

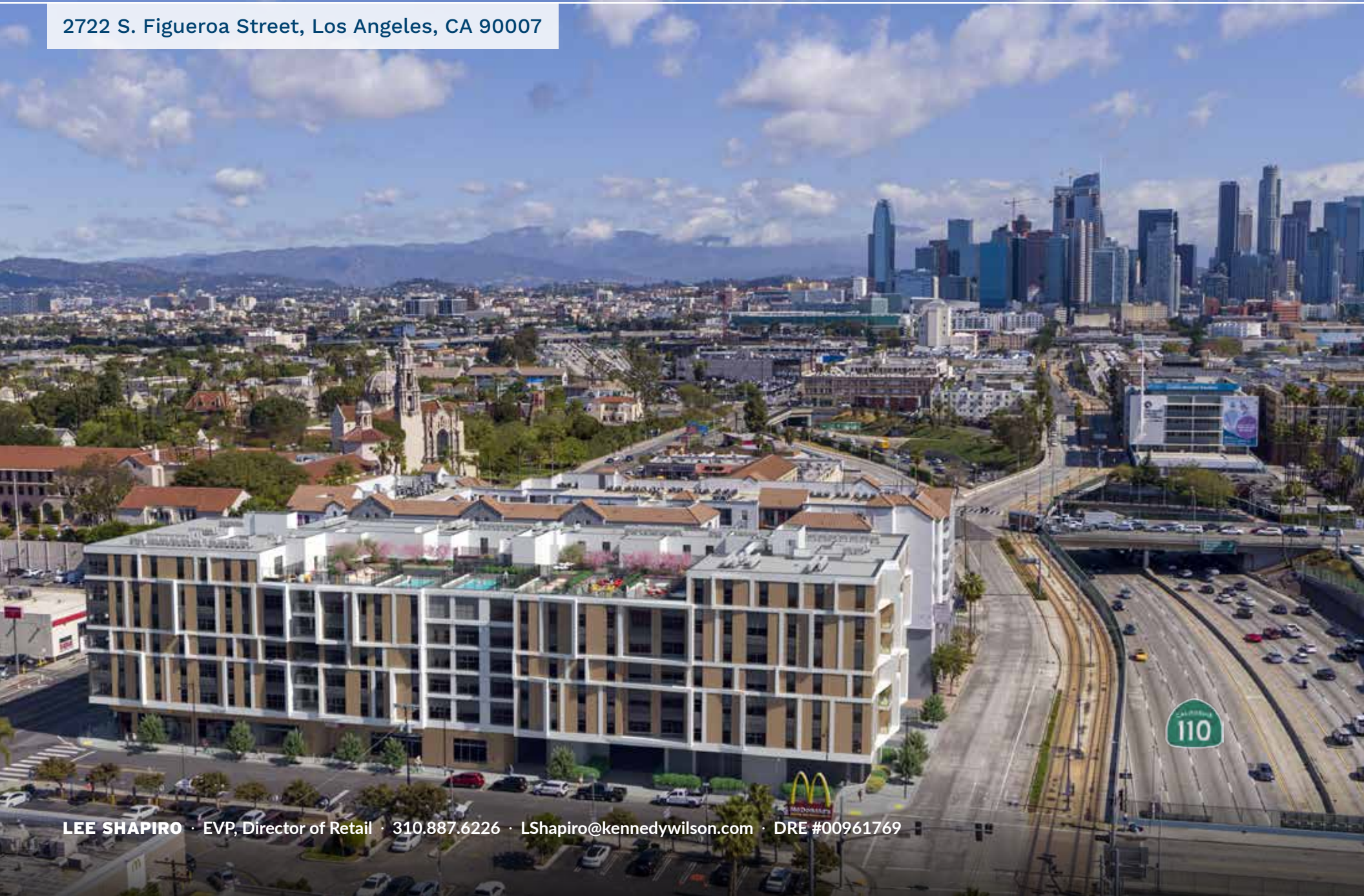
HARD CORNER SPACE OF NEW MIXED-USE PROJECT

Restaurant Space for Lease

HUB
LOS ANGELES
FIGUEROA

KENNEDY WILSON
BROKERAGE

2722 S. Figueroa Street, Los Angeles, CA 90007



LEE SHAPIRO · EVP, Director of Retail · 310.887.6226 · LShapiro@kennedywilson.com · DRE #00961769

HARD CORNER SPACE OF NEW MIXED-USE PROJECT

Restaurant Space for Lease



2722 S. Figueroa Street, Los Angeles, CA 90007

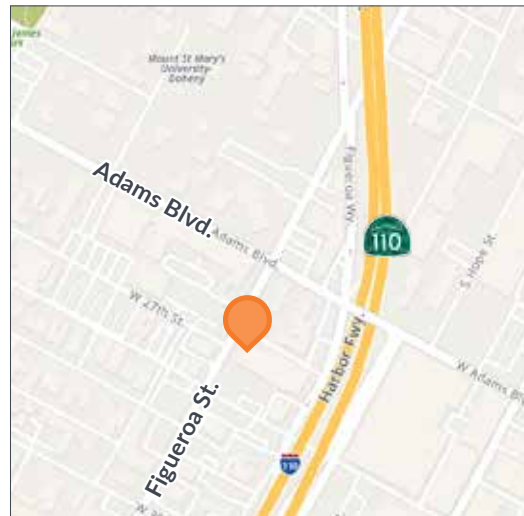
AVAILABLE

- Size:** ±2,328 SF
- Rent:** \$6.65 PSF/Mo., NNN (±\$1.00 PSF/Mo.)
- Parking:** Ample visitor parking
- Available:** Fall 2023

PROPERTY HIGHLIGHTS

- New mixed-use student housing development one block from Adams Blvd. and Figueroa Street
- Close proximity to USC with 49,500 students and 4,700 full-time faculty members
- Across the street from USC's fraternity row; 7,500 students are involved in Greek life
- Near Exposition park which receives approximately 4 million visitors per year and features the L.A. Memorial Coliseum (home of USC Trojans Football and major music events), Banc of California Stadium (home of Major League Soccer's Los Angeles Football Club), California Science Center, California African American Museum and Natural History Museum
- Near three venues to be used for the 2028 Olympics – Galen Center, USC Campus and Dedeaux Field
- Near national credit tenants such as Starbucks, Chili's, Panda Express, and Five Guys as well as local favorites like 901 Bar & Grill and Dirt Dog
- Along heavy north-south commuter route with ±132,838 cars per day on the 110 Freeway and ±58,889 cars per day at Figueroa St. and Adams Blvd.

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA



Lee Shapiro

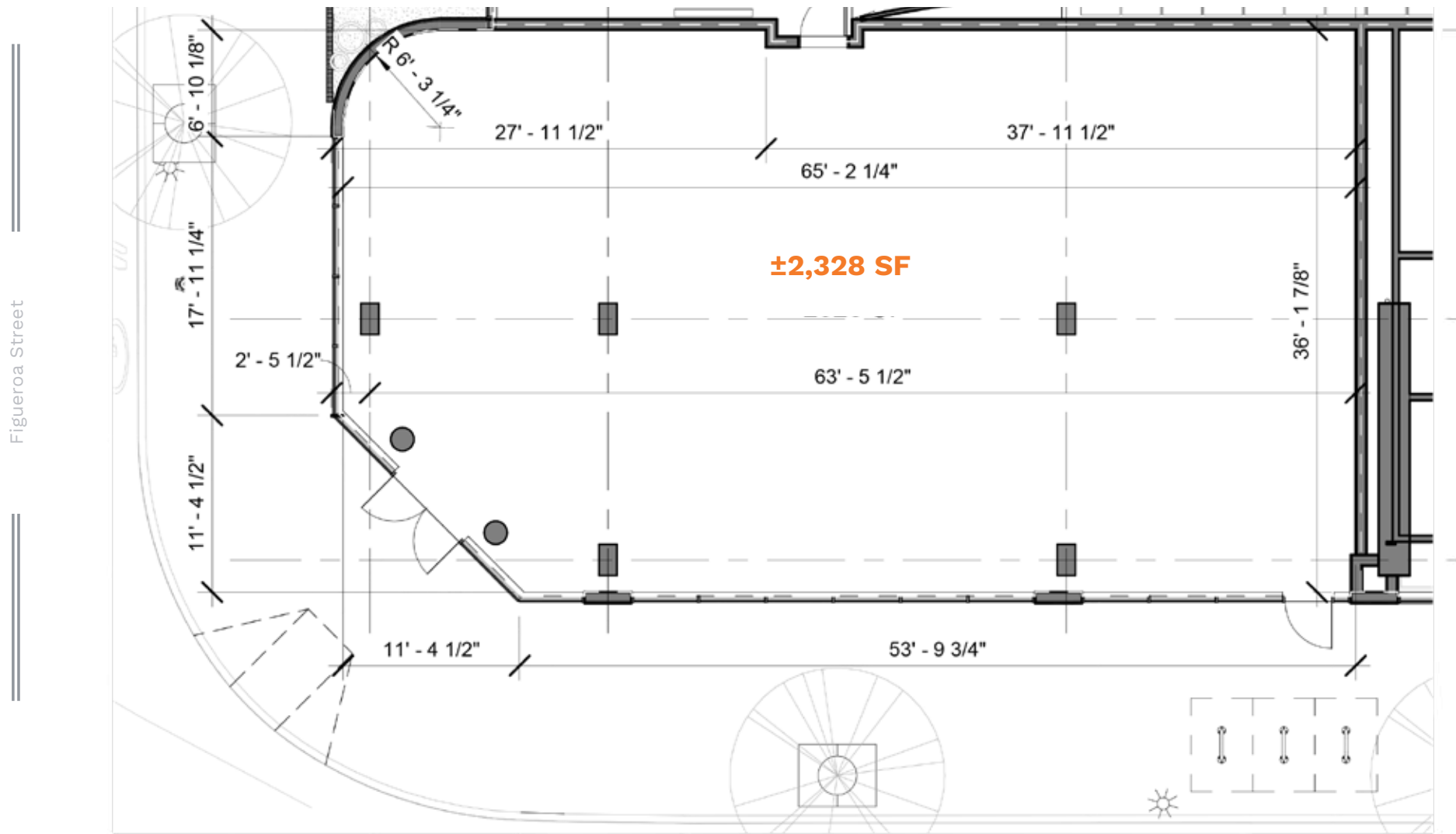
EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

Restaurant Space for Lease

2722 S. Figueroa Street, Los Angeles, CA 90007



HARD CORNER SPACE OF NEW MIXED-USE PROJECT

Restaurant Space for Lease



2722 S. Figueroa Street, Los Angeles, CA 90007



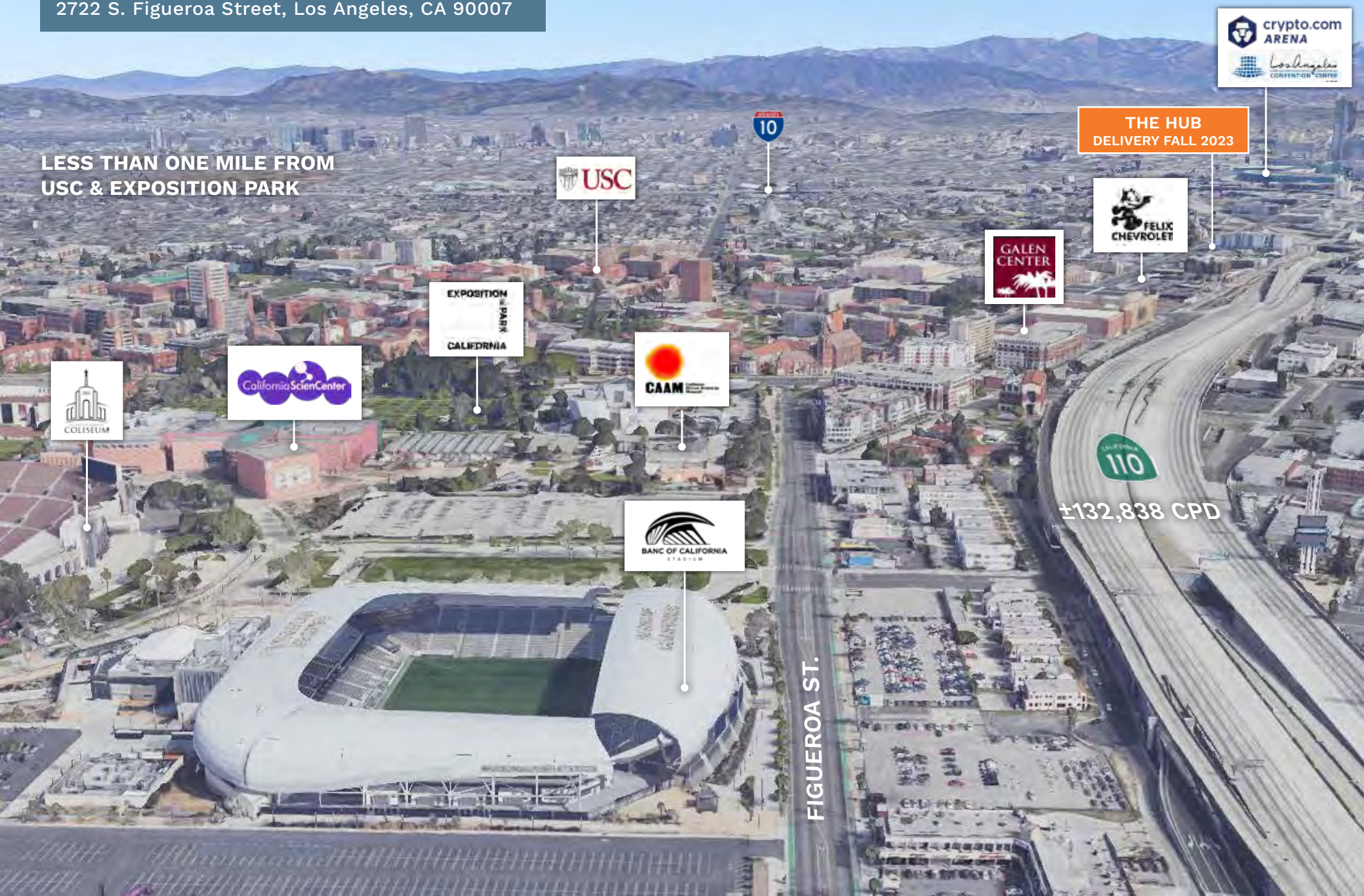
HARD CORNER SPACE OF NEW MIXED-USE PROJECT

Restaurant Space for Lease

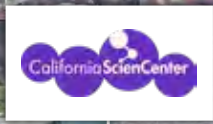
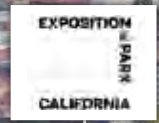


2722 S. Figueroa Street, Los Angeles, CA 90007

LESS THAN ONE MILE FROM
USC & EXPOSITION PARK



THE HUB
DELIVERY FALL 2023



±132,838 CPD

FIGUEROA ST.

HARD CORNER SPACE OF NEW MIXED-USE PROJECT

Restaurant Space for Lease



2722 S. Figueroa Street, Los Angeles, CA 90007



AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2022 Estimated Population	10,792	50,523	269,882
2027 Projected Population	10,775	50,506	268,969
2010 Census Population	10,626	50,957	275,030
2010 Census Population	9,547	45,659	248,119
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	1.1%	0.9%	0.7%
2022 Median Age	26.4	28.6	32.2
HOUSEHOLDS			
2022 Estimated Households	3,326	14,011	85,431
2027 Projected Households	3,367	14,163	85,883
2010 Census Households	3,467	14,319	86,920
2010 Census Households	2,251	11,900	71,662
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2022	4.0%	1.5%	1.6%
RACE & ETHNICITY			
2022 Estimated White	22.5%	20.4%	20.0%
2022 Estimated Black or African American	7.2%	7.3%	10.7%
2022 Estimated Asian or Pacific Islander	41.0%	28.2%	13.6%
2022 Estimated American Indian or Native Alaskan	1.3%	2.0%	2.6%
2022 Estimated Other Races	28.0%	42.2%	53.0%
2022 Estimated Hispanic	34.8%	51.6%	63.4%
INCOME			
2022 Estimated Average Household Income	\$26,115	\$52,712	\$66,477
2022 Estimated Median Household Income	\$24,656	\$34,053	\$51,385
2022 Estimated Per Capita Income	\$10,069	\$16,244	\$21,685
EDUCATION			
2022 Estimated High School Graduate	9.8%	16.9%	20.0%
2022 Estimated Some College	13.6%	13.8%	14.4%
2022 Estimated Associates Degree Only	4.0%	4.5%	4.8%
2022 Estimated Bachelors Degree Only	31.4%	19.3%	16.6%
2022 Estimated Graduate Degree	14.4%	11.4%	8.0%
BUSINESS			
2022 Estimated Total Businesses	751	2,766	16,628
2022 Estimated Total Employees	10,915	35,346	157,451
2022 Estimated Employee Population per Business	14.5	12.8	9.5
2022 Estimated Residential Population per Business	14.4	18.3	16.2

Lee Shapiro

EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

KENNEDY WILSON

BROKERAGE

LEE SHAPIRO

310-887-6226

LShapiro@kennedywilson.com

DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.