

**CITY OF EL SEGUNDO CUMULATIVE PROJECTS LIST  
(MAJOR PROPOSED OR APPROVED BUT NOT COMPLETED PROJECTS)**

**December 2024**

| No. | EA # | Address  | Existing Gross sq. ft.                            | Existing Use                                   | Approved/ Proposed Gross sq. ft.   | Approved/ Proposed Use  | Approval & Expiration  |
|-----|------|--|---|--|--|---|--|
| 1   | 784  | 445 N. Douglas St  | 223,000<br>(106,000 Office;<br>117,000 Warehouse) | Industrial                                     | 314,288  | Data Center   | Entitlements Approved<br>Phase 1: 158,624 sf complete.<br>Phase 2: 155,664 s.f.<br>(104,364 TI complete)<br>(51,300 sf addition TBD)<br>Completion date unknown; no sooner than end of 2025                      |
| 2   | 905  | 2100 E El Segundo Bl                                     | 2,089,090   | Light Industrial & Office<br>(Raytheon Campus) | Existing: 2,089,090<br>Proposed:<br>148,960<br>1,590,407<br>259,840<br>Total proposed:<br>1,999,207 *<br>Total 4,088,297 | Commercial,<br>Office,<br>Warehouse,<br>Light Industrial                | Entitlements Approved<br>Phase 1 completed:<br>15,600 s.f retail/full service restaurants,<br>7,050 s.f. fast food restaurant, and<br>43,000 s.f medical office<br>(Phase 2 pending: See EA-1305, No. 13, below) |
| 5   | 1201 | 2021 E Rosecrans Av                                      | 0   | vacant   | 240,000<br>66,000<br><br>7,000<br>Total 313,000  | Office,<br>studios &<br>production<br>retail                            | Entitlements approved<br>Construction start by end of 2025<br>Completion by mid-2028   |
| 6   | 1248 | 401-615 N PCH  | 0   | Parking lot                                    | 263 residential units,<br>11,252 retail & restaurant   | Apartments<br>Retail and restaurant                                     | Entitlements approved April 2022<br>Construction start in early 2026<br>Completion in early 2029   |
| 7   | 1289 | 650-700 N PCH  | 207,056   | Office   | 122,156 7-story<br>1,185-space parking structure   | Office  | Entitlements approved<br>Completion by mid-2027  |
| 8   | 1281 | 1475 E El Segundo Bl                                     | 19,311  | Office   | 48,425   | Office  | Entitlements Approved<br>Completion by end of 2026   |
| 9   | 1282 | 1330 E Franklin  | 19,950  | Office/<br>Industrial                          | 47,250   | Office  | Entitlements Approved<br>Completion in Q2 2025   |
| 10  | 1291 | 1950-1960 E Grand Ave                                    | 0   | Parking lot                                    | 98,346<br>258-space parking structure  | Office  | Entitlements Approved<br>Completion by early 2027  |
| 11  | 1299 | 201-209 Richmond St                                      | 0   | Parking lot                                    | 14,000 retail / office<br>4 residential units  | Commercial<br>Residential apartments                                    | Entitlements approved<br>Construction start Q3 2025<br>Completion Q4 2026  |
| 12  | 1305 | 2100 E El Segundo Bl.<br>(Chargers Facility at Raytheon) | 0   | Vacant   | 143,250* corporate office & training facility,<br>& 3 full size practice fields  | Office and practice facility  | COMPLETED in June 2024   |
| 13  | 1311 | Downtown Specific Plan                                   |   |  | 300 units (MFR)<br>65,000<br>65,000<br>200,000<br>24,000   | Residential<br>Retail<br>Restaurant<br>General Office<br>Medical office | Approved in Q2 2024<br>Complete build-out anticipated by 2040  |
| 14  | 1325 | 703 N PCH  | 7,820   | Restaurant<br>(vacant)                         | 79 units (MFR)<br>14,000   | Residential<br>Commercial   | Entitlements pending; approval anticipated in Q4 2025<br>Completion in Q4 2027   |

|    |      |                   |   |     |   |                          |  |
|----|------|-------------------|---|-----|---|--------------------------|--|
| 15 | 1353 | 1521 E. Grand Ave | 0 | N/A | 323 residential units (apartments) and 6-story, 490-space parking structure | Residential - apartments | Entitlements pending<br>Construction start not sooner than Q1 2026<br>Completion not sooner than Q1 2028 |
| 16 | 1371 | 233 Kansas St     | 0 | N/A | 102,389 s.f. 4-story of- fice<br>258-space, 6-level, parking structure      | Office                   | Entitlements pending<br>Construction start not sooner than Q4 2025<br>Completion not sooner than Q1 2027 |
|    |      |                   |   |     |   |                          |  |

\*The office square-footage for the Chargers Facility (No. 13) is in addition to the square-footage listed for No. 2 (Phase 2 for Raytheon Campus)