

el segundo

SEC N Pacific Coast Hwy & E Mariposa Ave

550 N PACIFIC COAST HWY, EL SEGUNDO, CA



PROPERTY HIGHLIGHTS

- 3,560sf free-standing building with 30 surface parking spaces
- Major traffic with over 70,000 CPD at intersection
- Cross access with Ralphs and the rest of the property
- Just south of LAX

FOR MORE INFO CONTACT

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Click For
3D TOUR
<https://rb.gy/nccenj>





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SEC N Pacific Coast Hwy & E Mariposa Ave
El Segundo, CA



Incredible visibility
& pylon signage

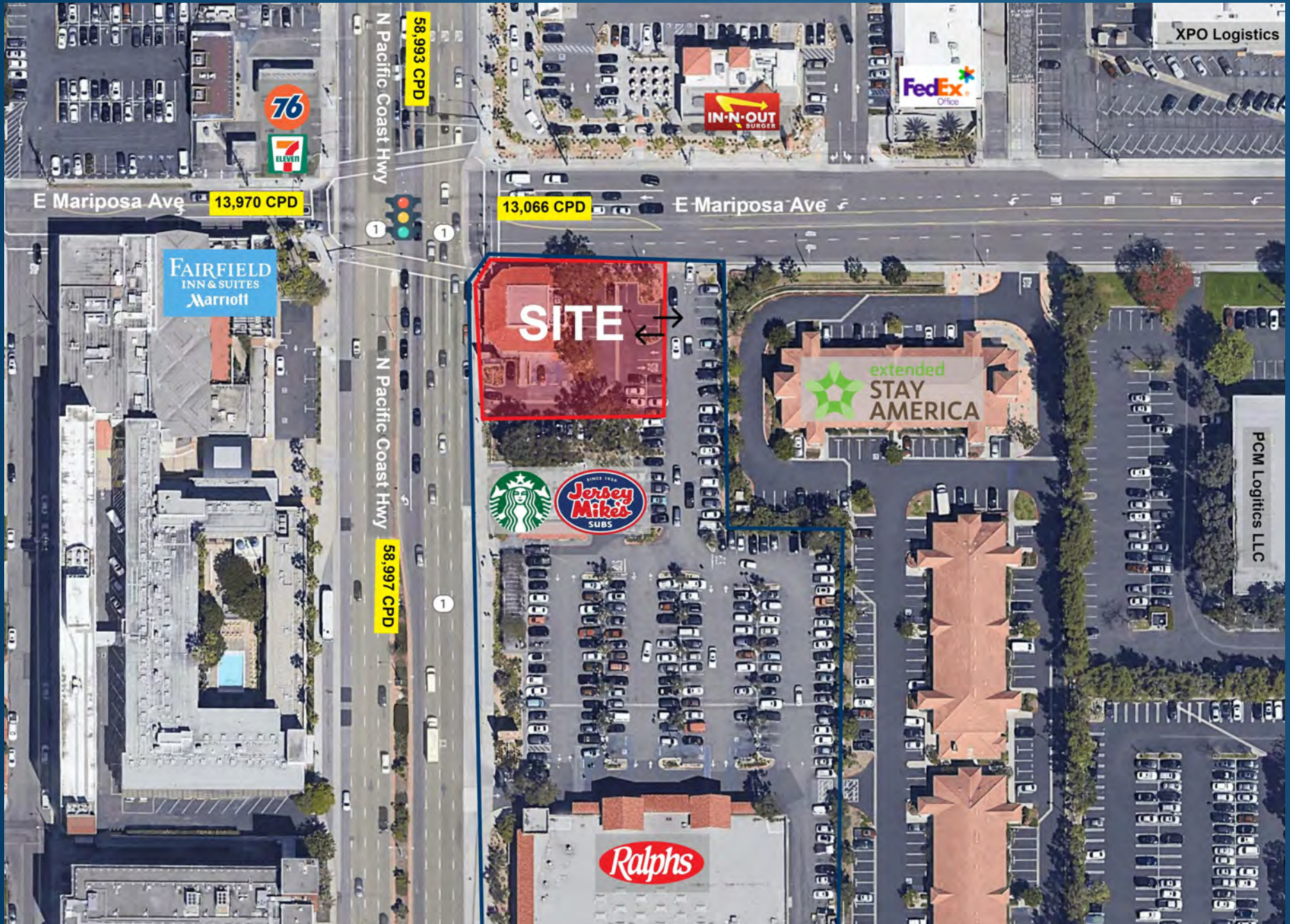
Extremely unique opportunity

Full access
in/out of property



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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9234/-118.3961

RS1

SEC N Pacific Coast Hwy & E Mariposa Ave		1 mi radius	2 mi radius	3 mi radius	5 mi radius
El Segundo, CA 90245					
POPULATION	2020 Estimated Population	8,242	40,900	156,973	519,820
	2025 Projected Population	8,135	40,112	154,564	511,267
	2010 Census Population	8,276	39,129	155,371	511,688
	2000 Census Population	7,874	37,899	157,528	500,668
	Projected Annual Growth 2020 to 2025	-0.3%	-0.4%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	-	0.2%
	2020 Median Age	38.9	38.4	36.2	36.8
HOUSEHOLDS	2020 Estimated Households	3,599	16,524	56,460	200,411
	2025 Projected Households	3,688	16,894	57,842	205,465
	2010 Census Households	3,474	15,245	53,489	188,186
	2000 Census Households	3,445	15,240	55,212	184,665
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	0.1%	0.4%
RACE AND ETHNICITY	2020 Estimated White	72.3%	67.4%	54.7%	46.5%
	2020 Estimated Black or African American	2.8%	5.0%	9.3%	20.2%
	2020 Estimated Asian or Pacific Islander	11.8%	10.8%	9.1%	10.4%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.6%	0.5%
	2020 Estimated Other Races	12.7%	16.3%	26.4%	22.3%
	2020 Estimated Hispanic	19.5%	29.0%	45.9%	37.8%
INCOME	2020 Estimated Average Household Income	\$132,047	\$157,246	\$137,208	\$127,051
	2020 Estimated Median Household Income	\$115,850	\$115,308	\$100,413	\$96,001
	2020 Estimated Per Capita Income	\$57,684	\$63,558	\$49,422	\$49,087
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.9%	4.7%	10.0%	8.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.4%	7.4%	6.6%
	2020 Estimated High School Graduate	11.2%	14.0%	17.3%	17.1%
	2020 Estimated Some College	22.8%	17.1%	18.3%	20.4%
	2020 Estimated Associates Degree Only	7.0%	7.0%	5.8%	6.8%
	2020 Estimated Bachelors Degree Only	36.6%	33.5%	26.3%	26.4%
	2020 Estimated Graduate Degree	18.0%	20.3%	14.9%	14.7%
BUSINESS	2020 Estimated Total Businesses	1,778	5,169	10,979	26,510
	2020 Estimated Total Employees	37,926	87,001	133,962	273,357
	2020 Estimated Employee Population per Business	21.3	16.8	12.2	10.3
	2020 Estimated Residential Population per Business	4.6	7.9	14.3	19.6

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