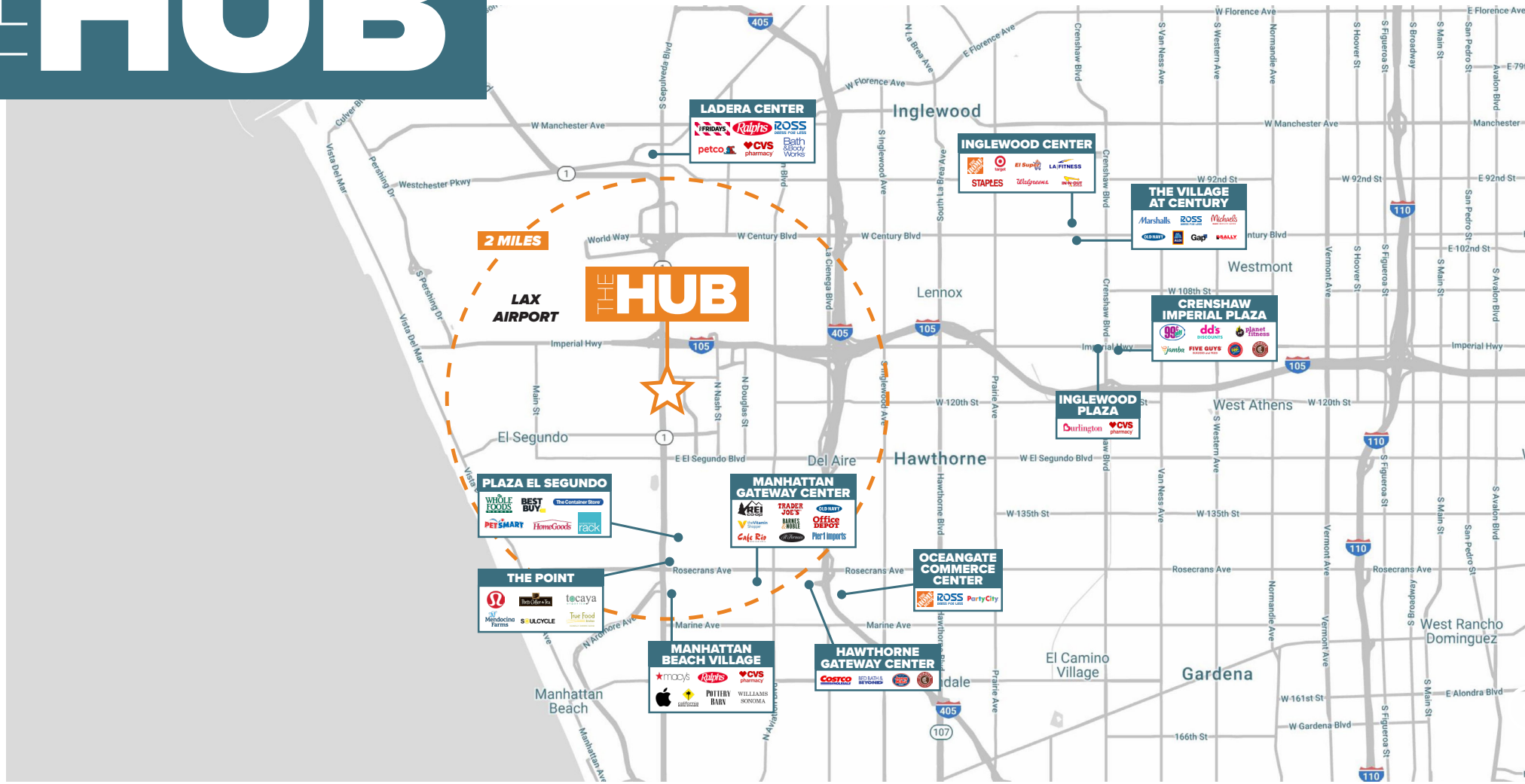

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