



AVAILABLE

RARE 2ND GENERATION RESTAURANT SPACE

AVAILABLE: 2,084 SF +
544 SF OUTDOOR PATIO

FOR LEASE

PIER 76 - ROSECRANS CORRIDOR

APOLLO LANDING - 2181 ROSECRANS AVE, SUITE B, EL SEGUNDO, CA 90245

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PROPERTY FEATURES



Join Shake Shack, Tender Greens, Randy's Donuts, Philz Coffee and Calo Kitchen + Tequila



Exclusive surface parking adjacent to the premises (Approximately 92 parking spaces) and structured parking for overflow needs



Located in El Segundo on the border of Manhattan Beach with an average HH income of \$193,671 and daytime population of 22,366 in a one-mile radius



Located at Continental Park with over 10,000 employees



Across from Manhattan Beach County Club and MBS Media Campus



Rosecrans Avenue has an average traffic count of 41,291 cars per day



2021 DEMOGRAPHICS



POPULATION

1 Mile	10,136
2 Miles	84,049
3 Miles	1223,914



AVERAGE HH INCOME

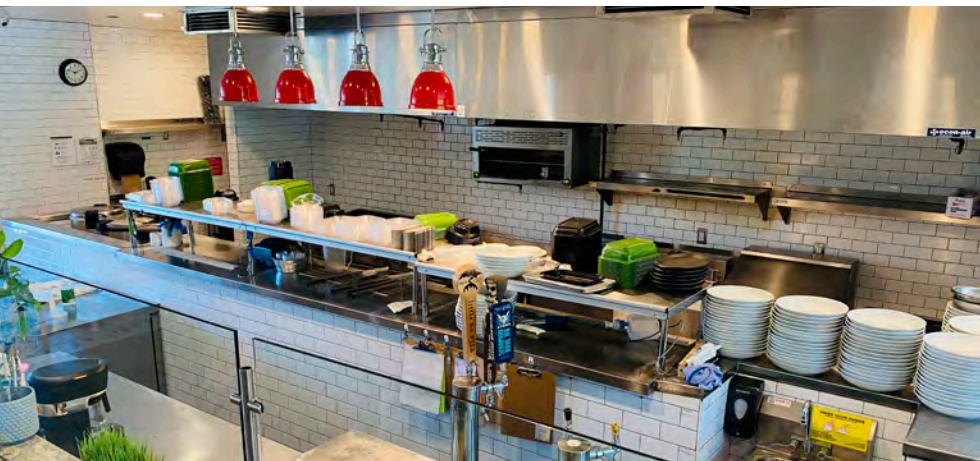
1 Mile	\$193,671
2 Miles	\$183,877
3 Miles	\$140,736



DAYTIME POPULATION

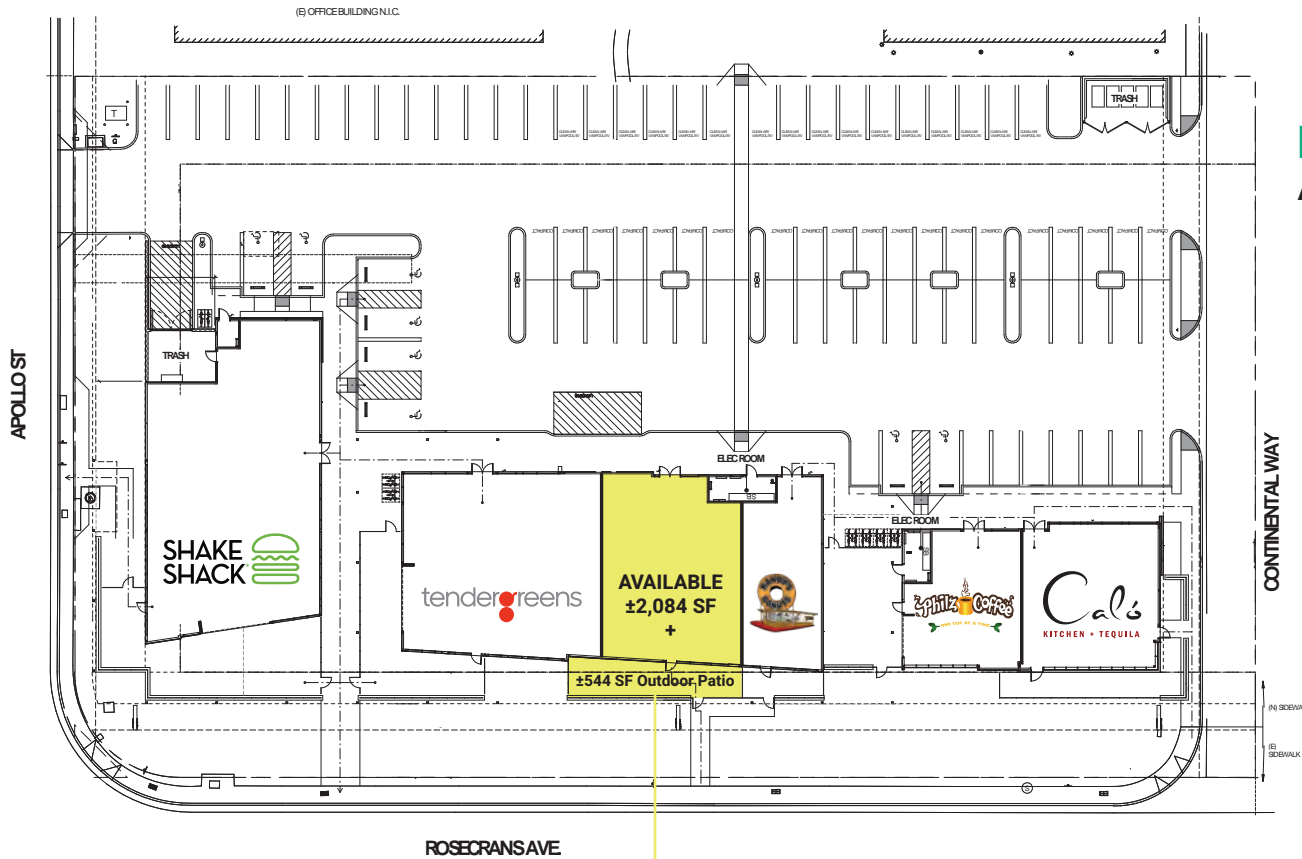
1 Mile	22,366
2 Miles	79,391
3 Miles	127,609

Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography



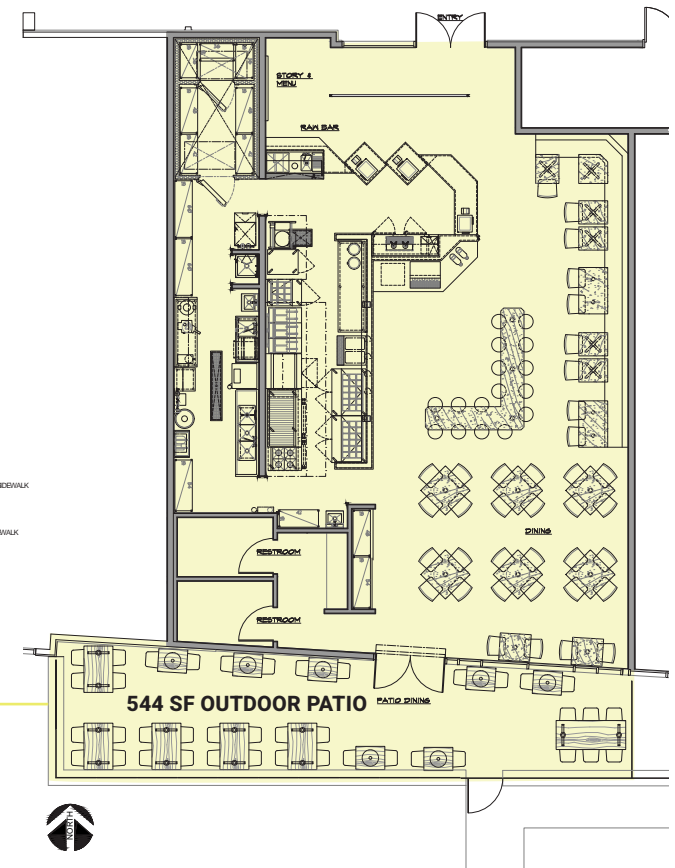
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SITE PLAN



FLOOR PLAN

AVAILABLE: 2,084 SF



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MANHATTAN VILLAGE

PACIFIC OCEAN

THE POINT

MANHATTAN MARKETPLACE

MANHATTAN GATEWAY

HAWTHORNE GATEWAY CENTER

APOLLO LANDING SITE

OCEANGATE COMMERCE CENTER

Logos include: corepower YOGA, JOEY RESTAURANTS, macys, Apple, GAP, POTTERY BARN, dan, MAC, Sidecar, URBAN PLATES, BOA, tocaya ORGANICS, lululemon, athletica, BONOBOS, PAPER+SOURCE, True Food, MENDOCINO FARMS, hopdoddy, Lucky Brand, SOULCYCLE, OUTERKNOWN, ATHLETA, HANDLES, Sushi Roku, Tommy Bahama, WILLIAMS-SONOMA, VICTORIA'S SECRET, SEPHORA, Ralphs, Bristol Farms, CVS pharmacy, jamba, yogurtland, EUROPEAN WAX CENTER, AESTHETICS BAR, TRADER JOE'S, the Vitamin Shoppe, Il Fornaio, OLD NAVY, BARNES & NOBLE, KREI, COSTCO, Starbucks, BED BATH & BEYOND, TARGET, Eddie V's, CHINA BOWL, Fleming's, Paul Martin's, SHAKE SHACK, Cals, Spitz Coffee, tender greens, APOLLO LANDING, Party City, ROSS, TJ-maxx, Michaels, SALLY BEAUTY SUPPLY, Food 4 Less, five BELOW, Ashley Furniture, BEST BUY.

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