

TURNKEY INDUSTRIAL CAMPUS

713 & 717

PRIME SMOKY HOLLOW OPPORTUNITY

E. El Segundo Boulevard

2 PARCELS CAN BE SOLD TOGETHER
OR SEPARATELY

EL SEGUNDO, CA 90245



EASTMAN
REAL ESTATE

713 & 717 E. EL SEGUNDO BOULEVARD

EL SEGUNDO, CA 90245



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01

The Property



713 E. EL SEGUNDO BLVD

717 E. EL SEGUNDO BLVD

INVESTMENT HIGHLIGHTS

Prime Smoky Hollow Location

Situated in one of the South Bay's most dynamic and creative business corridors, with easy access to major freeways, LAX, and the Beach Cities

Turnkey Industrial Infrastructure

Multiple roll-up doors, operational car lifts, and a high-end paint booth provide immediate functionality for automotive, fabrication, or light industrial operators

Move-In Ready Condition

Freshly painted throughout with recently renovated bathrooms, reception area, and private offices

Flexible & Functional Layout

Combination of warehouse/shop floor, dedicated office space, reception, and restrooms supports a variety of business configurations

Creative Conversion Potential

The open floorplan and Smoky Hollow zoning make these properties well-suited for adaptive reuse as creative office, studio space, or R&D facilities

Flexible Acquisition Structure

Properties may be purchased together as a combined campus or individually, accommodating investors and owner-users of varying scale

PRIME SMOKY HOLLOW LOCATION



PROPERTY SUMMARY

2 PARCELS CAN BE SOLD TOGETHER OR SEPARATELY

Located in the heart of El Segundo's sought-after Smoky Hollow district, 713 and 717 East El Segundo Boulevard represent a rare opportunity to acquire a fully equipped, turnkey industrial/flex property with exceptional versatility. Previously operating as a high-volume auto body and paint facility, these contiguous parcels offer an ideal foundation for a wide range of commercial, creative, and industrial uses.

	ADDRESS	TYPE	BUILDING SF	LOT SF	BUILT	APN	LIST PRICE	PRICE/SF
1	713 E. El Segundo Boulevard	Mixed Use	2,946	6,248	1998	4135-020-021	\$2,150,000	\$730
2	717 E. El Segundo Boulevard	Mixed Use	5,270	6,480	1964	4135-020-009	\$2,150,000	\$408
TOTALS			8,216	12,728			\$4,300,000	



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OR SEPARATELY**



PROPERTY LAYOUT





INTERIOR LAYOUT



An aerial photograph of a city neighborhood, likely Los Angeles, showing a mix of low-rise commercial buildings, parking lots, and a multi-lane highway on the right. In the background, several tall skyscrapers are visible against a clear blue sky with some light clouds. A large, semi-transparent teal number '02' is centered over the image, with the text 'The Neighborhood' in a gold-colored serif font positioned directly below it.

02

The Neighborhood

EL SEGUNDO



16,544
POPULATION



\$1.59M
MEDIAN HOME PRICE

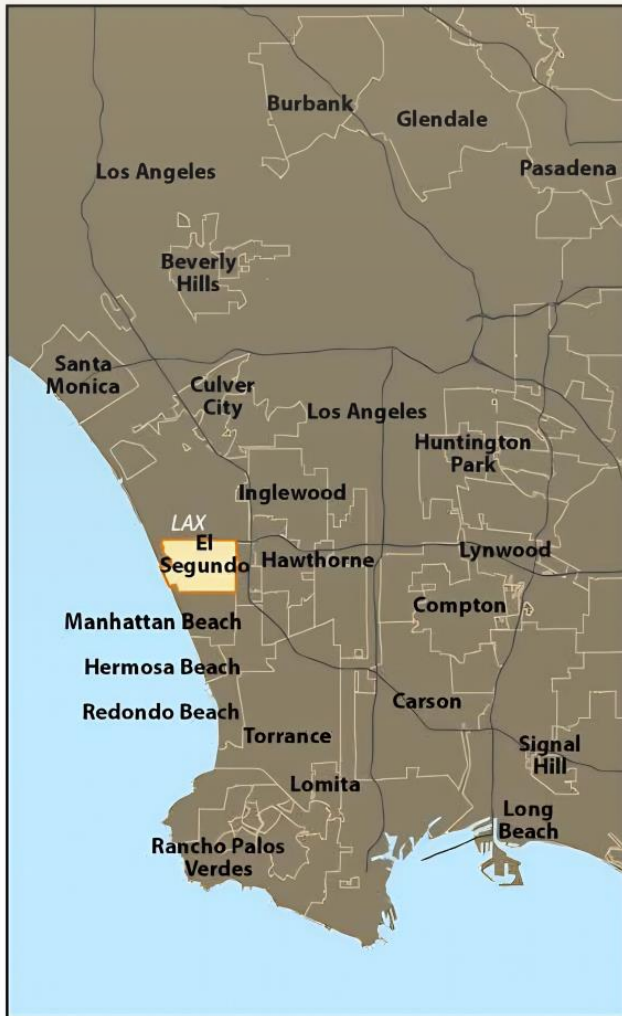


\$150,000
AVG HH INCOME

El Segundo offers beautiful residential neighborhoods, a vibrant downtown, unequalled connectivity to greater LA, major freeways, three Metro stops and is just minutes from Los Angeles International Airport (LAX). Downtown and up-and-coming Smoky Hollow districts offer chef-driven restaurants and world renowned breweries with local shopping and museums, not to mention lifestyle offerings at The Point and Plaza El Segundo, right along Pacific Coast Highway.

- ▶ **Positioned in El Segundo's Premier Creative-Industrial District** Smoky Hollow is actively being transformed into a regional hub for creative office, technology, incubator, and flex/R&D businesses, supported by a long-term city vision and infrastructure investment plan.
- ▶ **Flexible Zoning Supports Multiple Business Types** Permitted uses include light industrial, warehousing, research & development, creative office, manufacturing, studio/sound stages, restaurants, fitness, breweries, and technology-oriented businesses, creating exceptional adaptability for owner-users and investors.
- ▶ **Adaptive Reuse & Creative Conversion Encouraged** The Specific Plan specifically promotes the reuse and modernization of existing industrial buildings while preserving their character, making the property ideal for creative office, studio, showroom, or R&D conversion.

SMOKY HOLLOW BOUNDARY



Smoky Hollow is El Segundo's premier creative-industrial district, blending its historic manufacturing roots with a rapidly growing mix of technology, media, design, aerospace, and innovative workspace users. Known for its adaptive reuse projects, walkable environment, and proximity to LAX, the area has emerged as one of Southern California's most sought-after locations for creative office, R&D, and flex-industrial businesses.

Fortune 500

3 MILES FROM SUBJECT



wework



Microsoft

IMAX®



TikTok

EA
SPORTS

You
Tube

Google

SONY



TIS
COLLEGE



Silicon Beach Synergy

3,122

Area Business

29,241

People Employed

\$6.3B

Annual Payroll

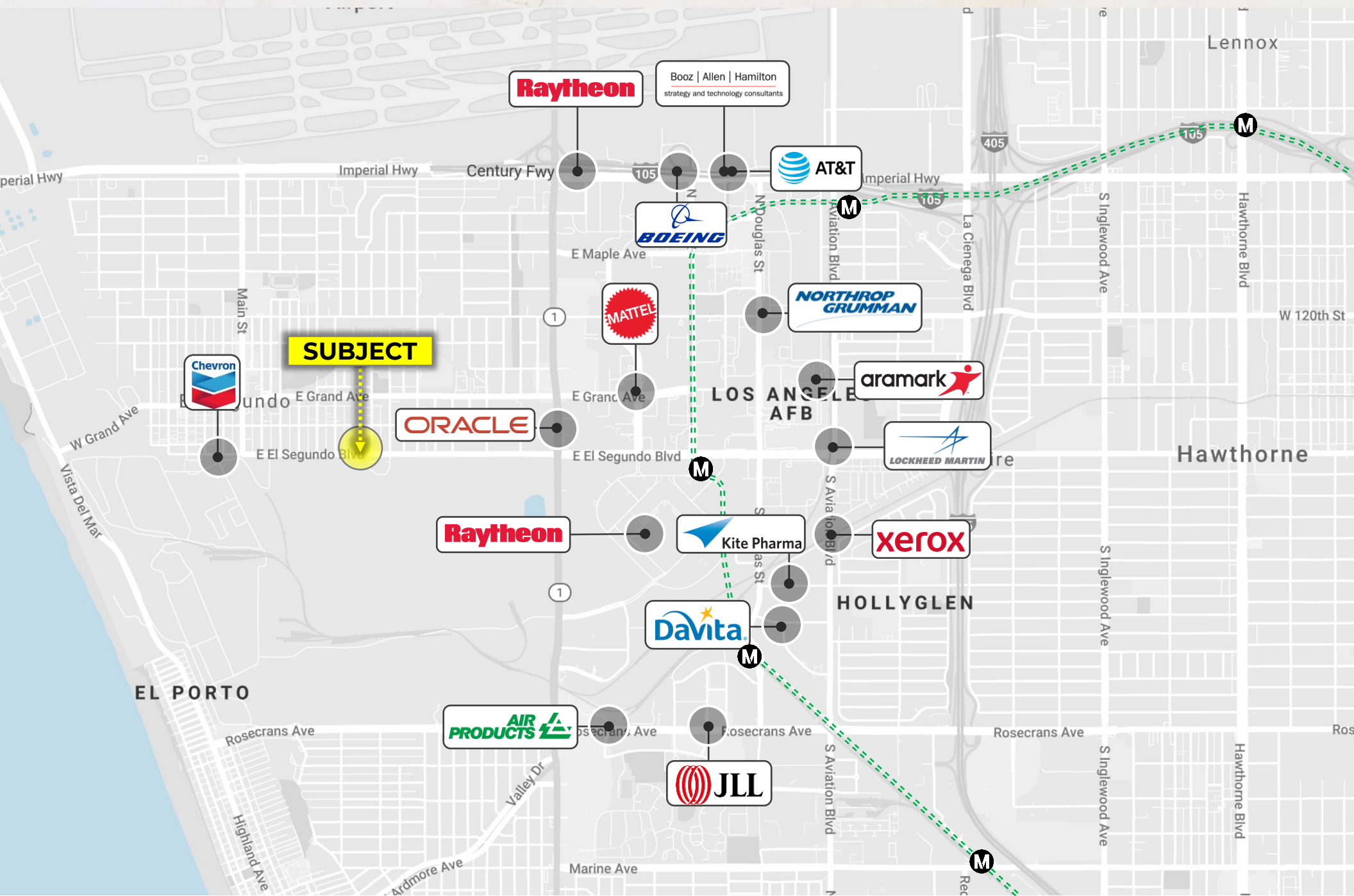
Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

Real Estate Development: The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development stimulates the construction industry and creates jobs in the construction sector.

FORTUNE
500

Employer Synergy



AEROSPACE CAPITAL OF THE WORLD

El Segundo has a proud tradition of aerospace innovation. It is home to Los Angeles Air Force Base and The Aerospace Corporation - the country's PhD braintrust that directs all American space missions.

Over half of all satellites and vehicles in space are manufactured in El Segundo. The nation's largest defense firms are located here: Northrop Grumman, Boeing, Raytheon, and Lockheed Martin. Global Positioning Satellite Systems, Global Hawk's unmanned aerial vehicle surveillance aircraft, and the FA-18 are also developed and conceived in El Segundo.



AREA TOP EMPLOYERS

	TOP EMPLOYER	# EMPLOYEES
1.	Raytheon Technologies	5,189
2.	Northrop Grumman	2,960
3.	Boeing	2,959
4.	The Aerospace Corporation	2,711
5.	Accenture	1,685
6.	Mattel	1,674
7.	Chevron	1,103
8.	HealthCare Partners	705
9.	Charter Communications	700
10.	Internet Brands	588

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