

# NEW MIXED-USE PROJECT ACROSS FROM EXPOSITION PARK Restaurant/Retail Spaces for Lease

**HUB**  
COLISEUM

KENNEDY WILSON  
BROKERAGE

3800 S. Figueroa Street, Los Angeles, CA 90037



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



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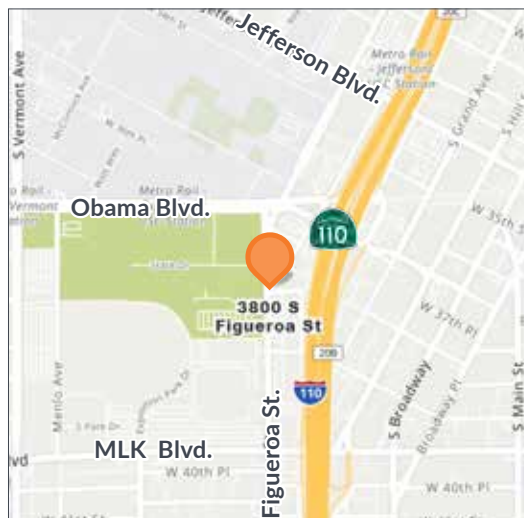
### AVAILABLE

**Size:** Spaces ranging from ±1,167 - 3,493 SF  
**Rent:** \$6.25 - \$6.50 PSF/Mo., NNN  
**NNN:** ±\$1.00 PSF/Mo.  
**Parking:** Ample visitor parking  
**Available:** Immediately

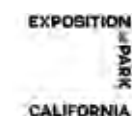
### PROPERTY HIGHLIGHTS

- New mixed-use development across from Exposition Park and one block south of USC campus
- Exposition park 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
- Close proximity to USC with 49,500 students and 4,700 full-time faculty members
- Surrounded by three venues to be used for the 2028 Olympics – Galen Center, USC Campus and Dedeaux Field
- Near national credit tenants such as Chili's, Starbucks, and Cold Stone Creamery as well as local favorites like La Chuperia, Lab Gastropub and Mr. Fries Man
- Along heavy north-south commuter route with ±132,838 cars per day on the 110 Freeway and ±39,433 cars per day at Figueroa St. and Flower St.

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



### TRADE AREA



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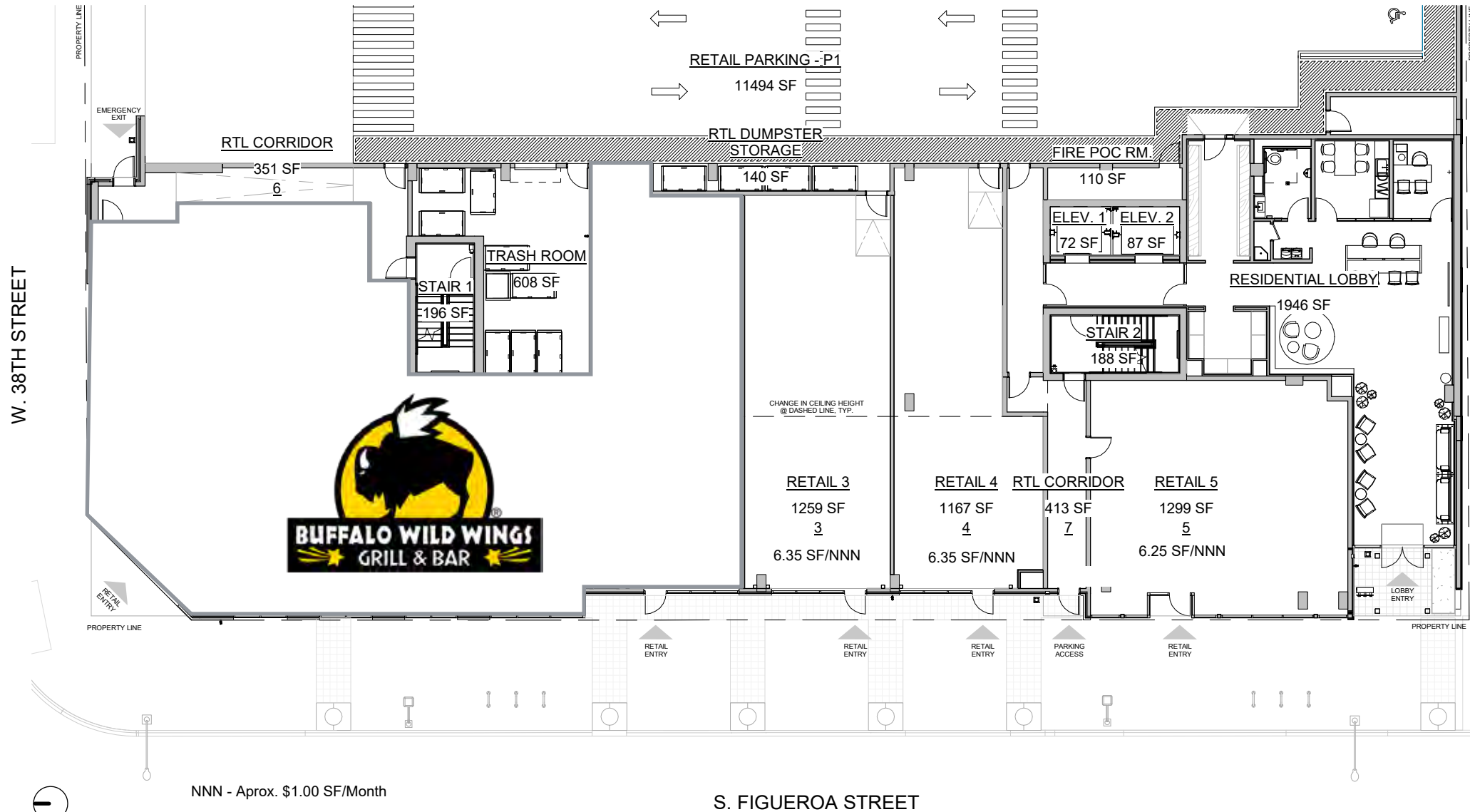
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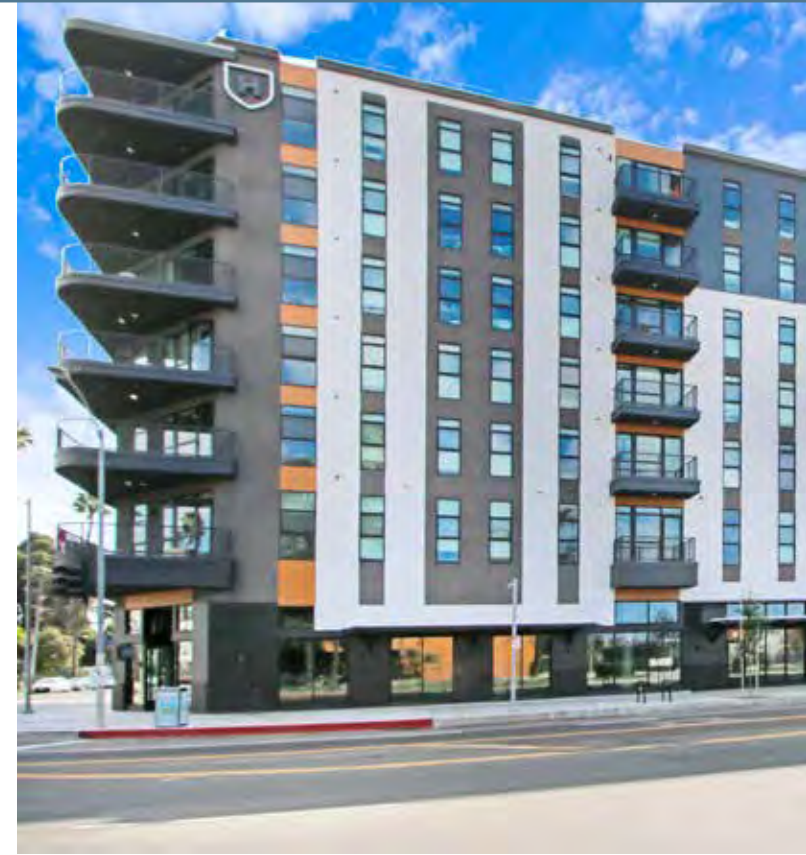


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FIGUEROA ST.



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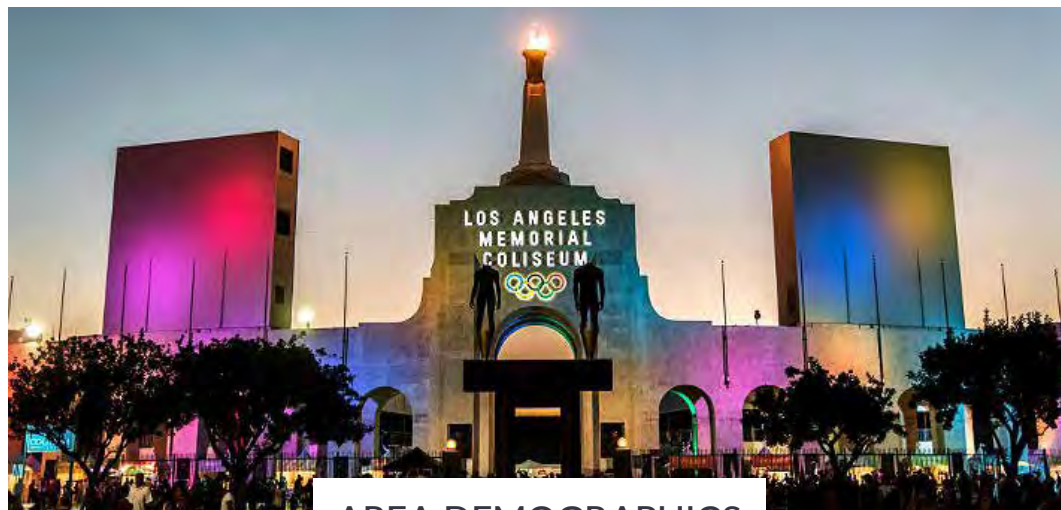


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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2021 Estimated Population</b>	<b>6,940</b>	<b>64,546</b>	<b>261,078</b>
2025 Projected Population	6,984	65,773	261,898
2010 Census Population	7,342	64,537	258,751
2000 Census Population	6,727	60,115	246,272
Projected Annual Growth 2021 to 2025	0.1%	0.4%	-
Historical Annual Growth 2000 to 2021	0.3%	0.7%	0.5%
2021 Median Age	28.8	29.3	31.7
<b>HOUSEHOLDS</b>			
2021 Estimated Households	1,365	16,328	70,050
2025 Projected Households	1,420	17,458	73,704
2010 Census Households	1,399	16,393	68,384
2000 Census Households	1,304	14,265	62,613
Projected Annual Growth 2021 to 2025	0.8%	1.4%	1.0%
Historical Annual Growth 2000 to 2021	0.4%	1.3%	1.1%
<b>RACE &amp; ETHNICITY</b>			
2021 Estimated White	38.2%	42.1%	46.0%
2021 Estimated Black or African American	8.7%	7.0%	5.8%
2021 Estimated Asian or Pacific Islander	25.7%	25.5%	20.2%
2021 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2021 Estimated Other Races	26.2%	24.4%	26.9%
2021 Estimated Hispanic	27.0%	24.8%	27.8%
<b>INCOME</b>			
<b>2021 Estimated Average Household Income</b>	<b>\$48,356</b>	<b>\$47,015</b>	<b>\$61,729</b>
2021 Estimated Median Household Income	\$33,929	\$35,364	\$45,753
2021 Estimated Per Capita Income	\$11,945	\$12,824	\$17,043
<b>EDUCATION</b>			
2021 Estimated High School Graduate	23.1%	21.8%	22.7%
2021 Estimated Some College	16.7%	14.8%	14.8%
2021 Estimated Associates Degree Only	3.2%	3.8%	4.3%
2021 Estimated Bachelors Degree Only	9.2%	11.2%	10.8%
2021 Estimated Graduate Degree	4.2%	5.2%	4.7%
<b>BUSINESS</b>			
2021 Estimated Total Businesses	353	1,463	6,158
<b>2021 Estimated Total Employees</b>	<b>7,581</b>	<b>19,922</b>	<b>56,991</b>
2021 Estimated Employee Population per Business	21.4	13.6	9.3
2021 Estimated Residential Population per Business	19.6	44.1	42.4

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