



Leasing Brochure

## WEST 27TH PLACE

2700 S FIGUEROA ST, LOS ANGELES, CA 90007

Leasing Opportunity Available

1,951 SF IMPROVED RESTAURANT AVAILABLE







# WEST 27TH PLACE

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## OVERVIEW

West 27th Place is a strategically located student housing mixed use asset that is comprised of 161 units. The project is of the most promising mixed use developments in an area where population density has consumer demand bursting at the seams. Retailers have the opportunity to join what is becoming one of the highest performing retail/restaurant corridors in Los Angeles. With immediate proximity to CA-110 and convenient ingress/egress to the dedicated retail parking field, tenants will have the ability to draw traffic from exceptional distance.

## DEMOGRAPHICS

EST. 2024	0.5 MILE	1 MILE	1.5 MILE
Population	10,184	49,478	135,552
Total Daytime Population	12,906	62,381	145,424
Workers	6,316	30,715	66,544
Residents	6,590	31,666	78,880
Median Age	23.5	24.3	28.5

Source: Esri

## TRAFFIC COUNT

Figueroa Street	approx. 55,000 cars per day
Exposition Boulevard	approx. 28,500 cars per day
I-110 Freeway	approx. 300,500 cars per day

Source: CoStar

For Leasing Opportunity, Please Contact:

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## HIGHLIGHTS

Immediate proximity to USC (approximately 47,000 Enrolled Students) as well as exceptionally dense residential population

Second generation, fully improved restaurant space available

High visibility signage available, visible to over 55k cars per day along S Figueroa St

Premier multi-level student housing building with ground floor restaurant/retail opportunity

Convenient ingress/egress with dedicated parking field to serve retail clientele

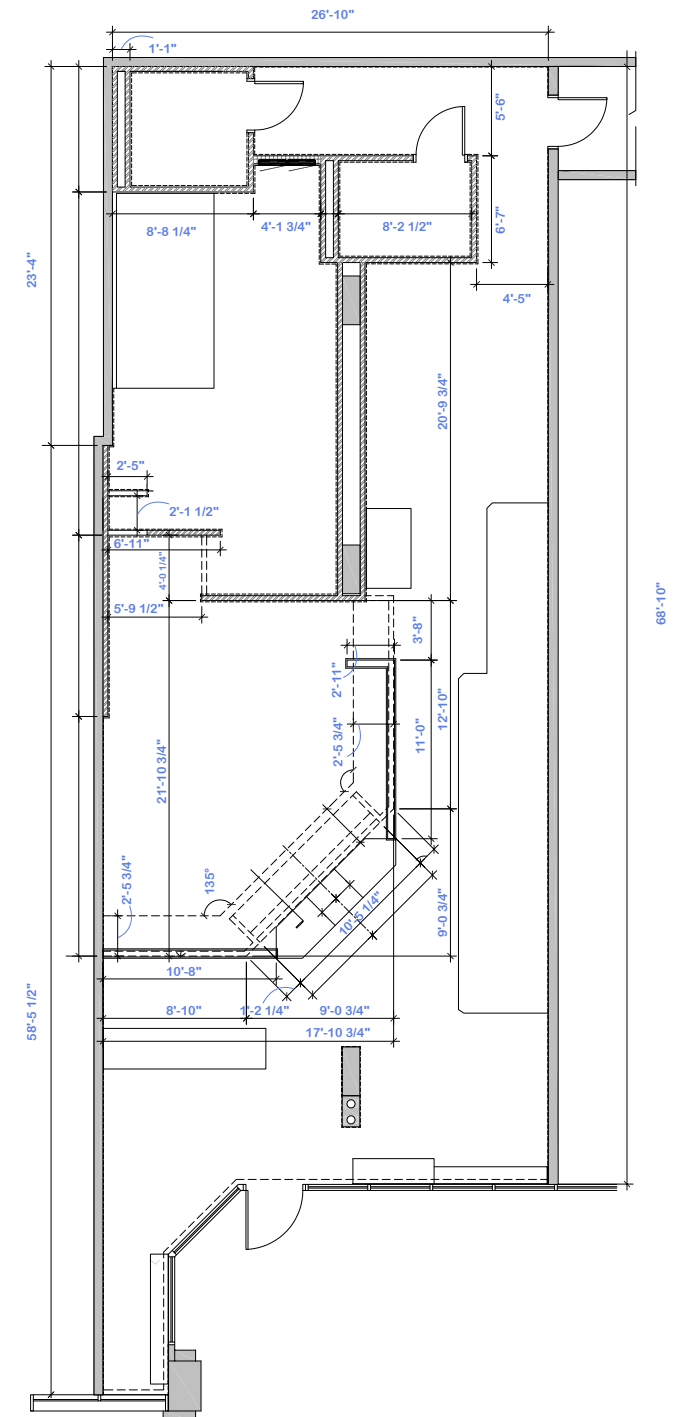






## SPACE PLAN - SUITE 103

1,951 SF Improved Restaurant







EXPOSITION PARK  
CALIFORNIA

USC University of  
Southern California  
Students  
approx. 47,000 enrolled  
(2022-23)

Subject



#### LOCAL DINING

Within the last 6 months ~ expected number of adults

Family Restaurant	1mi	%	2mi	%	3mi	%
Breakfast	14,073	34.7%	21,495	10.3%	147,151	10.1%
Lunch	23,108	57.0%	32,611	15.6%	71,076	15.5%
Dinner	21,159	52.2%	75,835	36.4%	164,867	35.9%
Snack	5,758	14.2%	6,209	3.0%	12,296	2.7%
Weekday	25,319	62.4%	45,990	22.1%	100,430	21.9%
Weekend	24,313	60.0%	80,017	38.4%	169,727	37.0%

\*Source: Ersi

#### RESTAURANT & FAST FOOD IN THE SURROUNDING AREA

- 1 Popeyes Louisiana Kitchen, 7-Eleven, Chop Chop Chicken, Jacks N Joe, California Sushi & Teriyaki, Dirt Dog Inc., Poké Me
- 2 Starbucks
- 3 McDonald's, Panda Express
- 4 Carl's Jr., Northern Cafe
- 5 Jack in the Box, Pasta Roma, Jamba, Domino's Pizza, Subway
- 6 Ono Hawaiian BBQ, El Huero Drive Thru, Starbucks
- 7 Spudnuts Donuts, Pot of Cha, Fig's Corner, Momota Ramen House, Yoshinoya
- 8 Blaze Pizza, Dunkin', Yogurtland, California Hot Chicken
- 9 Chick-fil-A, Little Pan USC, Surf City Squeeze, Chiptole

#### DINING WITHIN USC UNIVERSITY PARK CAMPUS

- Burger Crush
- Café Annenberg
- C&G Juice Co
- Coffee Bean & Tea Leaf
- Fertiita Cafe
- Filone's Pasta Kitchen
- Ground Zero Performance Café
- Law School Cafe
- LiteraTea Teahouse
- Panda Express
- Popovich Cafe
- Rosso Oro's Pizzeria
- Slice Shop
- Seeds Marketplace
- Starbucks
- Taco-Taco
- Tutor Hall Café
- URBNMRKT

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