



# The Terrace

200,000 SF CLASS A OFFICE PROJECT  
LOCATED ALONG THE ROSECRANS CORRIDOR

2361-2381 ROSECRANS AVE, EL SEGUNDO



# PROPERTY HIGHLIGHTS

Continental Park, located along Rosecrans Avenue in El Segundo, offers unrivaled Class A office space minutes from some of Southern California's most pristine beaches. The area offers a wide variety of dining and retail options and is located just 10 minutes from Los Angeles International Airport.



TWO, FOUR STORY BUILDINGS TOTALING 200,000 SF



OPPORTUNITY FOR AN EXTERIOR ENTRANCE WITH INTERCONNECTED FLOORS



NEWLY RENOVATED INDOOR/ OUTDOOR LOBBY, ENTRANCE COURTYARD, ATRIUM AND PATIOS



ON-SITE AMENITY CENTER AND EXTENSIVE OUTDOOR SPACE



PAUL MARTIN'S AMERICAN GRILL LOCATED ON THE GROUND FLOOR



ADJACENT TO THE METRO RAIL GREENLINE



CONCRETE CONSTRUCTION OFFERS ARCHITECTURALLY DISTINCTIVE SPACE



ABUNDANT DINING AND SHOPPING ALTERNATIVES WITHIN WALKING DISTANCE



3.5/1,000 PARKING WITH ABOVE STANDARD PARKING RATIOS AVAILABLE

# SITE PLAN



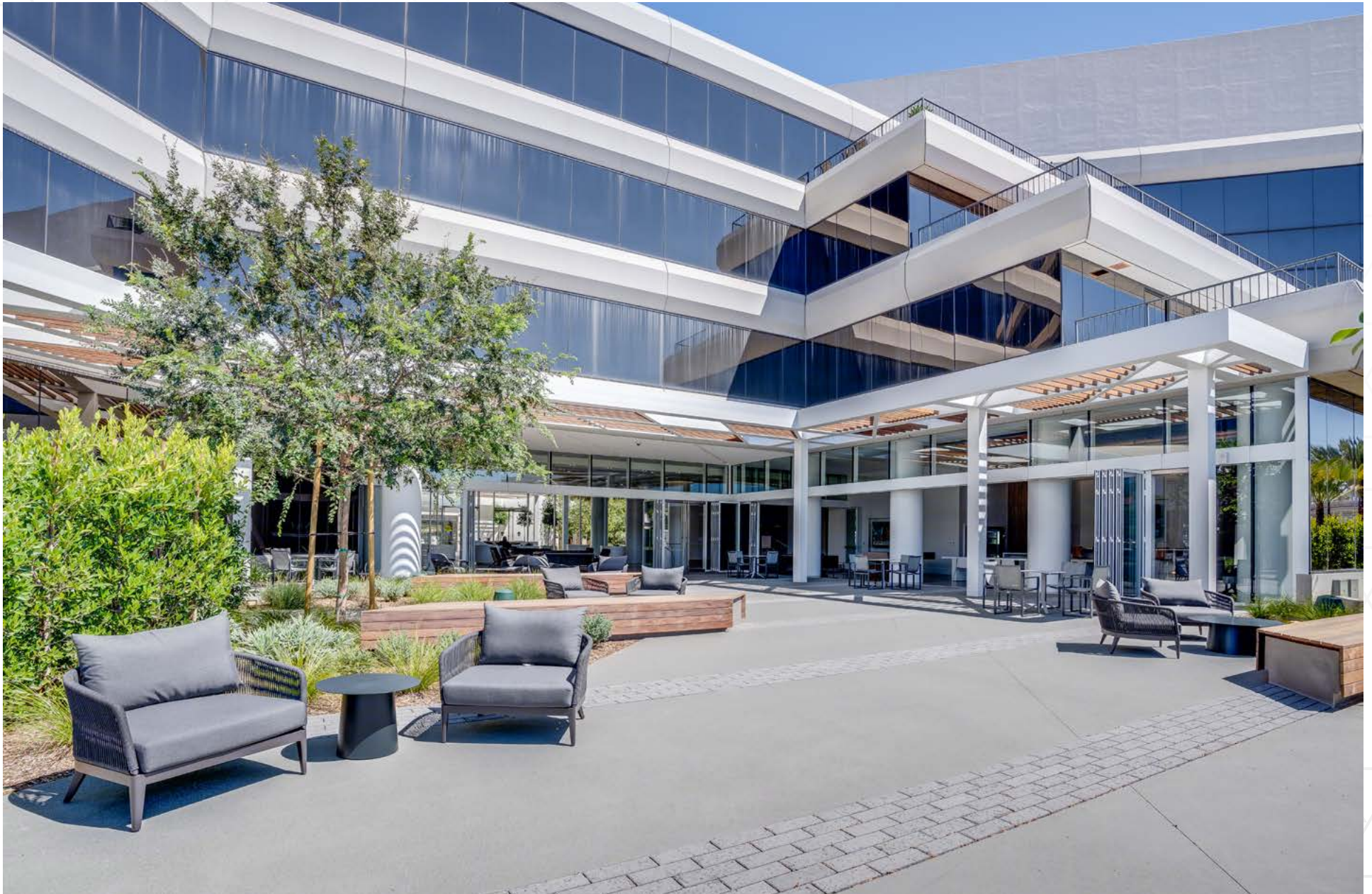
# ENTRANCE COURTYARD



# NEW INDOOR/OUTDOOR LOBBY



# PATIO COURTYARD



# TENANT AMENITY CENTER



# AMENITIES

## DOWNTOWN EL SEGUNDO

- |                            |                              |
|----------------------------|------------------------------|
| <b>Restaurants</b>         | Japonica                     |
| El Segundo Brewing Company | The Slice & Pint             |
| El Tarasco                 | Toast Cafe                   |
| Rinaldi's                  | Metro Cafe                   |
| Chef Hannes                | Blue Butterfly               |
| Stuff Pizza                | Coffee                       |
| Chicken Dijon              | Southwest Bread              |
| Indian Summer              | Fantastic Cafe               |
| Wendy's Place Cafe         | Pho Dreams                   |
| Good Stuff                 | Kreation Juicery             |
| Kagura                     | Hana Haru Sushi              |
| Deluca Trattoria           | Porterhouse                  |
| Big Mike's                 | Bourbon & Bones              |
| Tavern on Main             | Richmond Bar & Grill         |
| Second City Bistro         | Ali'i Fish Company           |
| Sausal                     | Ensenada's Surf N Turf Grill |
| Brewport Tap House         | Two Guns Kitchen             |
| Rock N Brews               | Britt's BBQ                  |
| Jame                       |                              |
| El Gringo                  |                              |

## MANHATTAN VILLAGE

- |                   |  |
|-------------------|--|
| <b>Retail</b>     | <b>Restaurants</b>   |
| Ann Taylor        | California Pizza Kitchen                                   |
| Francesca's       | Chili's Grill & Bar  |
| Collections       | Coffee Bean & Tea Leaf                                     |
| J. Jill           | Island's Fine Burgers                                      |
| LOFT              | Olive Garden   |
| Tommy Bahama      | Dan Modern Chinese   |
| Victoria's Secret | Joey Manhattan Beach                                       |
| Bath & Body Works | Merdaco  |
| Kiehl's           | Urban Plates   |
| Sephora           | Tin Roof Bistro  |
| Macy's            | BOA Steakhouse   |
| Apple             | Sushi Roku   |
| Sunglass Hut      | Sweetgreen   |
| Pottery Barn      | Susie Cakes  |
| Pottery Barn Kids | Handel's Homemade Ice Cream                                |
| Williams-Sonoma   | Aerie  |
| Aerie             | Reborn Coffee  |
| Alo               | Saint & Second   |
| Anthropologie     | Sidecar Doughnuts  |
| Coreology Fitness | Silverlake Ramen   |
| Corepower Yoga    | Smashburger  |
| CVS Pharmacy      | Sprinkles  |
| Cyclebar          | Sunlife Organics   |
| Faherty           |  |
| Gap/Gap Kids      | <b>Services</b>  |
| Gojana            | Bank of America  |
| Hallmark          | Chase  |
| Lovesac           | Citibank   |
| MAC Cosmetics     | Union Bank   |
| Quatrine Home     | US Bank  |
| Ralphs            | Wells Fargo Bank   |
| See's Candies     | Supercuts  |
| Super Sports      | Stein Optometric Center                                    |
| Tempur-Pedic      | Back in Time Escape  |
| Urban Outfitters  | Rooms  |
| Vans              | Dermatology & Laser Center                                 |
| West Elm          | Heyday Skincare  |
|                   | Manhattan Beach  |
|                   | Endodontics  |
|                   | Manhattan Beach Surgery Center                             |
|                   | Modern American Dentistry                                  |
|                   | Reset by Therabody   |
|                   | Revive Med Spa   |
|                   | Sea Breeze Dental Group                                    |
|                   | West Coast Center for Orthopedic Surgery & Sports Medicine |
|                   | West Coast Sports Medicine Foundation                      |

## PLAZA EL SEGUNDO

- |                       |                       |
|-----------------------|-----------------------|
| <b>Retail</b>         | <b>Restaurants</b>    |
| Dick's Sporting Goods | California Fish Grill |
| HomeGoods             | Marmalade Cafe        |
| PetSmart              | Pinkberry             |
| The Container Store   | Starbucks             |
| Whole Foods Market    | The Veggie Grill      |
| Nordstrom Rack        | Sauced BBQ & Spirits  |
| ULTA                  | goop kitchen          |
|                       | Oath Pizza            |

## OPEN EL SEGUNDO

- Restaurants**
- Malibu Eatery
  - Rubio's Coastal Grill
  - Five Guys
  - The Kebab Shop
  - Chicken Confidential
  - Silverback Coffee of Rwanda

- Retail**
- Walgreens

- Restaurants**
- The Habit Burger Grill
  - Chipotle Mexican Grill

## THE POINT

- |                     |                       |
|---------------------|-----------------------|
| <b>Retail</b>       | <b>Restaurants</b>    |
| Athleta             | Hopdoddy Burger Bar   |
| Madewell            | Mendocino Farms       |
| No Rest for Bridget | North Italia          |
| Warby Parker        | Peet's Coffee & tea   |
| Kendra Scott        | True Food Kitchen     |
| Lululemon           | Tocaya Organica       |
| Allbirds            | Lil Simmzy's          |
| Bonobos             | Pressed Juicery       |
| cotopaxi            | Cava                  |
| Everree             | Little Sister         |
| Nike                | VanLeeuwen Ice Cream  |
| OuterKnown          |                       |
| Papersouce          | <b>Services</b>       |
| Rabbit Ladders      | Soulcycle             |
| State & Liberty     | Vicara Aveda Salonspa |
| Sugarfina           | Bellacures            |
| Yeti                | Blue Mercury Skincare |
|                     | Pause                 |

- Retail**
- Ralphs
  - Anytime Fitness
  - Mathnasium
  - Golftec

- Restaurants**
- In-N-Out
  - El Pollo Loco
  - Bread & Butter
  - Petit Cafe
  - Sansai Japanese
  - Subway
  - Express Chinese Food
  - Wiki Wiki Hawaiian
  - BBQ
  - Starbucks
  - Jersey Mike's Subs

## CHARGERS COMMONS

- Restaurants**
- Panera Bread
  - California Chicken Café
  - Tacomasa
  - Panda Express
  - Raising Cane's Chicken Fingers
  - Ghost Sando Shop

## CONTINENTAL PARK

- |                      |                   |
|----------------------|-------------------|
| <b>Restaurants</b>   | <b>Services</b>   |
| Trimana              | Murad Inclusive   |
| Paul Martin's        | Health Spa        |
| American Bistro      | Chase Bank        |
| Starbucks            | Bank of Manhattan |
| Noah's Bagels        | Bay Club          |
| Fleming's Prime      | Orangetheory      |
| Steakhouse           | Fitness           |
| Nomad Eatery         | Sola Salons       |
| Eddie V's Prime      |                   |
| Seafood              |                   |
| Fogo de Chao         |                   |
| Brazilian Steakhouse |                   |
| Chin Chin            |                   |

## APOLLO LANDING

- Restaurants**
- Shake Shack
  - Philz Coffee
  - Tendergreens
  - Calo Kitchen + Tequila
  - Randy's Donuts

## CAMPUS EL SEGUNDO

- |                   |                    |
|-------------------|--------------------|
| <b>Retail</b>     | <b>Restaurants</b> |
| Lakers Team Shop  | Bowlology          |
|                   | Starbucks          |
| <b>Services</b>   | Noah's Bagels      |
| Hollyway Cleaners | Subway             |
| El Segundo        | Kaya Sushi         |
| Dermatolgy        | One Poke           |
| Picture Perfect   | The Flame Broiler  |
| Lashes            | Eat Fantastic      |
|                   | Grill by Petros    |

## MANHATTAN GATEWAY

- |                    |                    |
|--------------------|--------------------|
| <b>Retail</b>      | <b>Restaurants</b> |
| BevMo              | Ill Fornaio        |
| Erewhon            | Cafe Rio           |
| Office Depot       | Mexican Grill      |
| Old Navy           |                    |
| Trader Joe's       |                    |
| REI                |                    |
| Barnes & Noble     |                    |
| The Vitamin Shoppe |                    |

## MANHATTAN MARKETPLACE

- |                     |                              |
|---------------------|------------------------------|
| <b>Retail</b>       | <b>Restaurants</b>           |
| Bristol Farms       | Lido Di Manhattan            |
| CVS Pharmacy        | Ristorante                   |
| Helen Cycles        | Union Pizza Company          |
| GNC                 | The Hummus Factory           |
| Martin's Jewelry    | Nothing Bundt Cakes          |
|                     | Pachanga Mexican Grill       |
| <b>Services</b>     | Jamba Juice                  |
| OneWest Bank        | Yogurtland                   |
| Chase (ATM)         | The Rice Teriyaki Sushi Roll |
| Planet Beauty       |                              |
| European Wax Center |                              |
| Massage Envy        |                              |
| The Lash Lounge     |                              |
| Floyd's 99          |                              |
| Barbershop          |                              |

▲ The Terrace

# LEASE AVAILABILITY

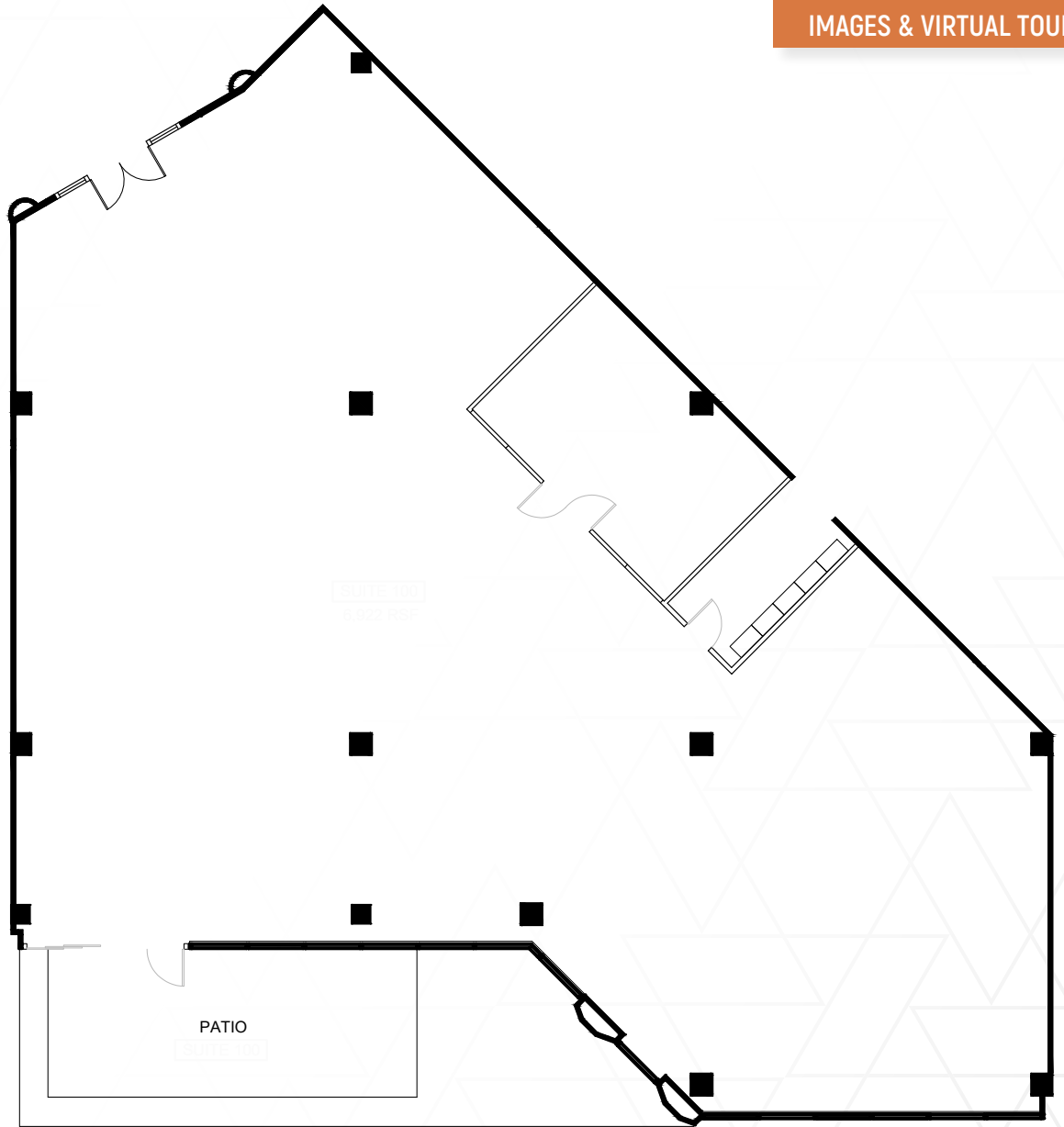
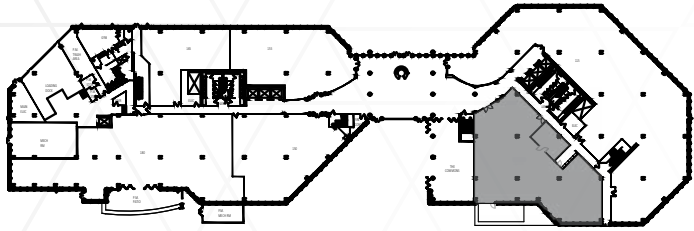


SUITE	SIZE (SF)	COMMENTS	IMAGES & VIRTUAL TOUR
100	6,922	Shell condition with existing conference room and private patio	<a href="#">Click Here</a>
165	3,058	Available with 60 days notice	
200	62,608	Shell condition	<a href="#">Click Here</a>
325	4,328	Spec suite	<a href="#">Click Here</a>
336	3,256	Second generation space	
348	791	Available with 45 days notice	
360	1,371	Second generation space	
370	7,381	Spec suite Contiguous to 22,645 SF	<a href="#">Click Here</a>
373	2,406	Contiguous to 22,645 SF	
375	8,769	Contiguous to 22,645 SF	
350B	4,089	Contiguous to 22,645 SF	

# SUITE 100

6,922 SF

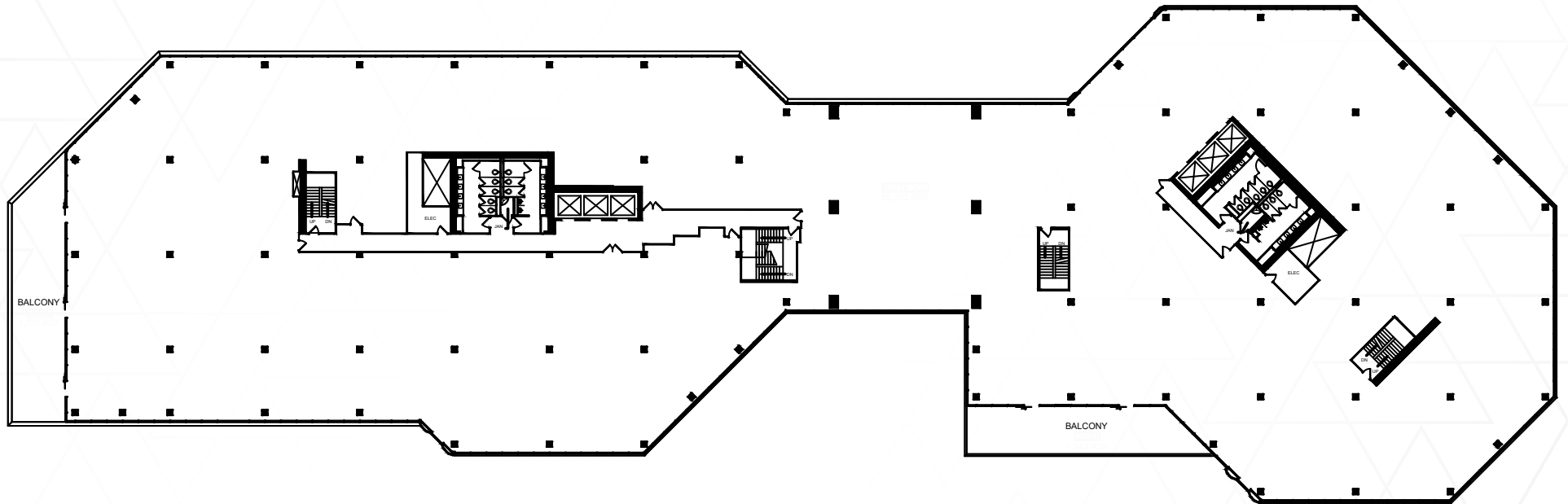
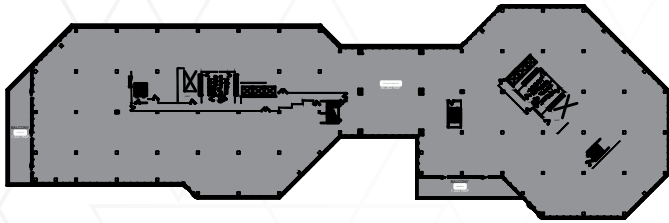
IMAGES & VIRTUAL TOUR



# SUITE 200

62,608 SF

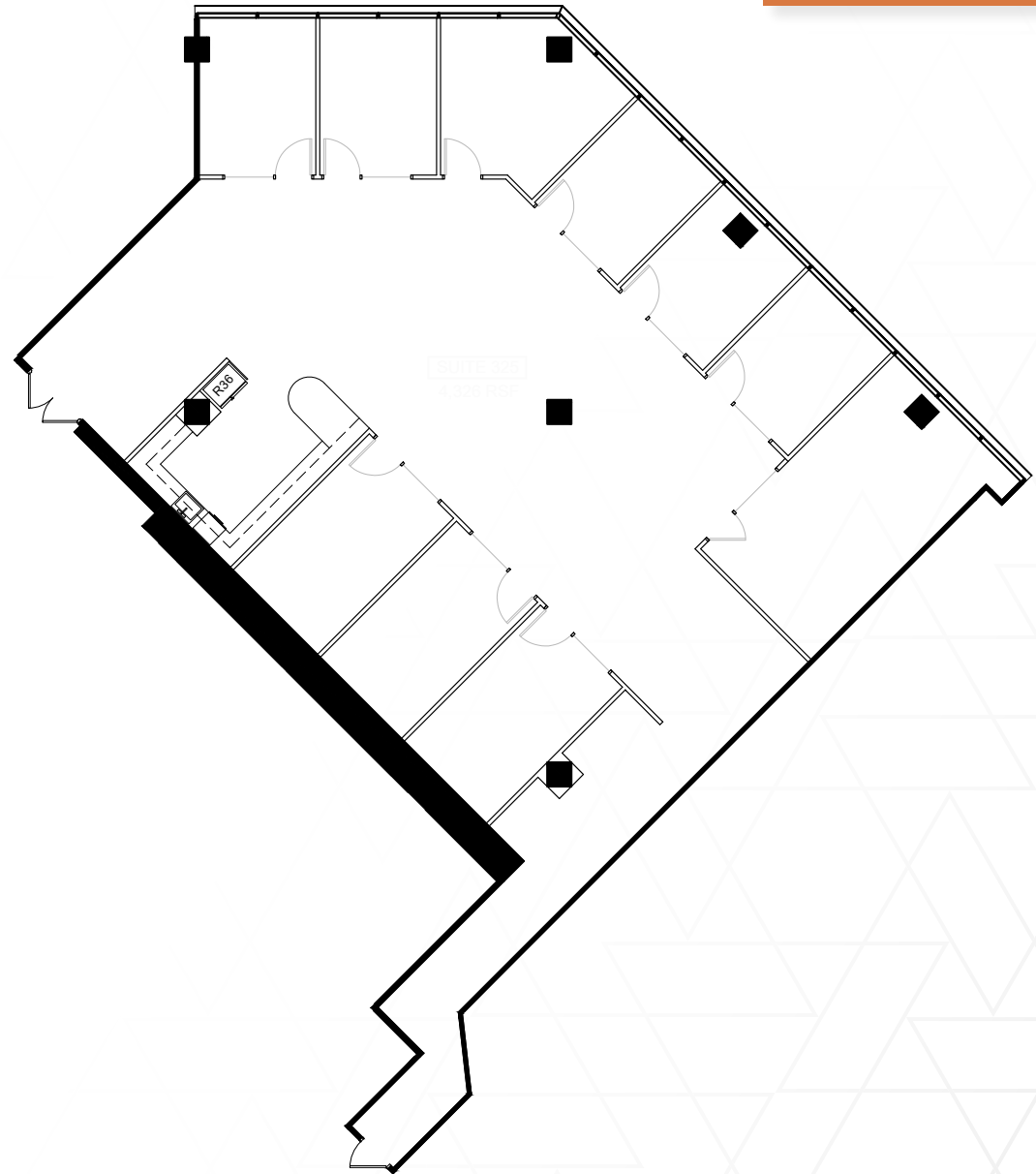
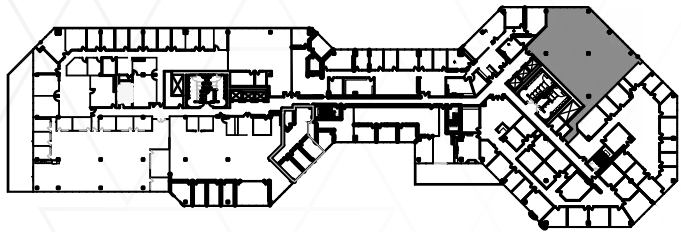
IMAGES & VIRTUAL TOUR



# SUITE 325

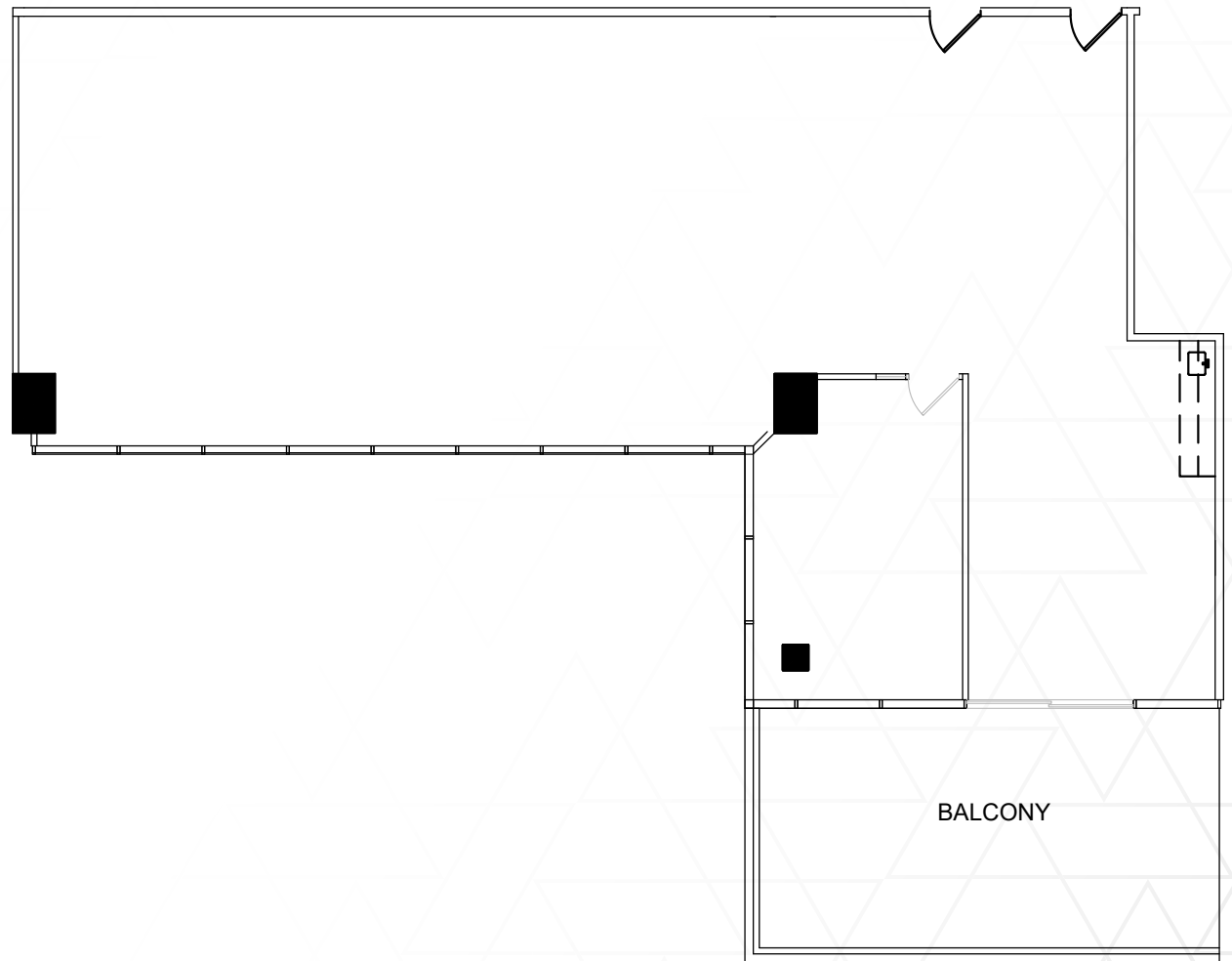
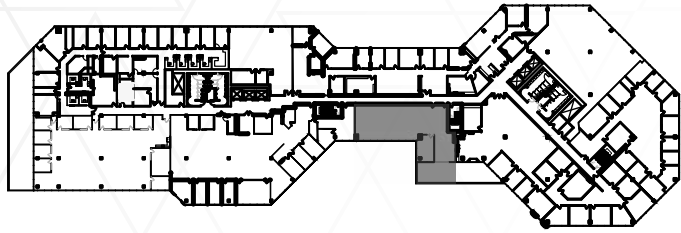
4,328 SF

IMAGES & VIRTUAL TOUR



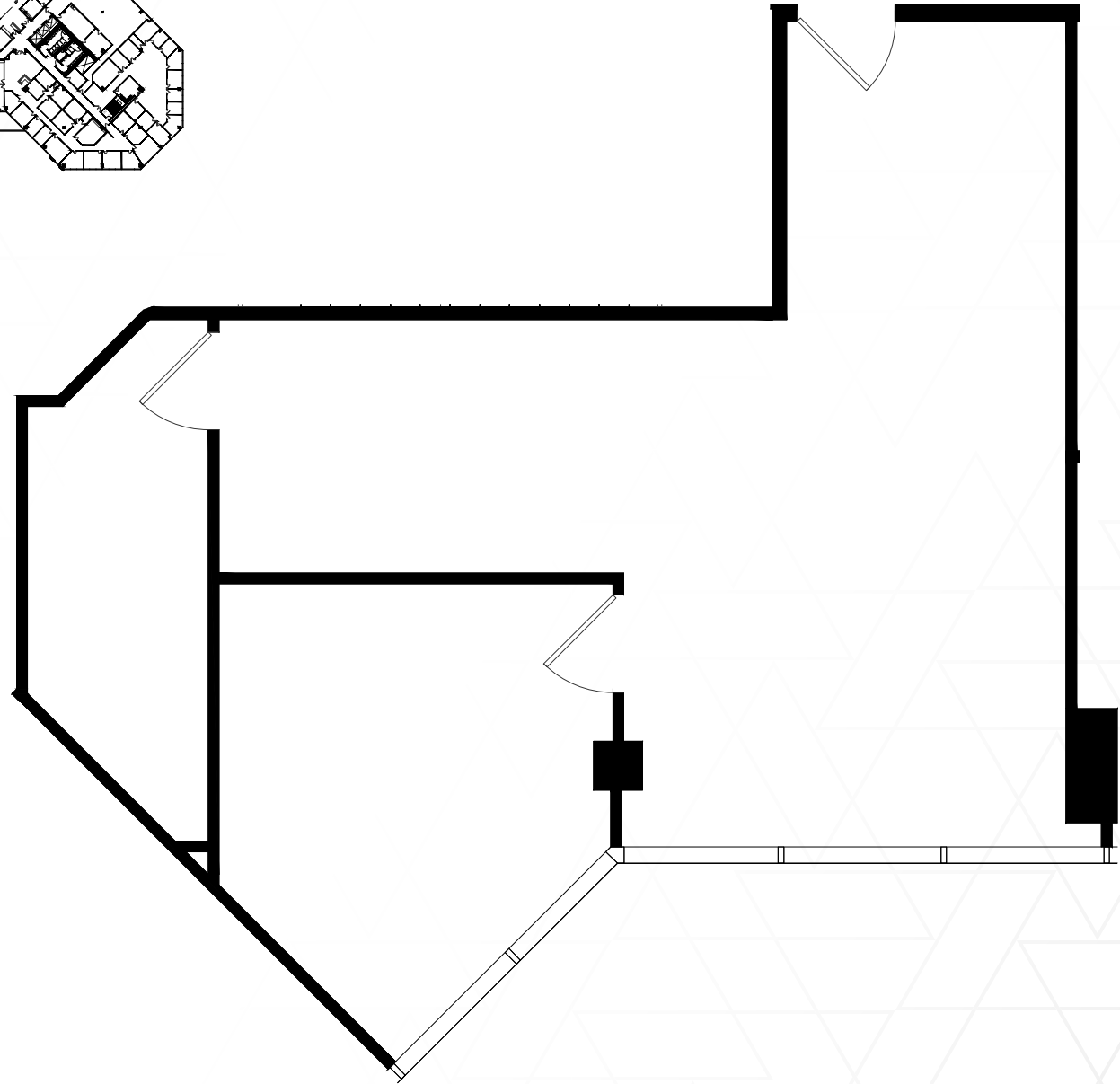
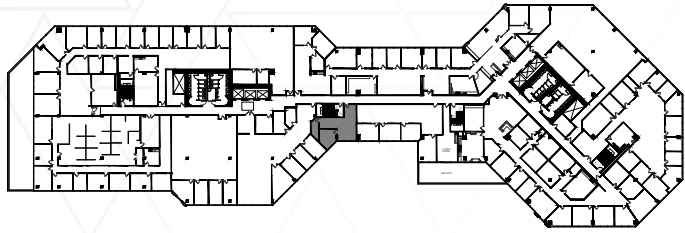
# SUITE 336

3,256 SF



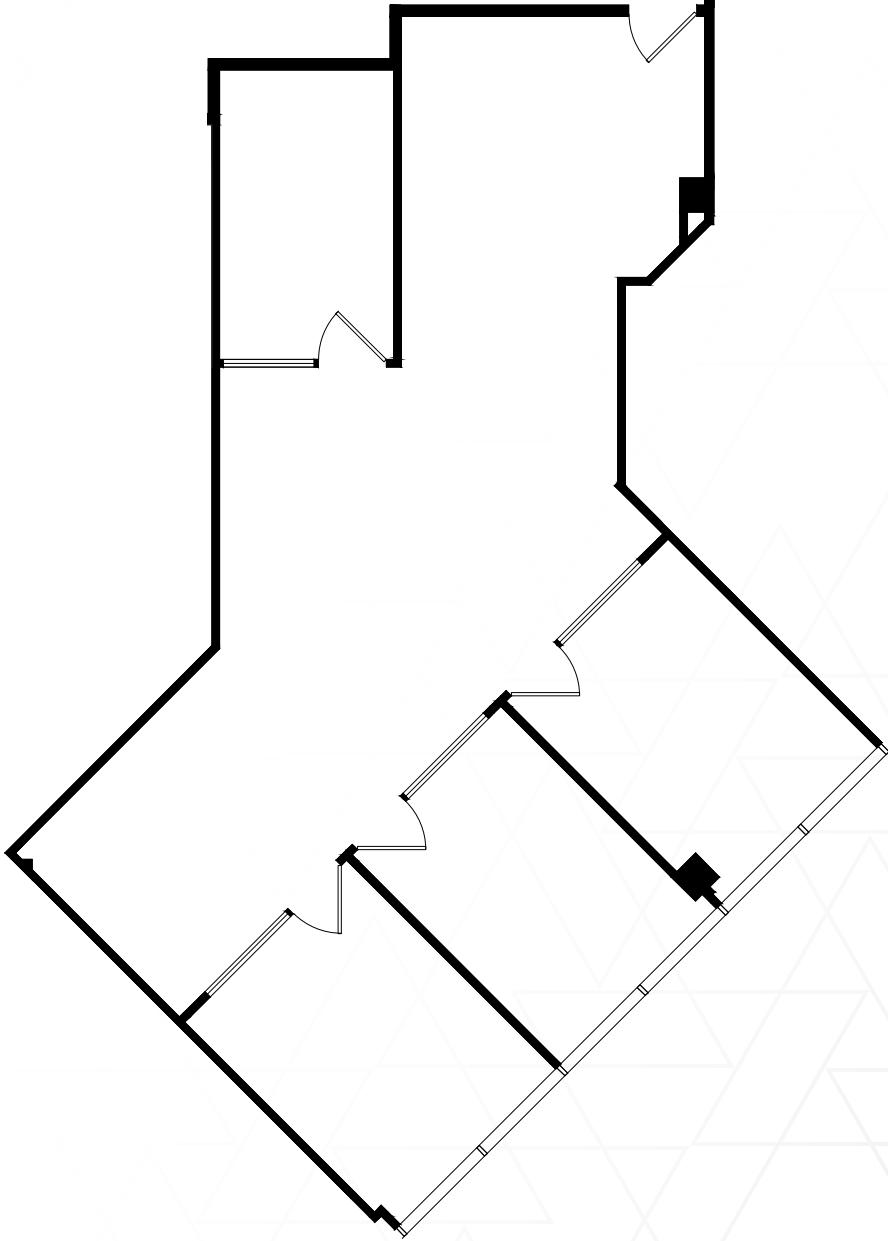
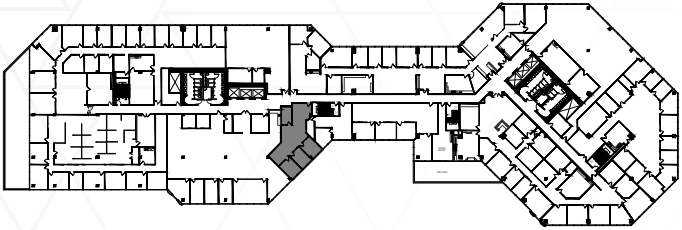
# SUITE 348

791 SF



# SUITE 360

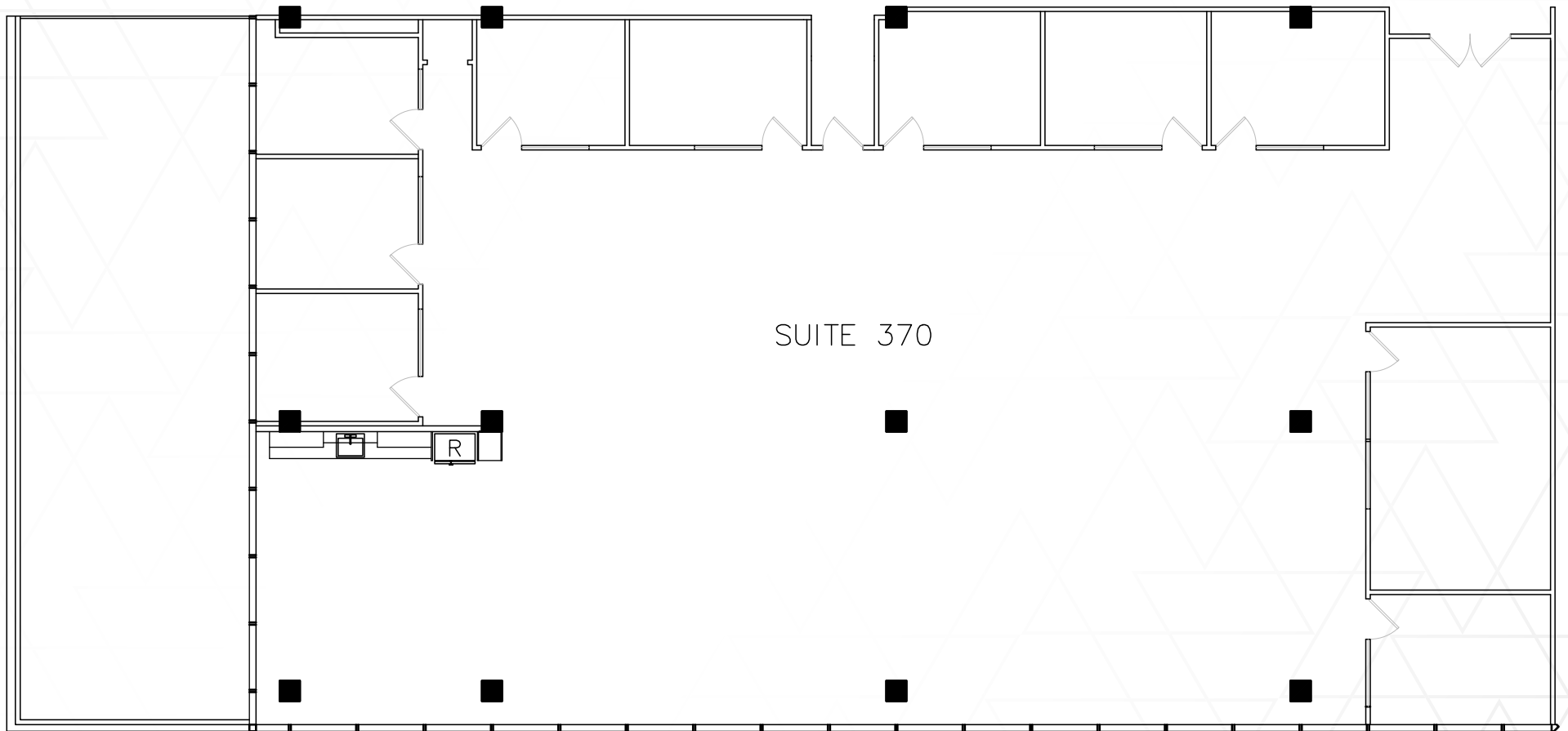
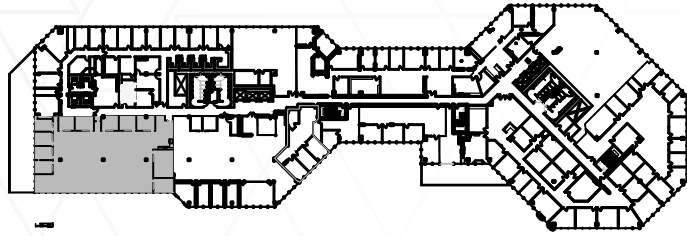
1,371 SF



# SUITE 370

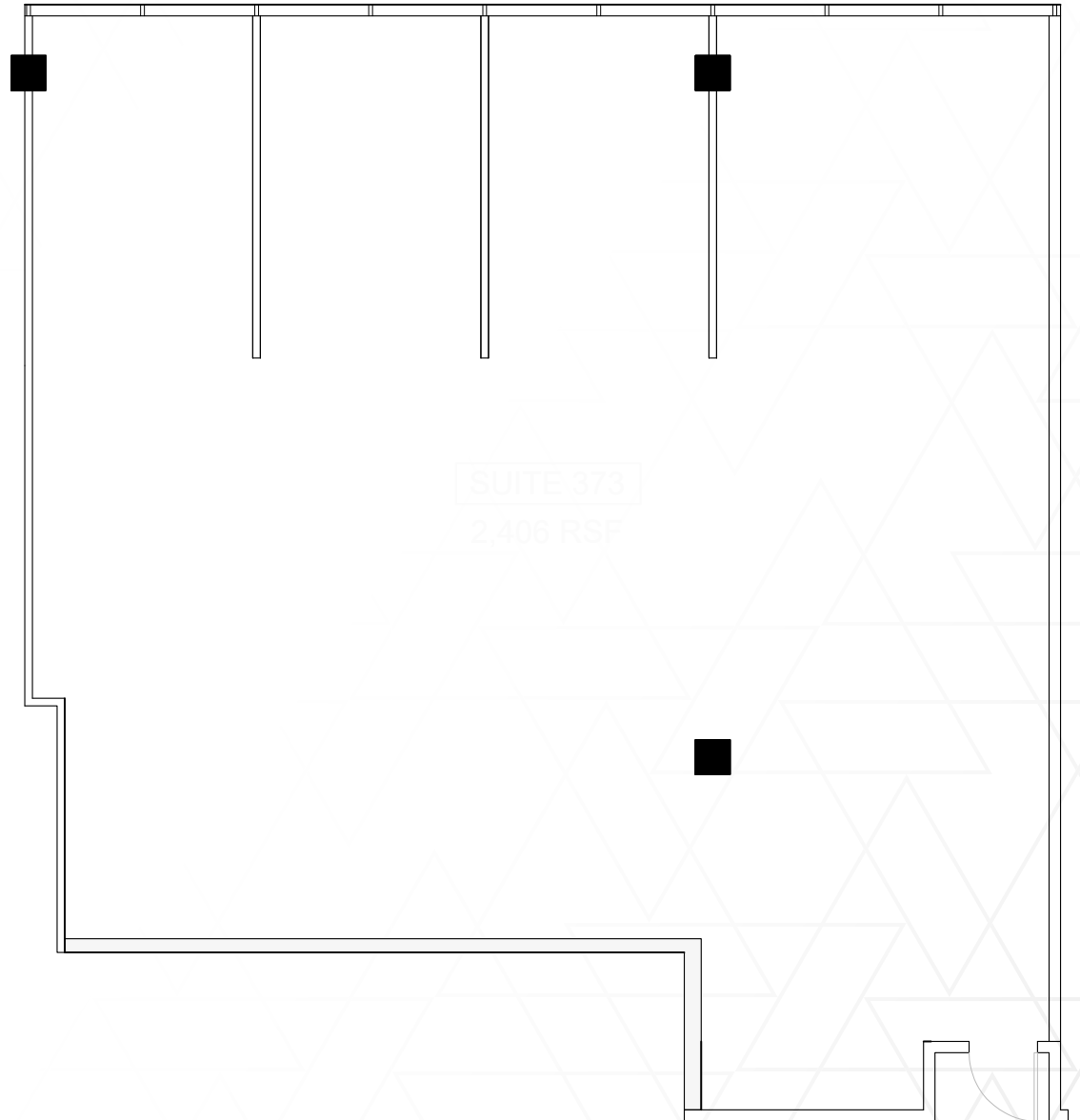
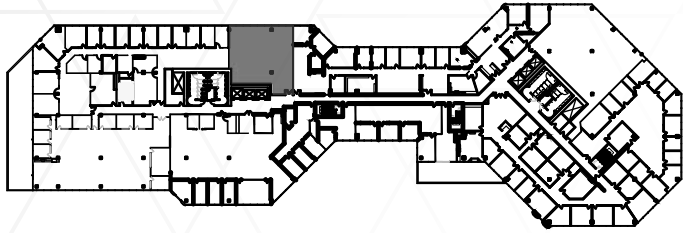
7,381 SF

IMAGES & VIRTUAL TOUR



# SUITE 373

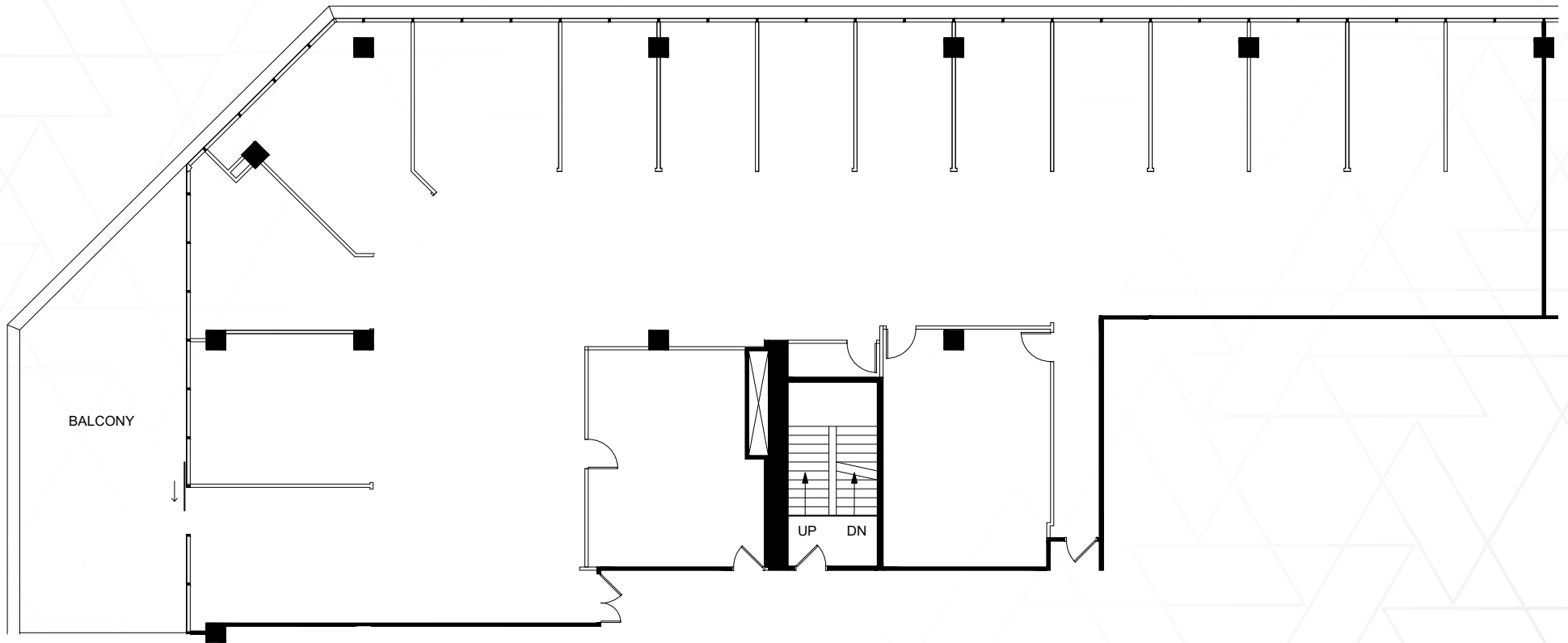
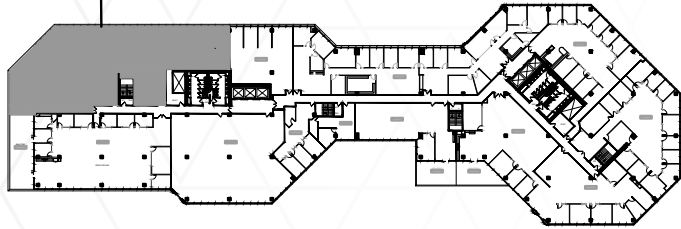
2,406 SF



# SUITE 375

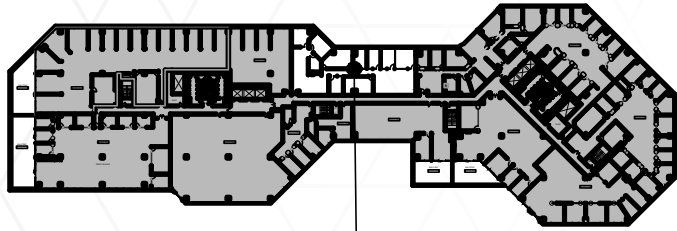
8,769 SF

AREA OF WORK

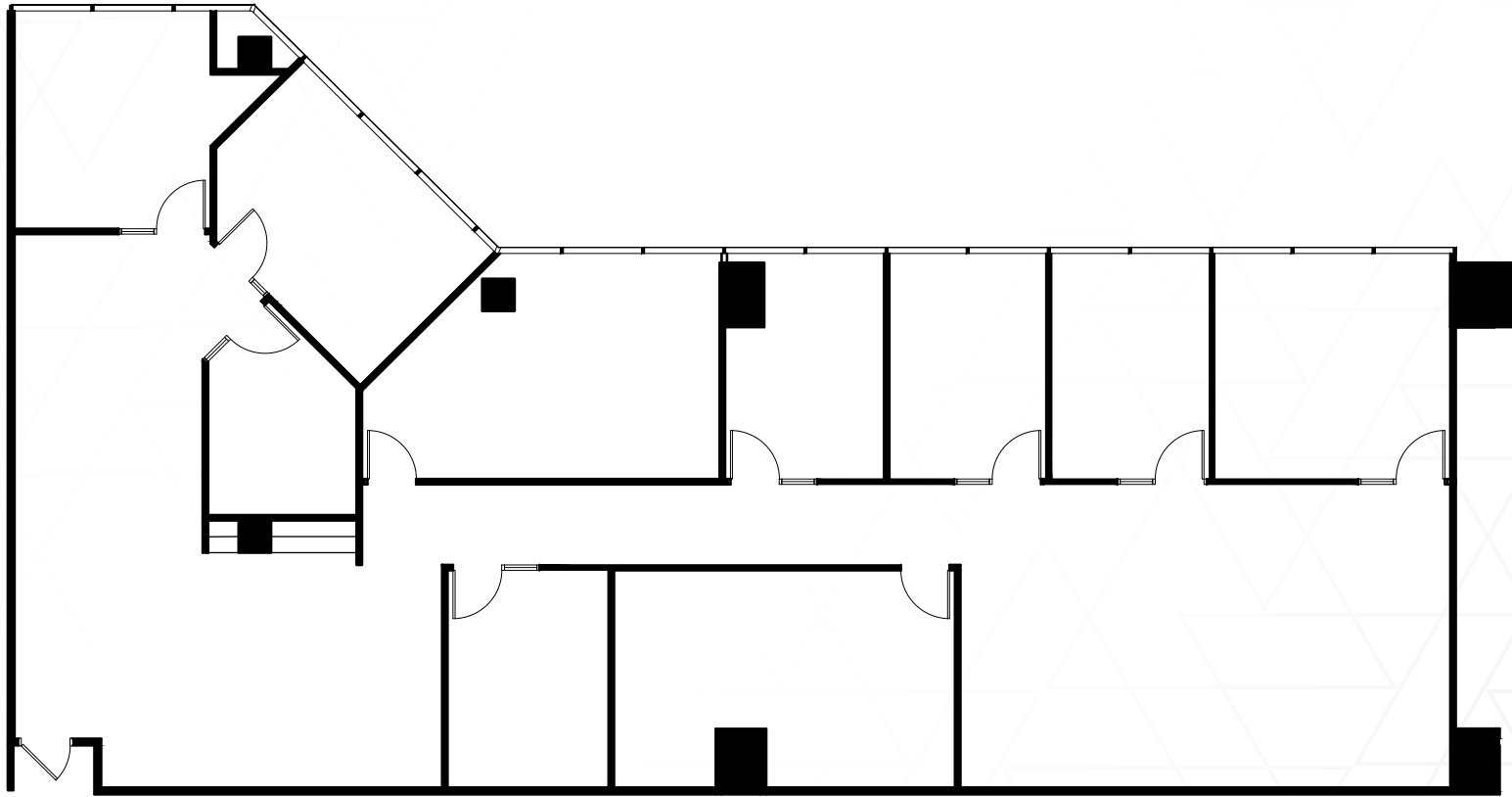


# SUITE 350B

4,089 SF



AREA OF WORK





# The Terrace

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