

**309-B N PACIFIC COAST HWY., EL SEGUNDO, CA 90245**

Traffic volume Grand Ave and PCH intersection = 60,000 cars per day

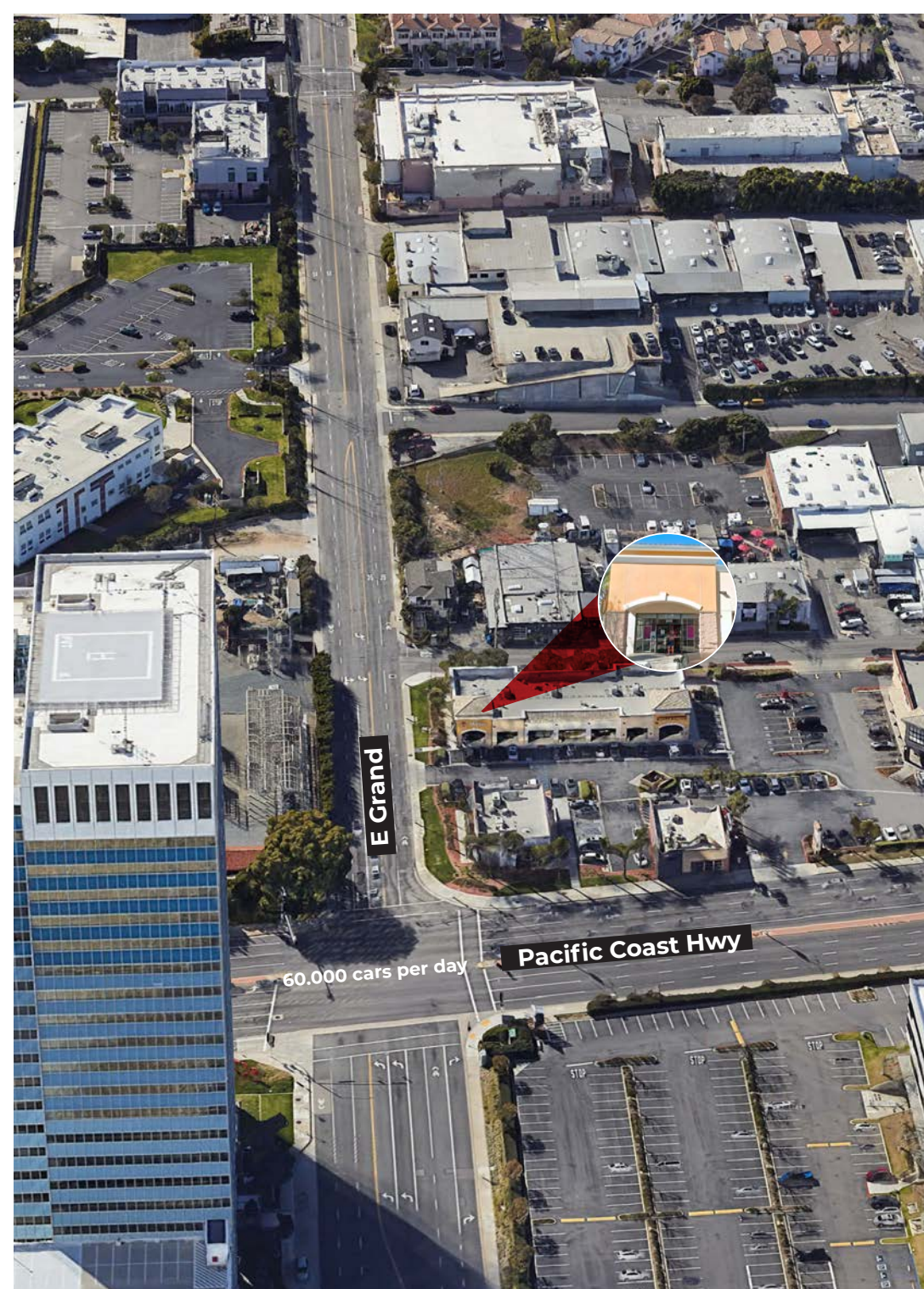
**FOR LEASE**

**PRIME RETAIL LOCATION**

309B







## Property Information

PREMISES	± 2,660 RSF
RENT	\$6.00/ RSF NNN
ADJUSTMENTS	Annual CPI
TERM	3 to 5 Years
BUILDOUT	Modern Open Plan (former international Cellular Company), Kitchen Break area, secure storage area M/W Bathrooms
CO-TENANTS	Chipotle, The Habit Burger, Walgreens and Wells Fargo
SIGNAGE	Pylon Signage Available

For a Tour Contact:

**Pat Ayau**

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No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.



# Demographics



## 2022 POPULATION

1 Mile  
**6,885**  
3 Miles  
**145,710**  
5 Miles  
**498,188**



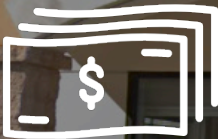
## 2027 PROJECTION

1 Mile  
**6,637**  
3 Miles  
**142,273**  
5 Miles  
**490,002**



## 2022 MEDIAN AGE

1 Mile  
**41.8**  
2 Miles  
**38.4**  
5 Miles  
**38.9**



## AVG HOUSEHOLD INCOME

1 Mile  
**\$146,604**  
3 Miles  
**\$124,531**  
5 Miles  
**\$117,837**



## INCOME OVER \$200K

1 Mile  
**627**  
3 Miles  
**9,596**  
5 Miles  
**30,712**



## 2027 HOUSEHOLDS

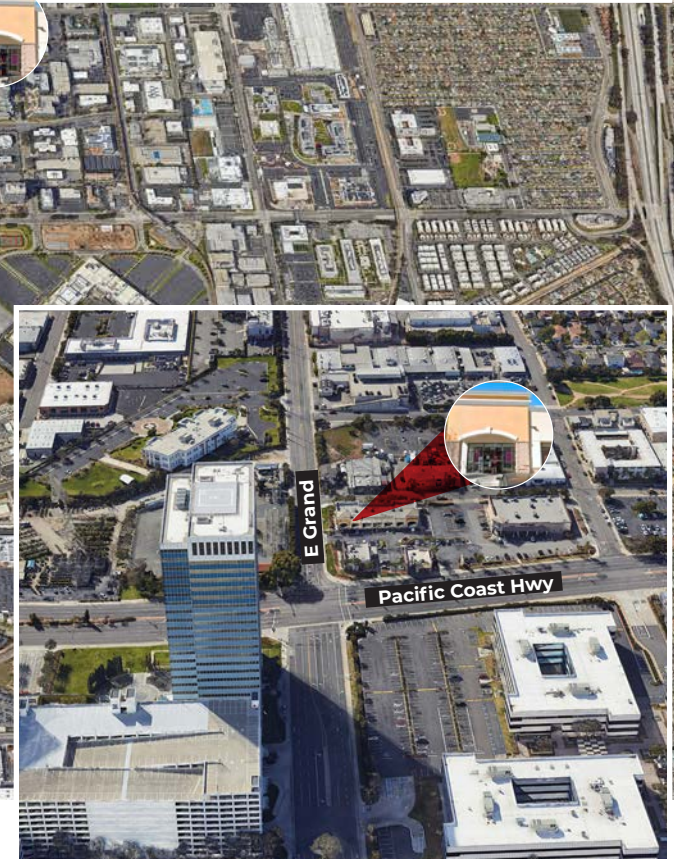
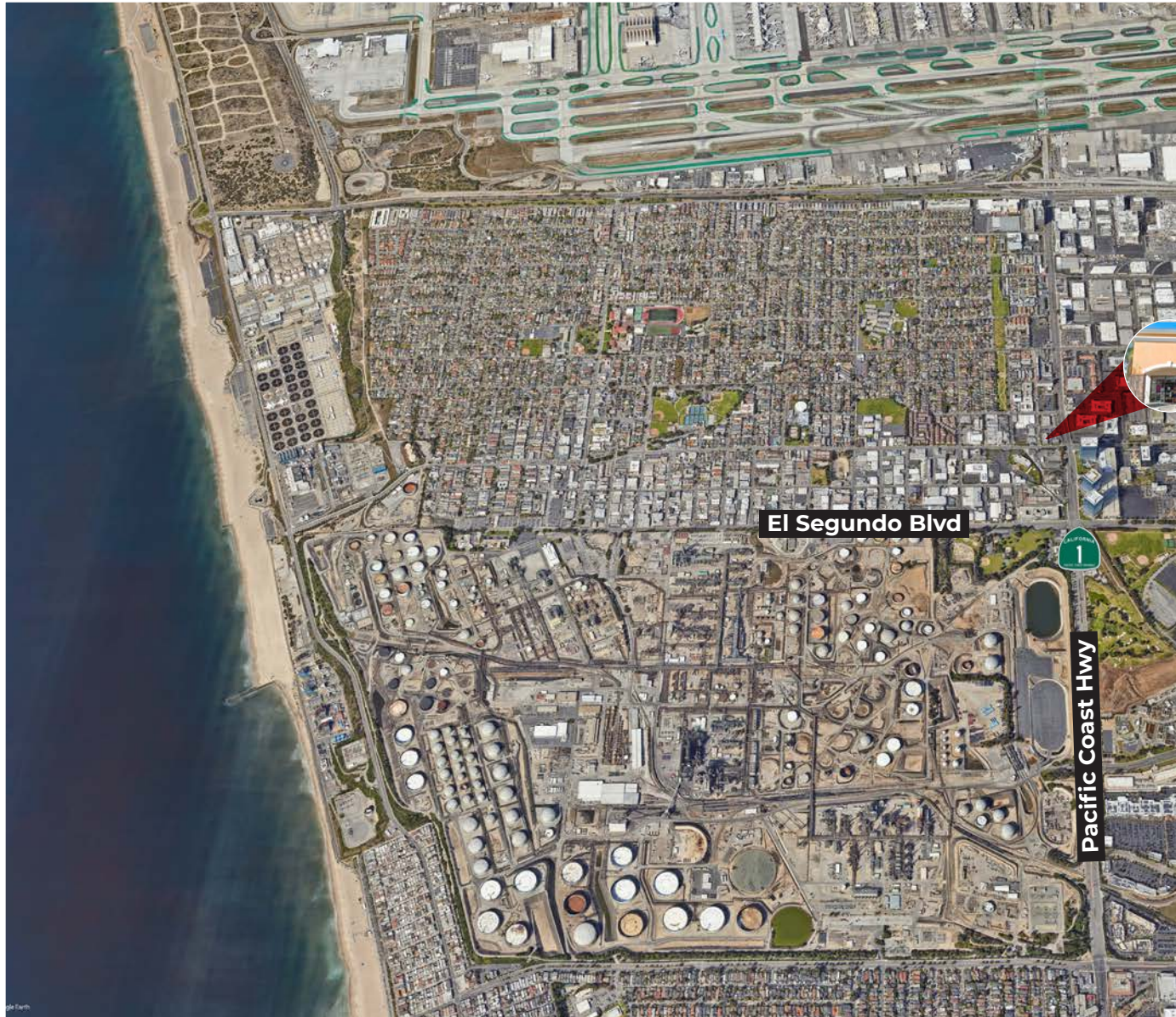
1 Mile  
**2,550**  
3 Miles  
**48,771**  
5 Miles  
**180,444**







# Aerial





# CONTACT

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