



MARIPOSA
DESIGN CENTER

CORPORATE HEADQUARTERS / R&D FLEX OPPORTUNITY

2031

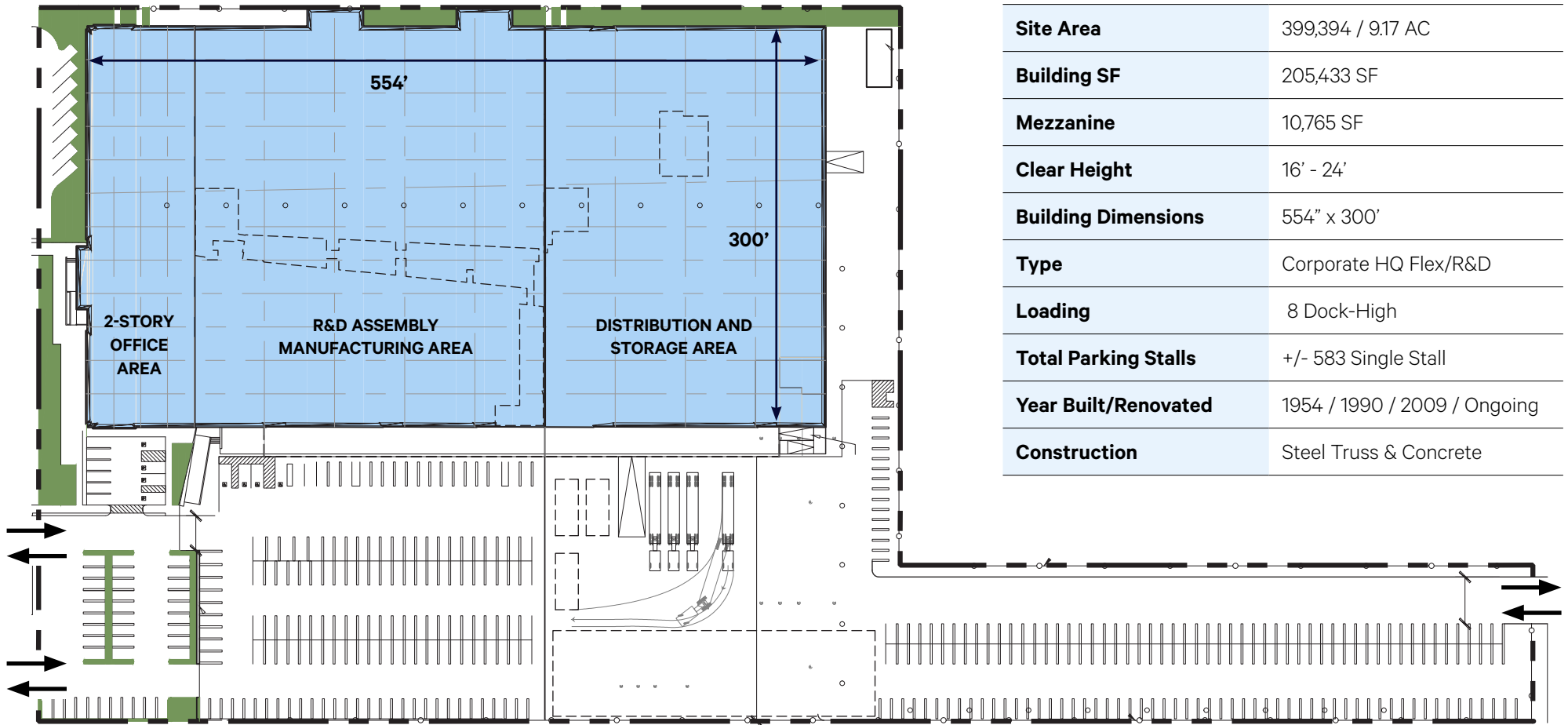
EMARIPOSA

EL SEGUNDO, CA



GPI | Companies CBRE

CONCEPTUAL FLEX/R&D SITE PLAN



SITE FEATURES

Site Area	399,394 / 9.17 AC
Building SF	205,433 SF
Mezzanine	10,765 SF
Clear Height	16' - 24'
Building Dimensions	554' x 300'
Type	Corporate HQ Flex/R&D
Loading	8 Dock-High
Total Parking Stalls	+/- 583 Single Stall
Year Built/Renovated	1954 / 1990 / 2009 / Ongoing
Construction	Steel Truss & Concrete

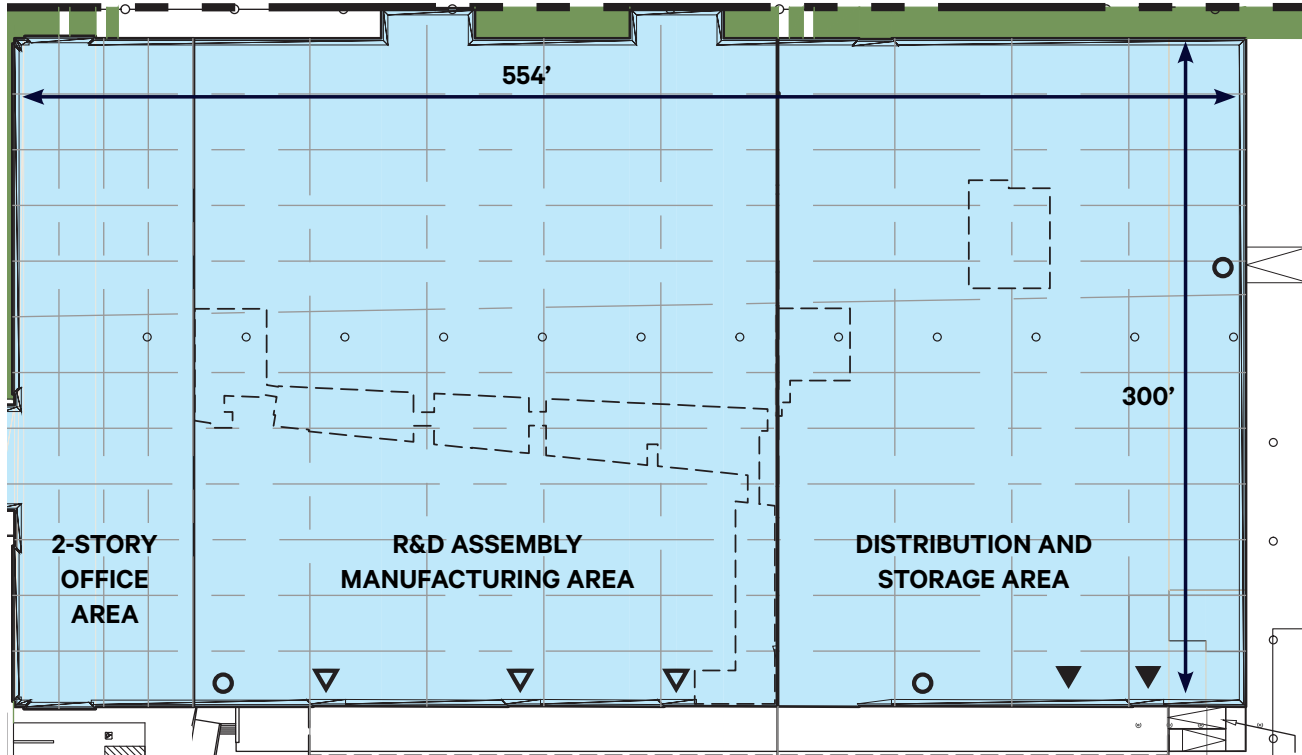
ABILITY TO ADD AN ADDITIONAL
120,000 SF BY-RIGHT



 **EXISTING
BUILDING**



CONCEPTUAL FLEX/R&D FLOOR PLAN



- ▷ Proposed Roll-Up Glass Door
- ▶ Proposed Roll-Up Door Opening
- Proposed Roll-Up Door with Ramp



HEATING AND COOLING

Multiple rooftop HVAC units and split-systems



FIBER PROVIDERS

On-Net Providers: ACC | AT&T
 Other Available Providers: Airespring, Fusion, Geolinks, Nitel, EarthLink, Spectrum, Towerstream



UTILITIES

Water: City of El Segundo
Gas: The Gas Company
Electric: Southern California Edison

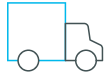
PROPOSED LOADING





ELECTRICAL SYSTEM

Electrical service is delivered via a pad-mounted, utility-owned transformer located on the south side of the building. Main electrical service is rated at a 3,000-amp, 480 volt, three-phase main distribution panel. Subpanels were rated at 800-amps, 400-amps, and 225-amps. Step-down transformers rated at 225 KvA are also utilized. Breaker panels for lighting and power controls are located through the Building and manufactured by General Electric.



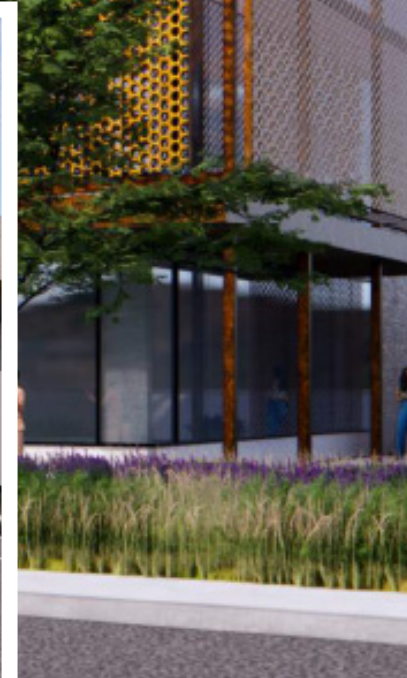
VERTICAL TRANSPORTATION

One, 2,500 pound capacity, hydraulic passenger elevator that was manufactured by Mitsubishi.



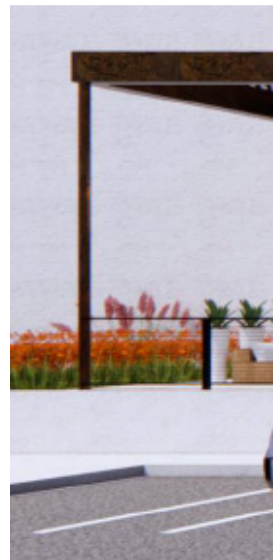
PLUMBING SYSTEM

Copper piping. Domestic hot water is supplied by two Takagi tankless water heaters. They are gas-fired and rated at 240,000 BTUH.



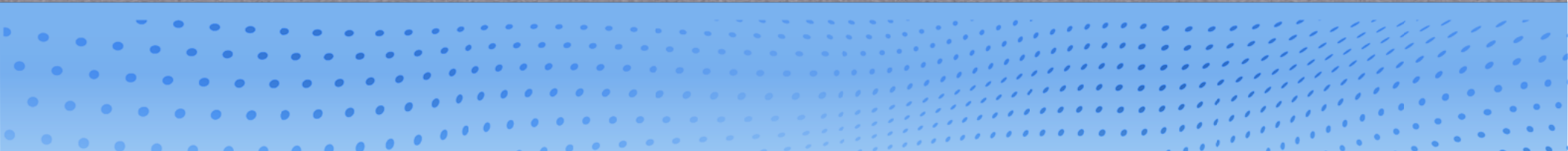
FLEXIBILITY AND INNOVATION IN EVERY SQUARE FOOT

Located on an expansive 9.17-acre site just two blocks east of the Pacific Coast Highway, 2031 E. Mariposa Avenue is prominently positioned in one of Los Angeles' most sought-after creative markets. Maintained to the highest institutional standards, the property provides a flexible layout, featuring 24-foot ceilings and substantial natural light. Additionally, the property is highly-functional, offering multiple loading docks for shipping/receiving and abundant on-site surface parking.





*these are conceptual renderings



EL SEGUNDO AMENITIES WITHIN 5 MILES



RESTAURANTS

Blum
California Chicken Café
California Pizza Kitchen
Chili's
Crumble
Erewhon
Evergreen
Five Guys
Jersey Mike's Subs
Panera Bread
Shake Shack
Sonic
Starbucks
Taco Mas
True Food Kitchen
Urban Plates
Wagamama
Blaze Pizza
Cava
Chick-Fil-A
Chipotle
El Pollo Loco
Habit Burger Grill
Ihop
In-N-Out Burger
Il Fornaio
Mendocino Farms
Philz Coffee
Pressed Juicery
Prime Pizza
Raising Cane's
Sweetgreen



RETAIL

Lululemon
Nike
Nordstrom
Old Navy
REI
Trader Joe's
Abercrombie & Fitch
American Eagle
Ann Taylor
Barry's
Bloomingdale's
Blu Bottle Coffee
Buybuy Baby
Costco Wholesale
CVS Pharmacy
Dick's Sporting Goods
Forever 21
Five Below
Gap
Gorilla Rx
Homegoods
J.Crew
Kin + Casa
L.A. Cycle
Loft
Love.Life Holistic Health
Lush
Macy's
Marshalls
Nike
Office Depot
OfficeMax



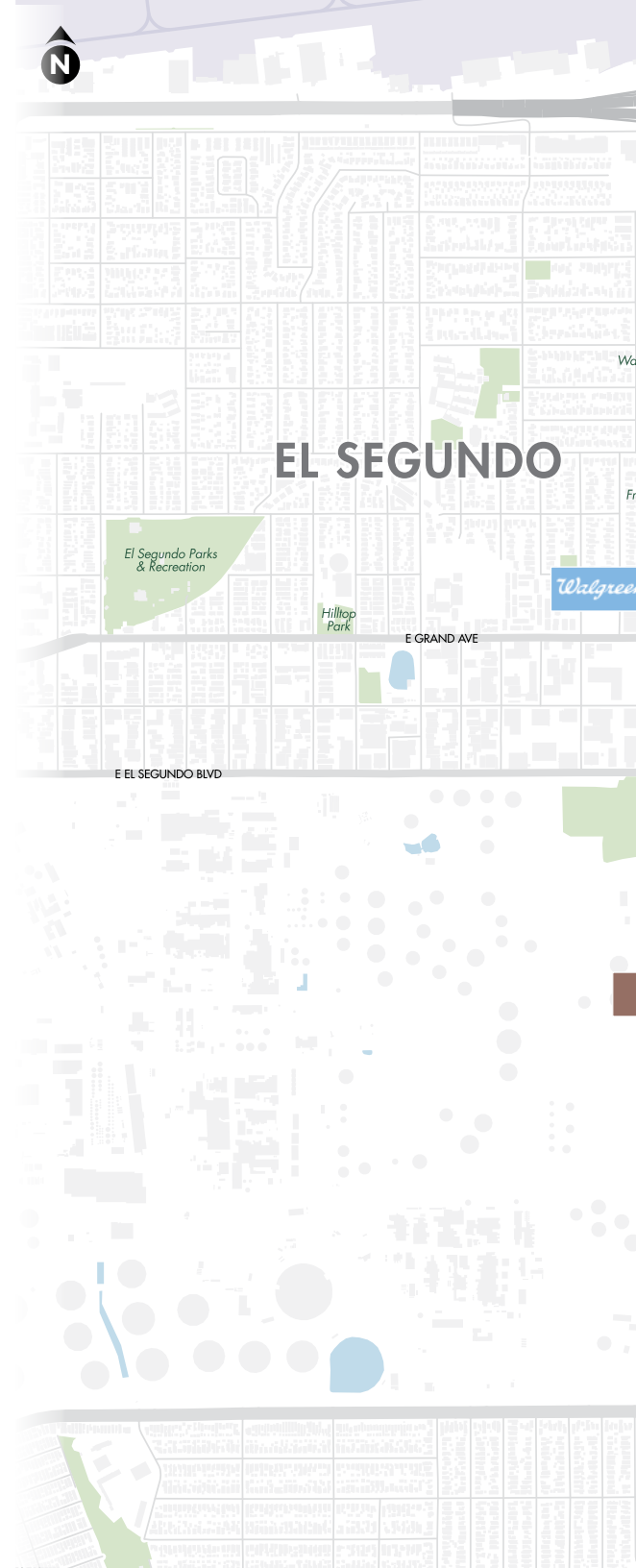
RETAIL

Petsmart
Ross Dress For Less
Sephora
Target
The Void
Tin Roof
Ubreakifix
Ulta Beauty
Us Bank
Vans
Village Tavern
Whole Foods Market
Williams Sonoma
YETI



HOTELS

Embassy Suites By Hilton
Hilton Garden Inn
Hampton Inn & Suites
Aloft El Segundo
Fairfield Inn & Suites
Residence Inn By Marriott
Travelodge By Wyndham
Cambria Hotel
Hyatt House Los Angeles
Doubletree By Hilton





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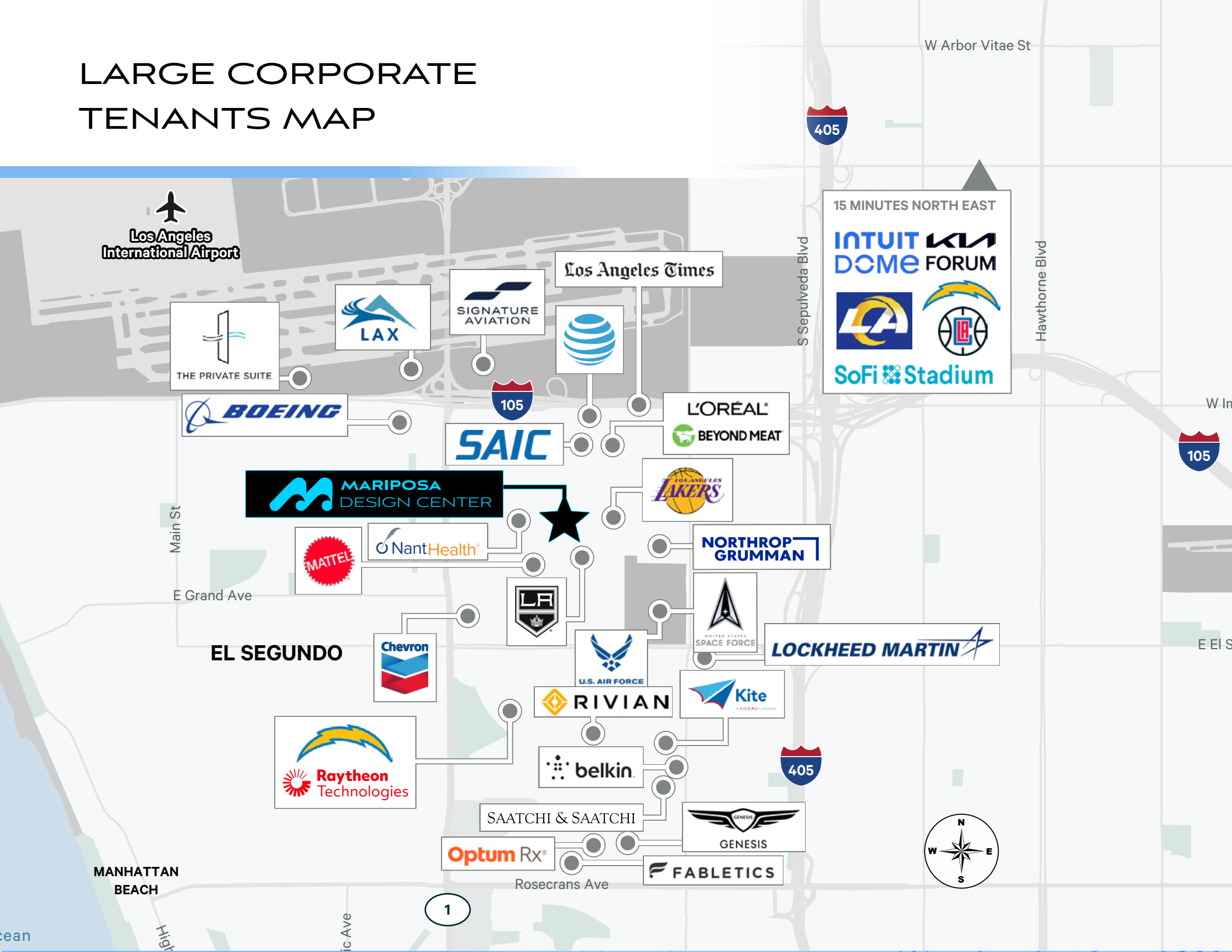


PRIME LOCATION IN THE HEART OF EL SEGUNDO

El Segundo offers excellent connectivity to LA, major freeways, and three Metro stops, just **minutes from LAX**. El Segundo features multiple hotels and diverse dining. Home to the Chargers, Lakers, and Kings, it's near SoFi Stadium, hosting the 2026 World Cup and 2028 Olympics.

- Dining
- Retail
- Entertainment
- Services

LARGE CORPORATE TENANTS MAP



As the “Aerospace Capital of the World,” El Segundo is home to the Los Angeles Air Force Base, United States Space Force, Raytheon, and several Fortune 500 Companies, supporting a strong economy. A vibrant hub for real estate!



DRIVE TIMES

Location	Distance	Drive Time
Metro C Line & Metro K Line	0.3 mi	1 min
105	0.6 mi	3 mins
405	1.2 mi	4 mins
LAX	2.1 mi	8 mins
10	9 mi	18 mins
110	10 mi	15 mins
710	13 mi	16 mins
Long Beach Airport	20.7 mi	25 mins
Port of Los Angeles	20.8 mi	24 mins
Port of Long Beach	22.5 mi	27 mins

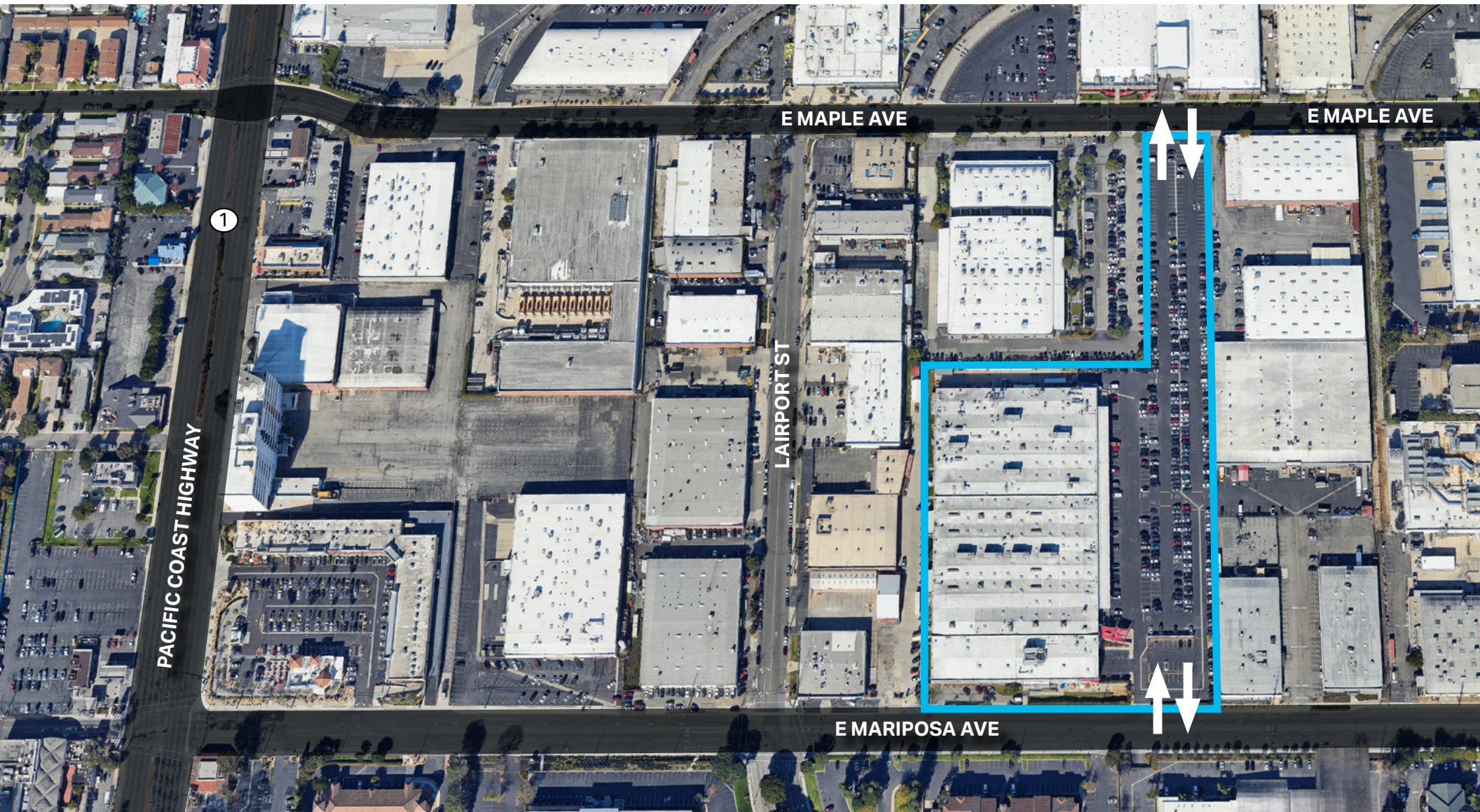
THE MOST BUSINESS FRIENDLY CITY

El Segundo provides **significant business license tax savings**. Annual tax for the first \$10 million in receipts or the 1st 100 employees, as applicable as shown below.

TAX INCENTIVES

CITY	ANNUAL TAX
Los Angeles	\$55,000
Santa Monica	\$50,294
Culver City	\$30,060
El Segundo	\$13,048

NORTH & SOUTH INGRESS EGRESS





PROPERTY HIGHLIGHTS

- Securable Campus
- Dedicated Visitor Parking
- Heavy Power - 3,000 Amps
- Ability to add an Additional 120,000 SF By-Right
- Whole-Block Ingress/Egress From Maple Ave & Mariposa
- 5 Minutes From Private Luxury Airport Transportation Lounges

LAX

MAPLE AVE

MARIPOSA AVE

CENTURY 105 FWY

METRO GREENLINE



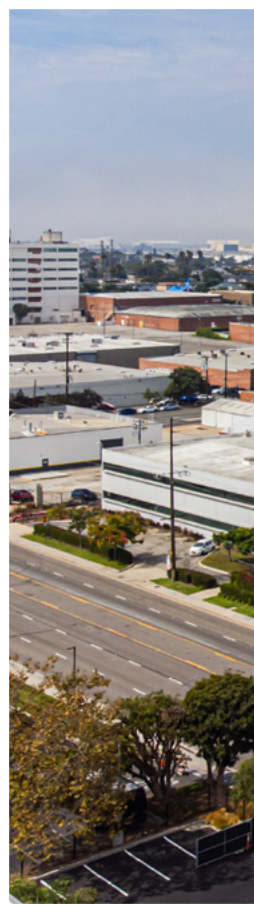
PROPOSED BUILDING RENDERINGS

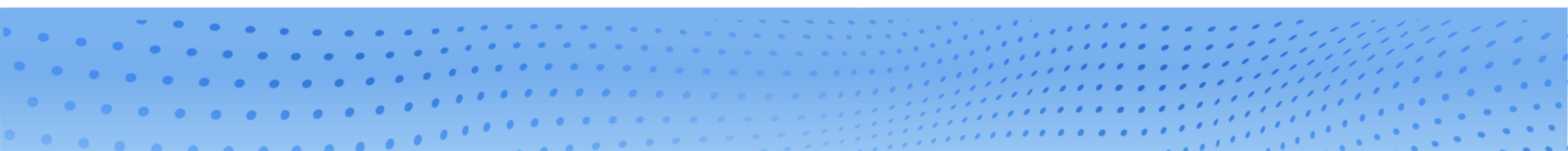


*these are conceptual renderings, not the existing building



CURRENT BUILDING PHOTOS







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