

RETAIL FOR LEASE ON THE USC HEALTH SCIENCES CAMPUS

JUST SIGNED: CHIPOTLE & DUNKIN DONUTS



2200 E TROJAN WAY
HYATT HOUSE LA

MAYER JONES

CBRE

2200 E TROJAN WAY



PROJECT OVERVIEW

Designed to reflect apartment-style settings for extended stays, the 200-room, 5-story Hyatt House LA on the USC Health Sciences Campus is a mixed-use, well-appointed hotel with areas for work and relaxation.



HIGHLIGHTS



Approximately 14,000 SF of ground floor retail and restaurant spaces



The project will feature an expansive outdoor dining terrace



Estimated delivery: Q3 2020



Located on the USC Health Sciences Campus



Hyatt House LA will also include a large 18,000 SF conference center, leased to and managed by USC, to attract local, regional, national and international guests attending industry conferences.



RETAIL SITE PLAN

2200 E TROJAN WAY

4

TROJAN WAY

SERVICE DRIVE

ALCAZAR ST



SAN PABLO ST

COVERED COLONNADE

OUTDOOR DINING TERRACE



- Shared access to grease intercept available
- Cooking vent shafts in place in various suites



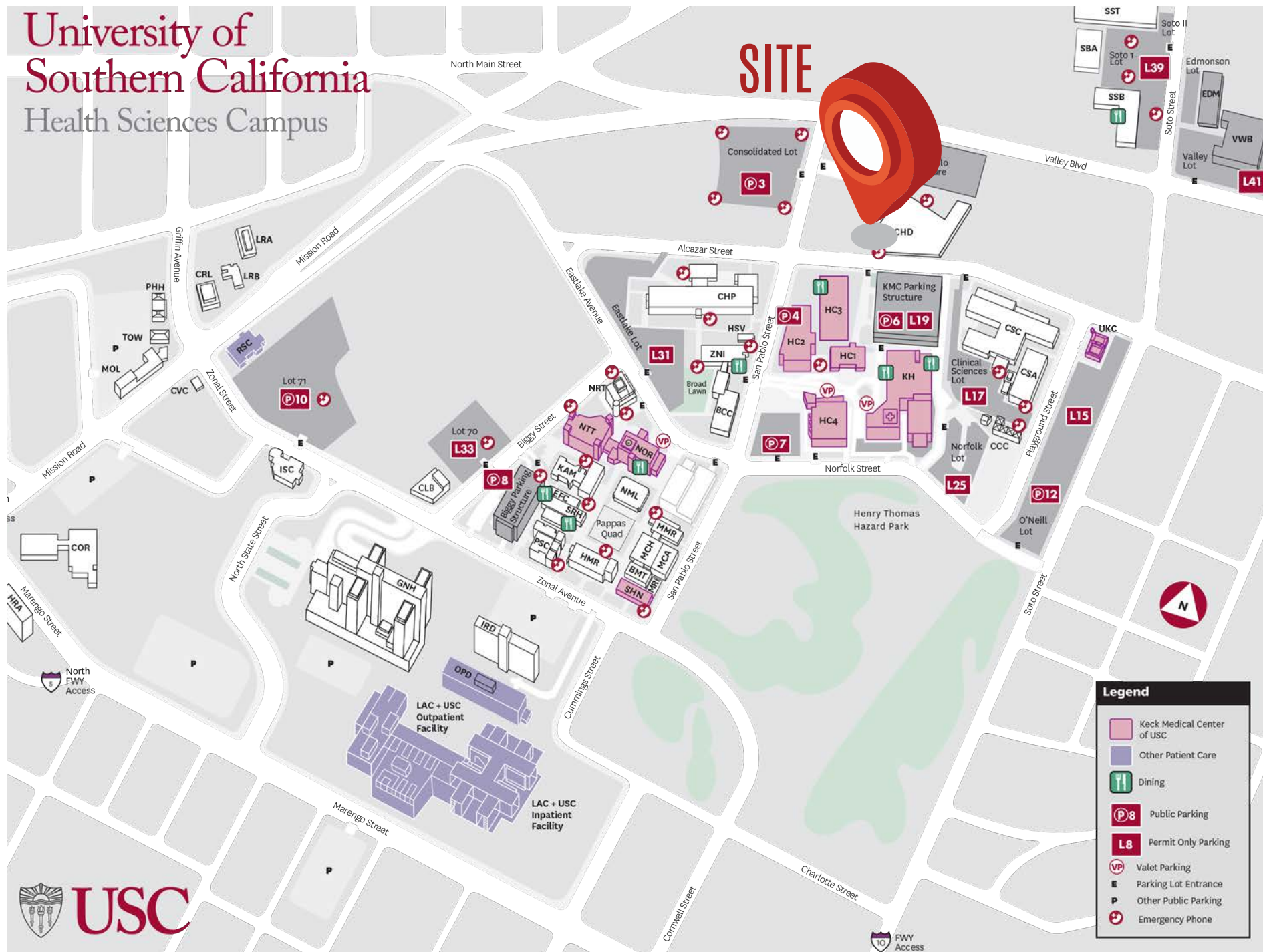
SPACES

- ✓ Suite 110 – 1,886 SF
- ✓ Suite 120 – 1,447 SF
- ✓ Suite 130 – 1,586 SF
- ✓ Suite 150 – 1,470 SF
- ✓ Suite 170 – 1,676 SF
- ✓ Suite 190 – 1,246 SF



University of Southern California Health Sciences Campus

SITE



USC HEALTH SCIENCES CAMPUS TRADE AREA

DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<i>Population</i>			
2018 Population - Current Year Estimate	39,680	337,278	951,865
2010-2018 Annual Population Growth Rate	0.39%	0.66%	0.69%
<i>Households</i>			
2018 Households - Current Year Estimate	10,099	97,536	302,554
<i>Household Income</i>			
2018 Average Household Income	\$49,812	\$57,911	\$67,899
2023 Average Household Income	\$57,878	\$68,710	\$81,315
<i>Place of Work</i>			
2018 Businesses	688	9,370	40,232
2018 Employees	21,989	158,685	491,010

USC HEALTH SCIENCES CAMPUS STATS:

Faculty: ± 1,790
 Physicians: ± 274
 Staff: ± 6,309 (including ± 4,206 hospital staff)
 Students: ± 4,600

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RETAIL SYNOPSIS

DOMINANT TAPESTRY SEGMENT

27.1% HOUSEHOLDS IN STUDY AREA

Most of us are young married Hispanic couples with children; many of us live in large multi-generational households. You can find us primarily in older neighborhoods on the edge of large West Coast metros. We rent either single-family houses or apartments. We're very family-oriented; our spending reflects interest in our children and also our desire to look good. We buy baby products as well as the latest trendy fashions.

OTHER TOP SEGMENTS

TRENDSETTERS

9.0% HOUSEHOLDS IN STUDY AREA

Believing that "you're only young once", we're living life to the fullest, unfettered by home and vehicle ownership, and not ready to settle down. We're young, educated singles with good jobs who spend our disposable income on upscale city living and entertainment.

Dressed head to toe in the most current fashions, we fill our weeknights and weekends with discovering local art and culture, dining out, or exploring new hobbies. We must be connected at all times; texting and social media are essential for communication and keeping up with our social lives. E-readers and tablets are preferred for everything except women's fashion and epicurean magazines which must be in print. We shop at Whole Foods and Trader Joe's for quick, organic meals.

DOMINANT LIFEMODE GROUP

NEXT WAVE

**URBAN DENIZENS; YOUNG, DIVERSE,
HARDWORKING FAMILIES**

DOMINANT URBANIZATION GROUP

URBAN PERIPHERY

**CITY LIFE FOR STARTING FAMILIES
WITH SINGLE-FAMILY HOMES.**



USC HEALTH SCIENCES CAMPUS

Located just three miles from downtown Los Angeles and seven miles from the University Park campus, USC's 79-acre Health Science campus (HSC) is a focal point for students, patients and scientists from around the world. The campus is home to the Keck School of Medicine of USC and the School of Pharmacy, as well as three major teaching hospitals.



Approximately 4,600 students and 8,300 employees in health-related fields utilize this campus



Convenient, secure parking is available adjacent to the hotel

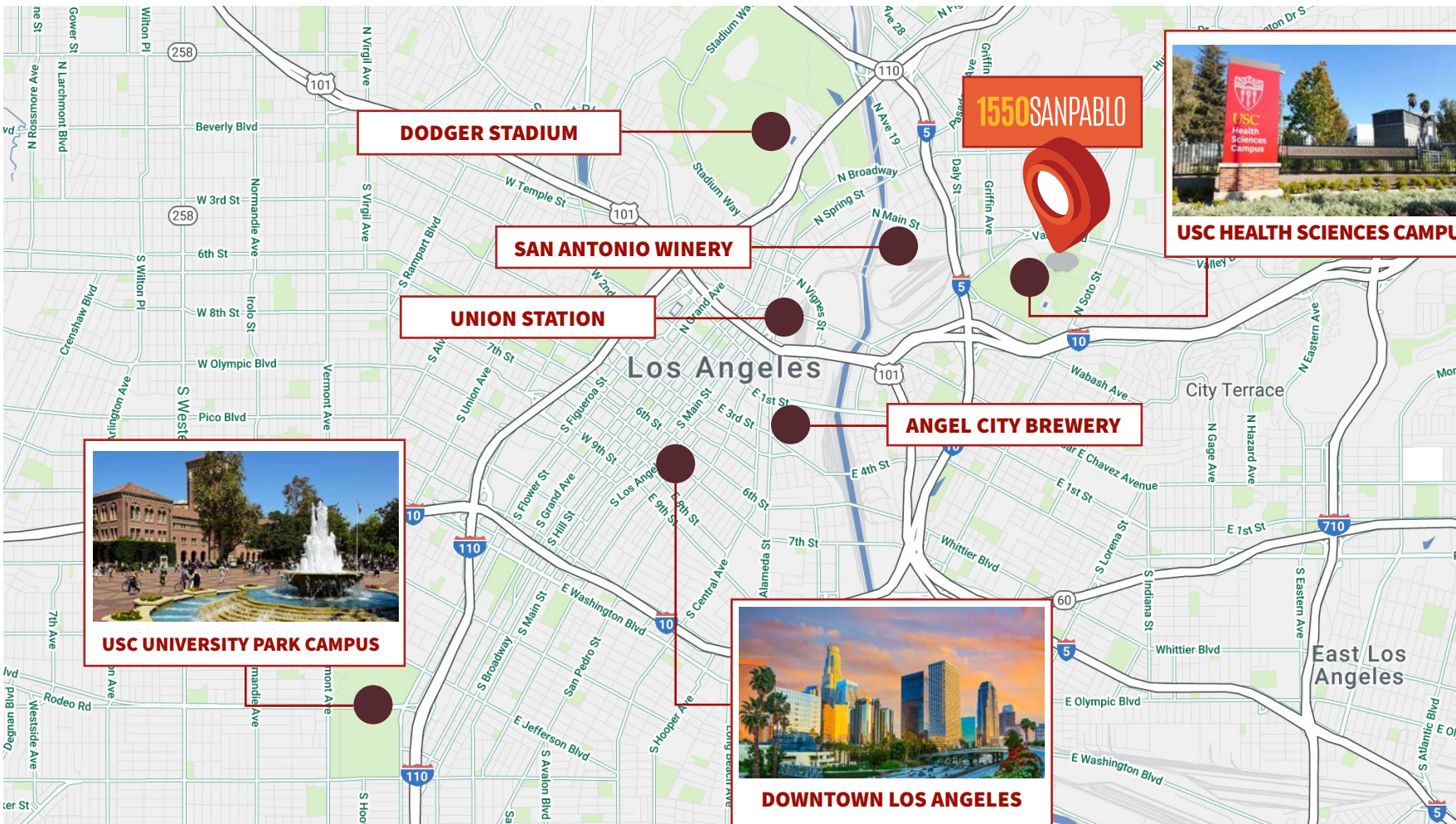


Walking distance to USC and LA County's world-class hospitals and medical facilities



Downtown Los Angeles is easily accessible for many unique sports and entertainment opportunities





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