

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

November 2025

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 (106,000 Office; 117,000 Warehouse)	Industrial	314,288	Data Center	Entitlements Approved Phase 1: 158,624 sf complete. Phase 2: 155,664 s.f. (104,364 TI complete) (51,300 sf addition TBD) Completion date unknown; no sooner than Q4 2026
2	905	2100 E El Segundo Bl	2,089,090	Light Industrial & Office (Raytheon Campus)	Existing: 2,089,090 Proposed: 148,960 1,590,407 259,840 Total proposed: 1,999,207 Total 4,088,297	Commercial, Office, Warehouse/ Light Industrial	Entitlements Approved Phase 1 completed: 15,600 s.f retail/full service restaurants, 7,050 s.f. fast food restaurant, and 43,000 s.f medical office
5	1201	2021 E Rosecrans Av	0	vacant	240,000 66,000 7,000 Total 313,000	Office, Studios / production retail	Entitlements approved (2019) Complete build-out date unknown; *EA 1391 (No. 15) is part of the overall build-out
6	1248	401-615 N PCH	0	Parking lot	263 residential units, 11,252 retail & restaurant	Apartments Retail and restaurant	Entitlements approved April 2022 Construction start in Q3/Q4 2026 Completion in Q4 2029
7	1289	650-700 N PCH	207,056	Office	122,156 7-story 1,185-space parking structure	Office	Entitlements approved Completion by Q4 2028
8	1281	1475 E El Segundo Bl	19,311	Office	48,425	Office	Entitlements Approved Completion by Q3 2028
9	1282	1330 E Franklin	19,950	Office/ Industrial	47,250	Office	Entitlements Approved Completion in Q4 2025
10	1291	1950-1960 E Grand Ave	0	Parking lot	98,346 258-space parking structure	Office	Entitlements Approved Completion by Q4 2028
11	1311	Downtown Specific Plan			300 units (MFR) 65,000 65,000 200,000 24,000	Residential Retail Restaurant General Office Medical office	Approved in Q2 2024 Complete build-out anticipated by 2040
12	1325	703 N PCH	7,820	Restaurant (vacant)	79 units (MFR) 14,000	Residential Commercial	Entitlements pending; Construction start in Q4 2026 Completion in Q4 2028
13	1353	1521 E. Grand Ave	0	N/A	276 apartment units and 6-story 402-space parking structure	Residential	Entitlements pending Construction start in Q1 2027 Completion in Q1 2029
14	1375	201-209 Richmond St	0	Parking lot	14,000 retail / office 4 residential units	Commercial Residential apartments	Entitlements approved Construction start Q1 2026 Completion Q2 2028
15	1391	2011-2021 Rosecrans Av	0	vacant	60,159* *part of EA 1201 (No.5)	Sports team office and training facility	Entitlements Approved Construction start Q1 2026 Completion Q1 2027

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16	1400	750 N Nash St	0	vacant	176,256	Data Center	Entitlements Pending Construction start in Q1 2027 Completion in Q3 2028
17	1408	455 Main St			4,888 4,182 4 units	Retail Office Residential	Entitlements Pending Construction start in Q4 2026 Completion in Q4 2027