

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

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

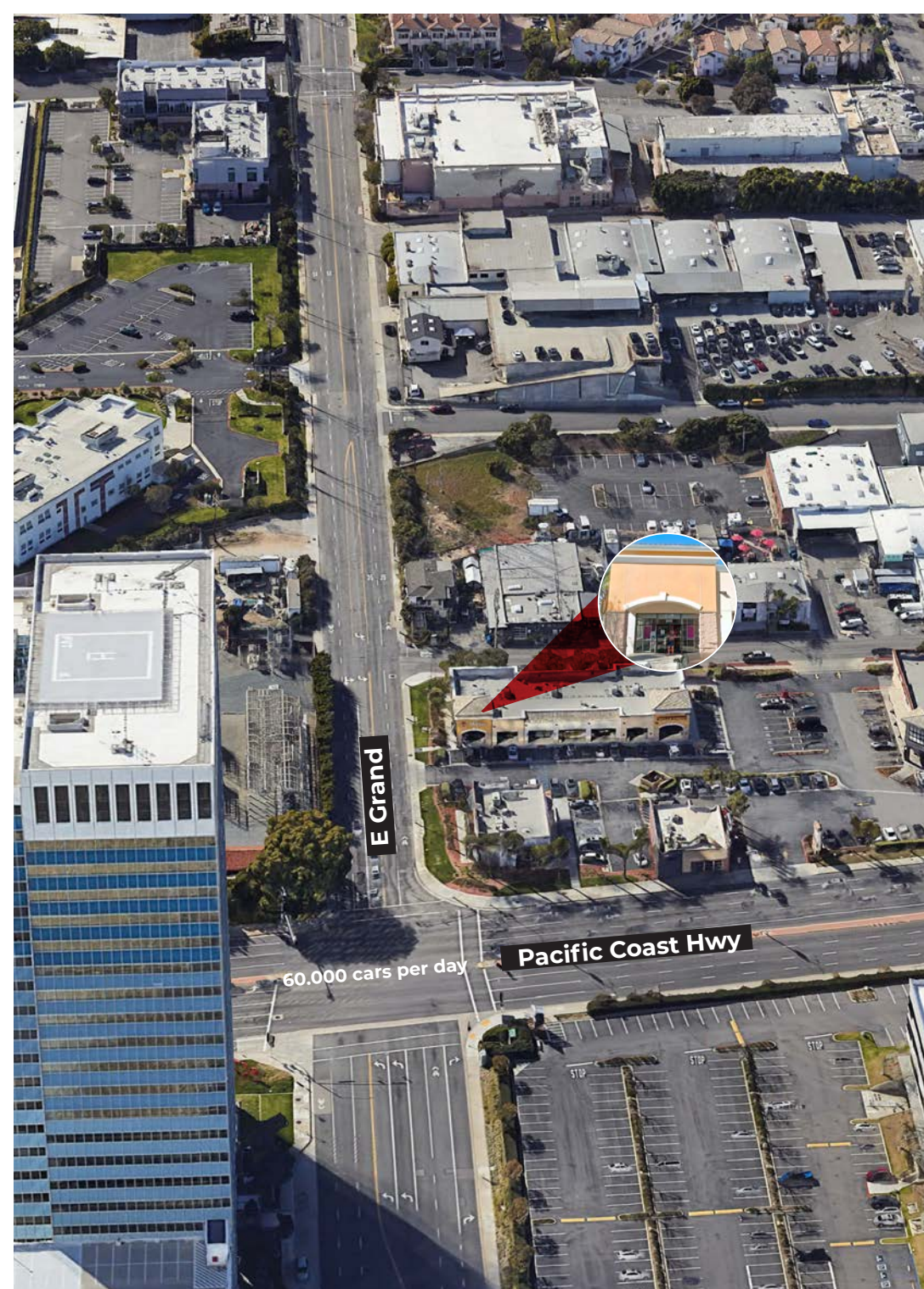
FOR LEASE

PRIME RETAIL LOCATION
Pylon Signage Available

309B



A DIVISION OF
LEE & ASSOCIATES



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



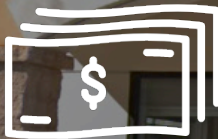
2027 PROJECTION

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

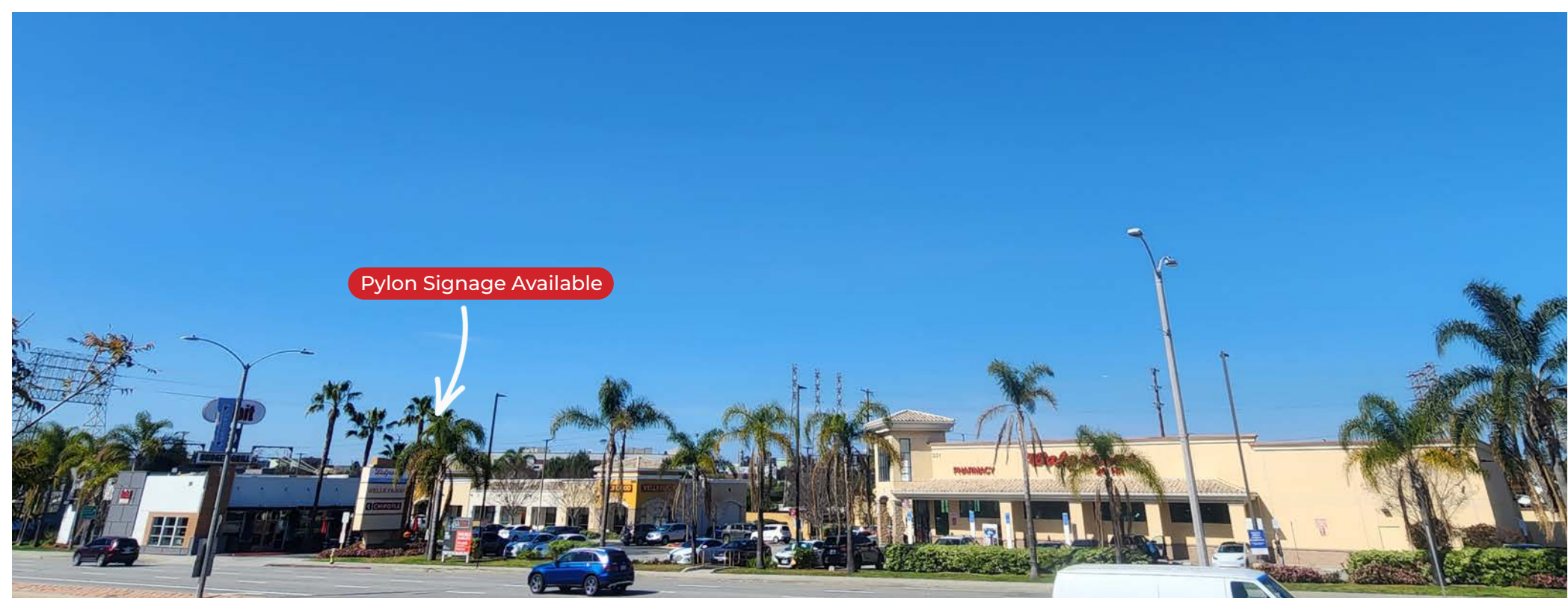
1 Mile
627
3 Miles
9,596
5 Miles
30,712



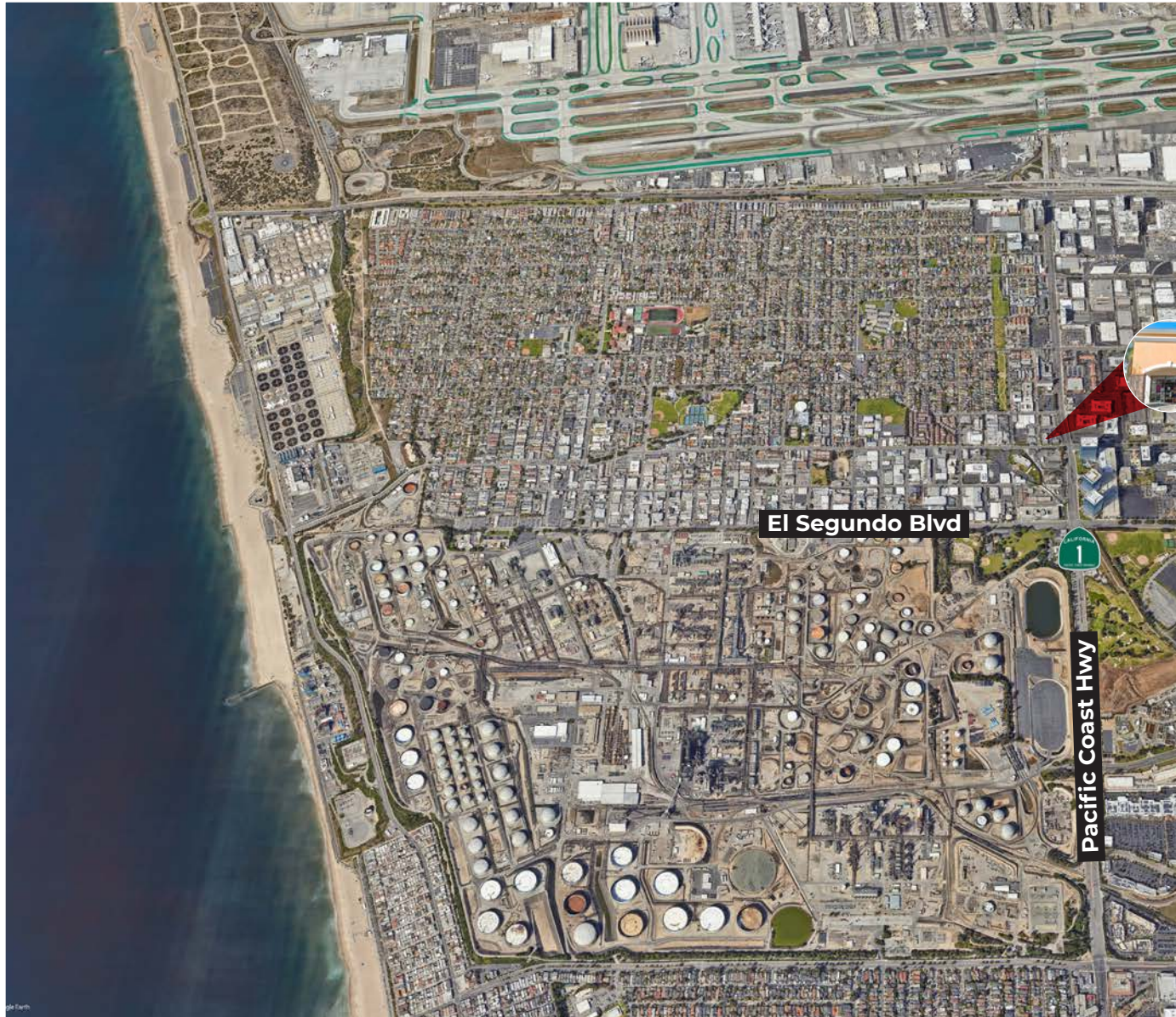
2027 HOUSEHOLDS

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

Pylon Signage Available



Aerial



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