



NEW RETAIL / RESTAURANT SPACE FOR LEASE
SWC of DOUGLAS ST & MAPLE AVE, EL SEGUNDO, CA



- ± 998 SF to ± 5,000 SF available for café, fast casual & sit-down restaurants, retail and service related uses
- Retail GLA of approximately ± 13,300 square feet
- Part of larger **ELEVON at CAMPUS EL SEGUNDO** creative office development, which will consist of approximately ± 413,150 square feet of Class “A” office space
- Dense concentration of daytime population that exceeds over 21,000 employees within 1 mile of location
- Estimated Completion/Delivery Date of 1st QTR, 2015
- Close proximity to the 405 and 105 Freeways
- *Proposed Los Angeles Lakers Training Facility and Corporate Headquarters to be constructed on five acres as part of the Campus El Segundo development*

DEMOGRAPHICS (2013 Estimates)	1 Mile	2 Miles	3 Miles	5 Miles
POPULATION	5,398	73,117	226,115	584,110
DAYTIME POPULATION	21,060	65,127	122,293	248,802
AVERAGE HOUSEHOLD INCOME	\$92,480	\$69,929	\$82,016	\$86,620

Demographic Source: Sites USA, 2013

For more information, please contact:

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Take ownership



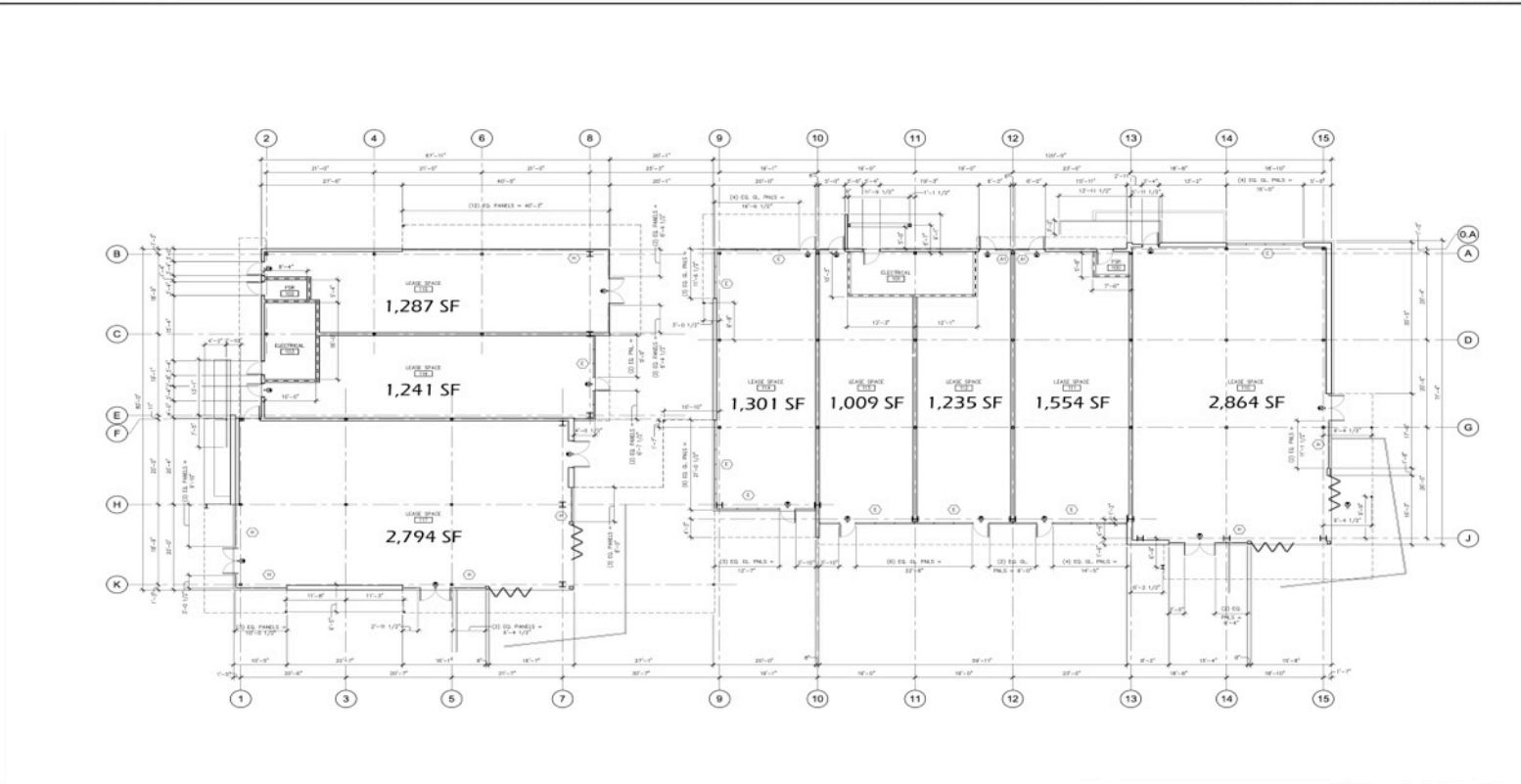
ELEVON at CAMPUS EL SEGUNDO **RETAIL BUILDING ELEVATIONS**

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



WALL LEGEND

- MASONRY WALL
- MASONRY WALL WITH WINDOW SCHEDULE
- CONSTRUCTION MASONRY WALL
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE

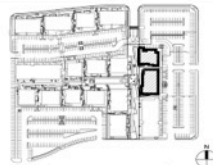
FLOOR PLAN NOTES

- SEE SYMBOL AND DIMENSION NOTES
- STRUCTURAL COLUMN, REFER TO STRUCT. DRWG.
- PATIO ENCLOSURE, SEE LANDSCAPE.
- METAL PANEL CLADDING
- ALUMINUM STRUTTED WALK THE ACCURSION DOORS
- TRUSS GREEN WALL
- WALKWAY OF CONCRETE WALK
- PLANTER, REFER TO LANDSCAPE DRAWING
- RESTORE/PAINT TRUSS SCREEN, ORDER TO CONFIRM

ON-SITE BUILDING ORIENTATION

BLDG ORIENTATION NORTH (BASED ON FLOOR PLAN NORTH)

KEY SITE PLAN



WARE MALCOMB
Landscape Design for Commercial Real Estate

Mar Watson, Inc.
CONTINGENTIAL DEVELOPMENT CONSULTANT

elevation
at campus el segundo
7111 WASH STREET, EL SEGUNDO, CA 90245

RETAIL BUILDING TYPE 5 - FLOOR PLAN

A2.1-5

ELEVON at CAMPUS EL SEGUNDO RETAIL BUILDINGS FLOOR PLAN

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ELEVON at CAMPUS EL SEGUNDO **OVERALL PROJECT RENDERINGS**

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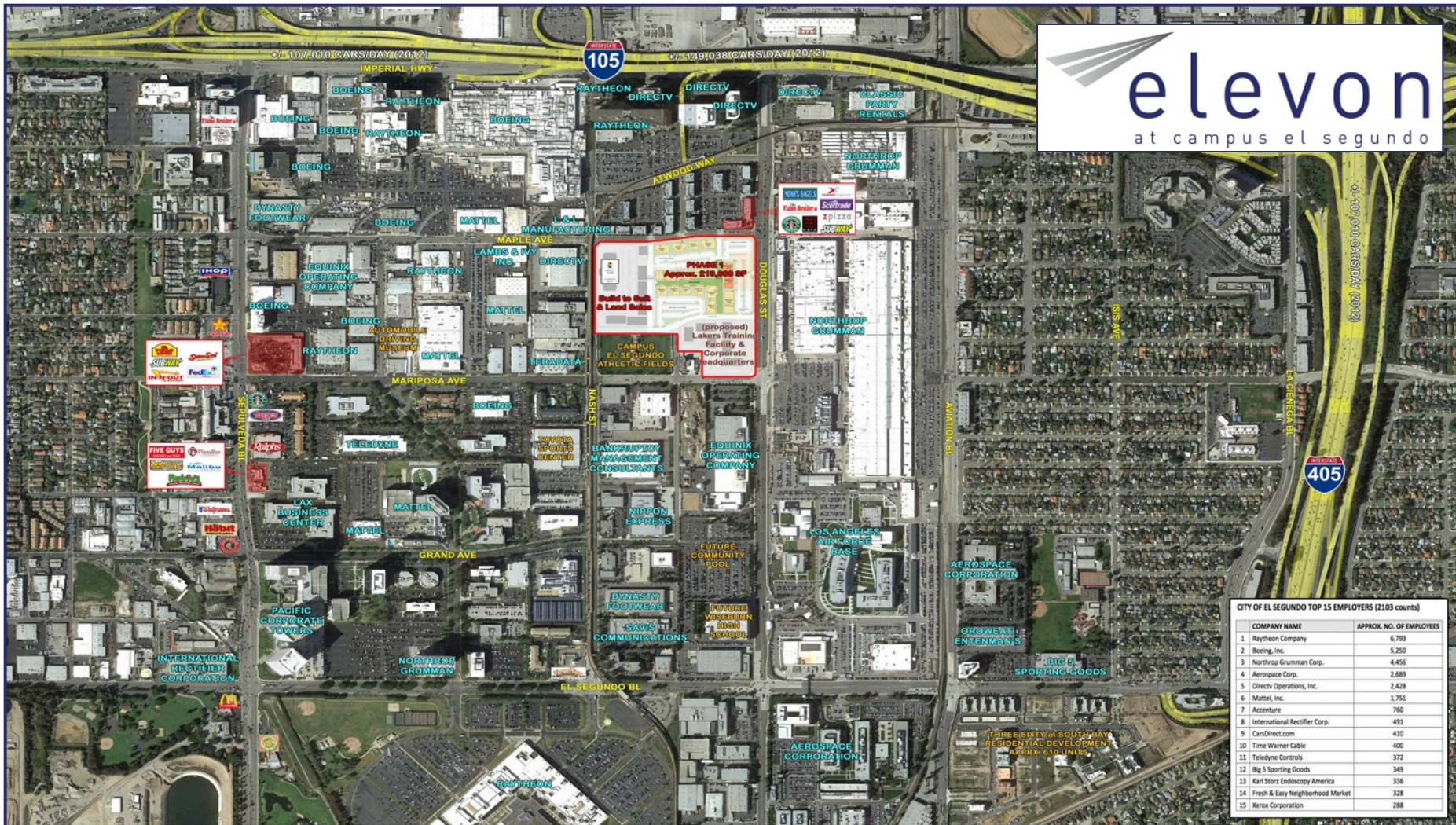
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ELEVON at CAMPUS EL SEGUNDO GREENBELT / RETAIL RENDERINGS

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ELEVON at CAMPUS EL SEGUNDO TRADE AREA AERIAL

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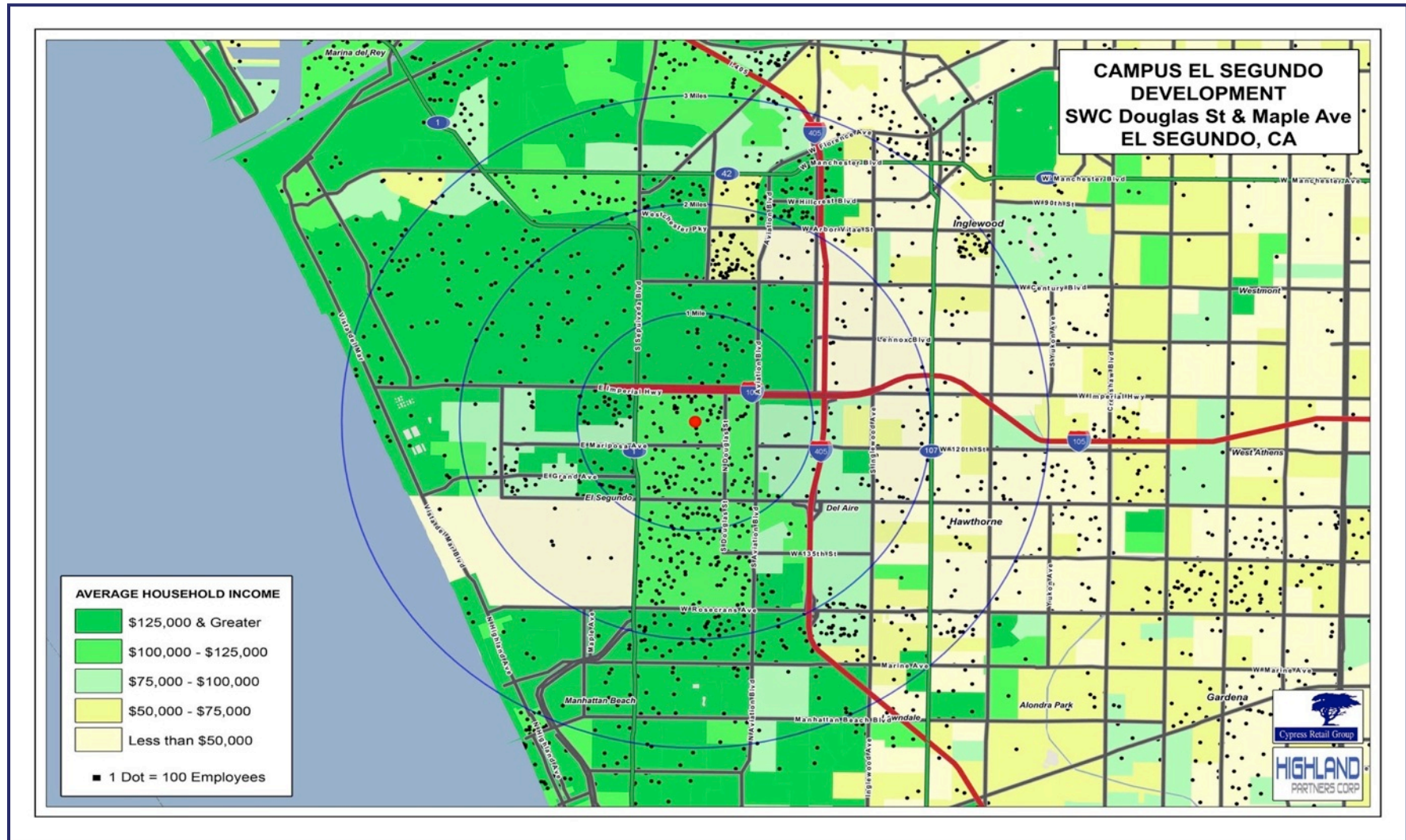
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ELEVON at CAMPUS EL SEGUNDO MAJOR RETAIL AERIAL

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ELEVON at CAMPUS EL SEGUNDO INCOME & DAYTIME POPULATION MAP

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