

Life's a Beach in LA's Latest Commercial Hotspot

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By Elliot Golan



says. With Mike, JLL's **Gary Horwitz** and **Kamil Agha** repped DaVita.

DaVita HealthCare Partners signed a deal to relocate from its previous **90k SF** regional HQ in Torrance. JLL SVP **Mike McKeever** (snapped here with wife **Stephanie**, daughter Nicole and son Carson rafting on the **Snake River** in Jackson, WY, last summer) repped the tenant, and tells us the lease is further proof of the emergence of El Segundo. "It has great **access to amenities** and not only executive housing, but more affordable housing than adjacent Beach City towns like Torrance and Long Beach," he



outdoor workspaces, in addition to having a **Metro** station at the building.

The move to **Apollo@Rosecrans** at 2175 Park Place and 2120 Park Place is expected to take place in Q4, with CBRE's **Grafton Tanquary** and **Bob Healy** repping landlord Invesco Real Estate and SSV Properties. Mike tells us as Playa and Culver City tighten, prices in El Segundo will continue to rise past **\$4/SF**.

In addition, NYX Cosmetics has inked a lease for nearly **54k SF** at The Station, Montana Avenue Capital's creative office at 2201 E El Segundo Blvd. The landlord picked up the office last year for **\$11.3M** and repositioned it with several

