



## FOR LEASE

**±1,357 SF & 7,513 SF  
(DIVISIBLE)**

3335 S. Figueroa Street  
Los Angeles, CA 90007

**STEVE MCDONALD** | [steven.mcdonald@nmrk.com](mailto:steven.mcdonald@nmrk.com) | Phone 213 298 3592 | License: 01054568

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## NEWMARK

700 S. Flower St, Suite 2500 | Los Angeles, CA 90017



## PROJECT FEATURES

- 7,513 SF (Divisible) Available
- 4 acre mixed-use development adjacent to USC Campus, Shrine Auditorium & Galen Center, minutes from Downtown & LA Live.
- 80,000 sf for retail/restaurant uses with 421 student housing apartments. Approximately 1,600 students on site.
- Trade area is one of the most densely populated in Los Angeles.
- Walking distance to USC - students (33,000), faculty, staff (12,000) captive audience.
- Total of 436 on-site parking stalls for retailers (4 levels).



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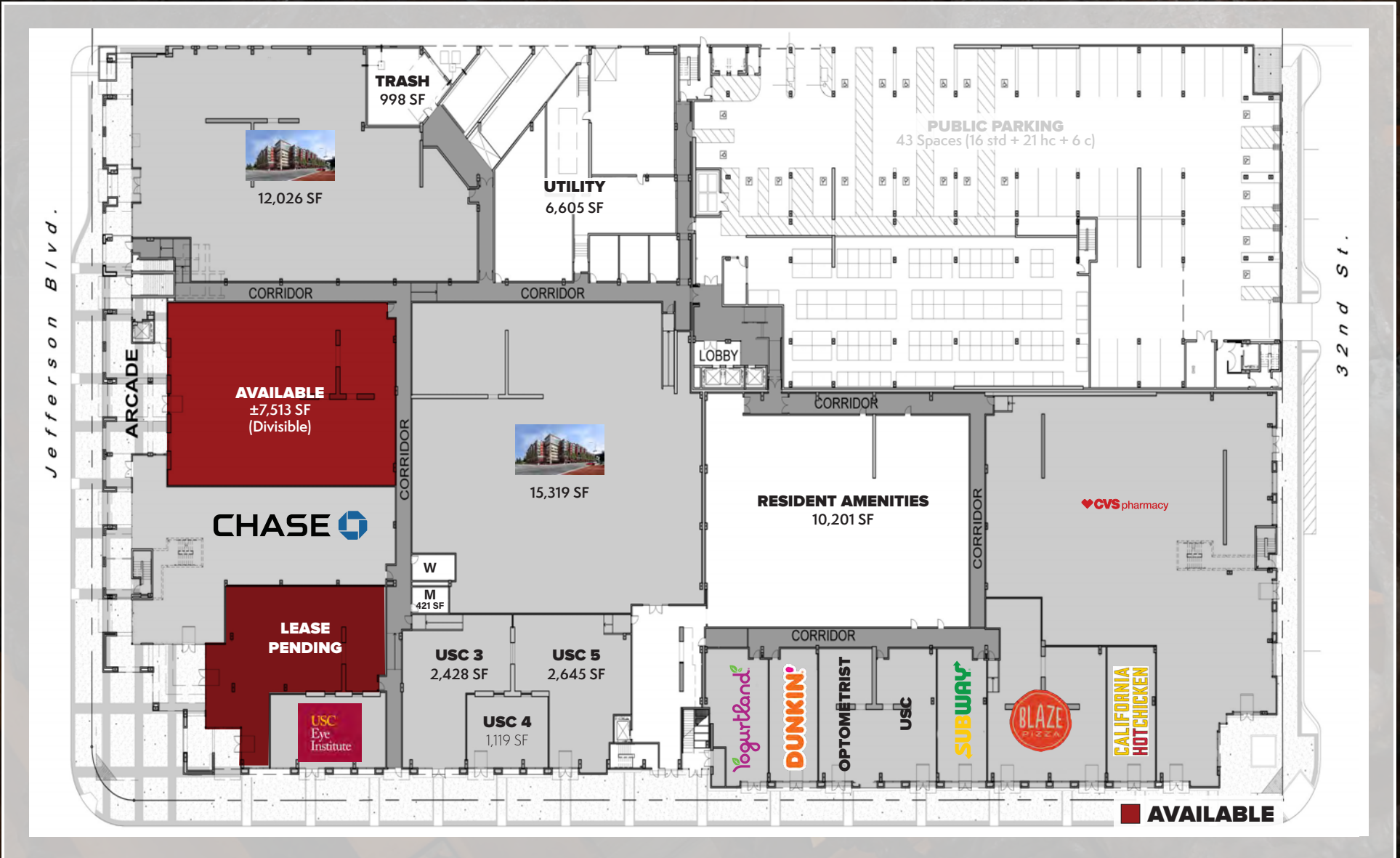
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**DEMOGRAPHICS WITHIN 3 MILES**

**599,143**  
 population

**314,298**  
 daytime population

**\$61,901**  
 average hh income

**DEMOGRAPHICS WITHIN 5 MILES**

**1,343,537**  
 population

**533,764**  
 daytime population

**\$68,417**  
 average hh income

**DEMOGRAPHICS WITHIN 1 MILE**

**49,867**  
 population

**49,500**

**26,137**  
 faculty & staff

**TRAFFIC COUNTS**

**268,00**

**47,965**  
 Figueroa St.

**42,600**  
 Jefferson Blvd.





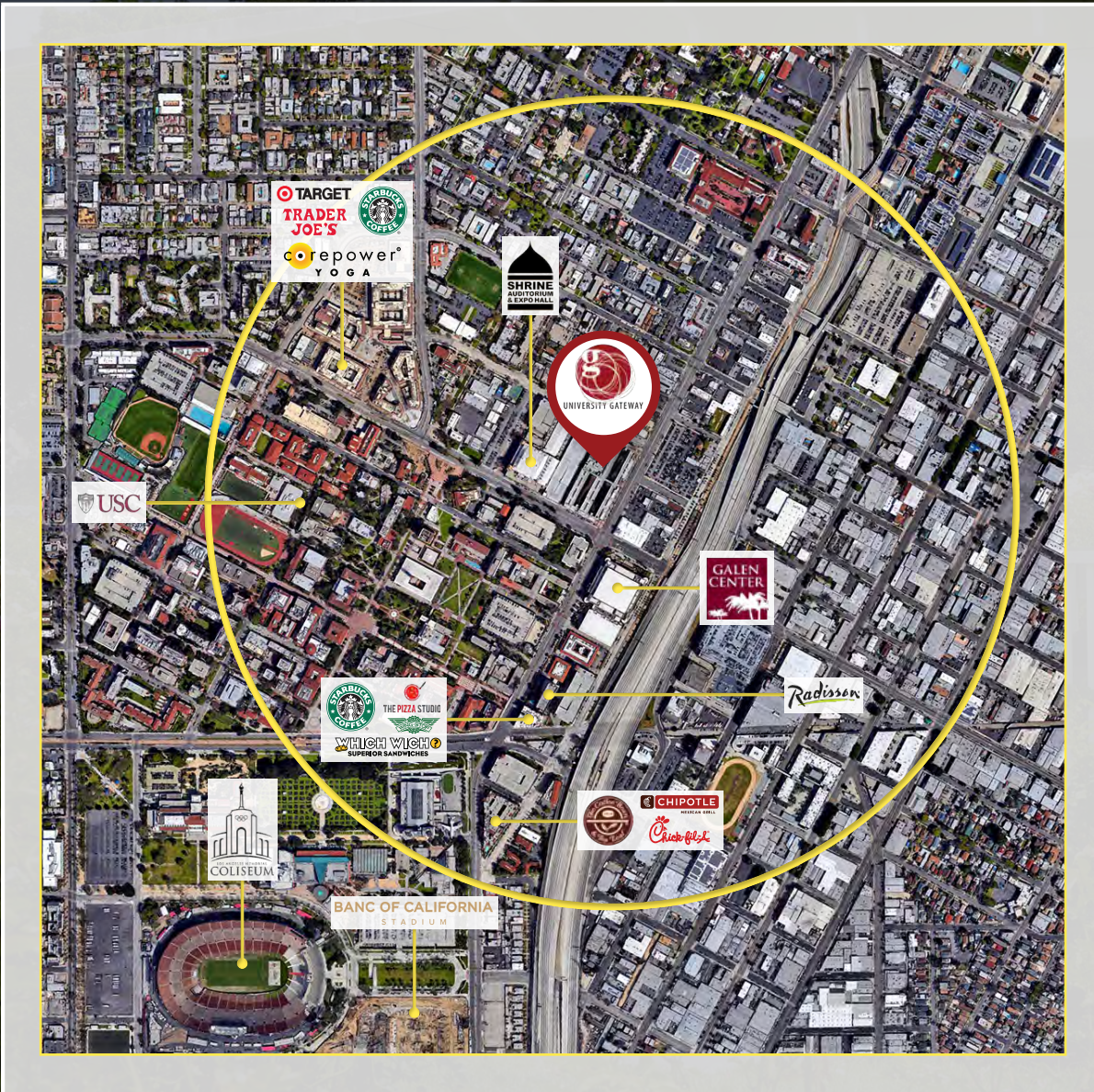
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BRYAN NORCOTT III

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