

FOR LEASE

RARE SMALL RETAIL SPACE AVAILABLE NEAR USC CAMPUS
2528 SOUTH FIGUEROA STREET | LOS ANGELES, CA 90007



GEOFFREY GROSSMAN

CALDRE #1265002

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LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

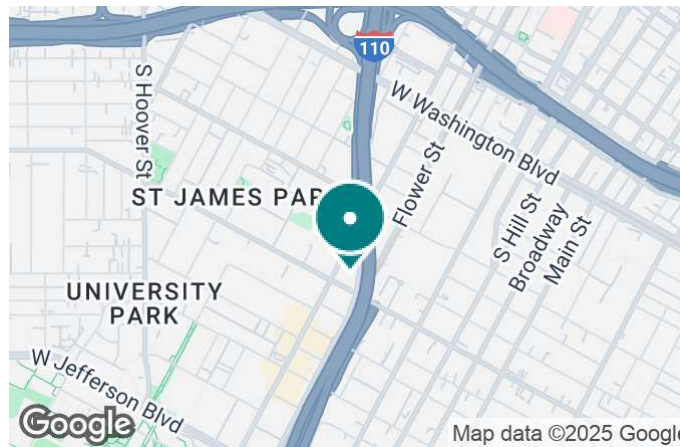
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FEATURES & AMENITIES

- ±900 SF FORMER IPHONE REPAIR STORE
- RARE SMALL SQUARE FOOTAGE SPACE SUITABLE FOR A VARIETY OF RETAIL USES
- HIGH STREET VISIBILITY, PYLON SIGNAGE, AMPLE PARKING IN ONSITE LOT, MULTIPLE ENTRANCES FROM BOTH CROSS STREETS
- SITUATED AT THE NEC OF FIGUEROA + ADAMS (APPROX. 75,000 CARS PER DAY)
- FREEWAY ADJACENT WITH CONVENIENT ACCESS TO THE 110 + 10 FREEWAYS
- STRONG AREA DEMOGRAPHICS, INCLUDING LARGE USC STUDENT POPULATION



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,923	215,474	477,438
Total Population	50,355	601,806	1,334,126
Average HH Income	\$49,713	\$56,170	\$64,387

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±900 SF former iPhone repair store at the major signalized intersection of South Figueroa + West Adams, close to the USC campus. The property features high street visibility, pylon signage, and ample parking in an onsite lot, accessible from both cross streets.

LOCATION DESCRIPTION

Situated at the NEC of S Figueroa and W Adams Blvd near prime USC campus. The site is freeway adjacent with convenient access to the 110 and 10 Freeways. Strong area demographics, including a large USC student population, and the intersection boasts approximately 75,000 cars per day.

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Number of Units:	12
Available SF:	900 SF
Building Size:	18,918 SF

SPACES

LEASE RATE

SPACE SIZE

2522 S Figueroa St

\$3.50 SF/month

900 SF

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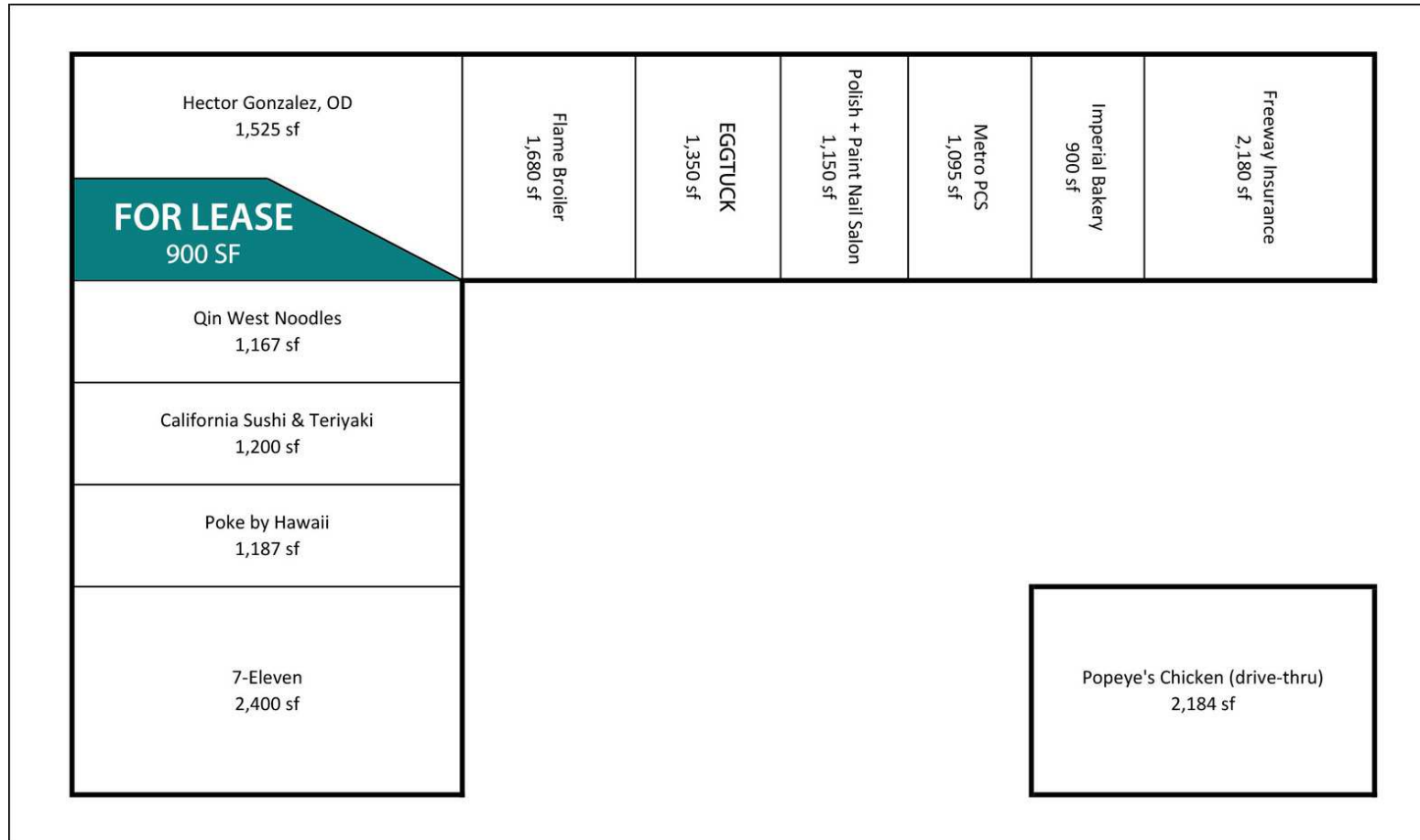
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SITE PLAN

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West Adams Blvd

South Figueroa Street

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	50,355	601,806	1,334,126
Average Age	28.0	33.3	34.2
Average Age (Male)	27.2	32.4	33.2
Average Age (Female)	28.7	34.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,923	215,474	477,438
# of Persons per HH	3.4	2.8	2.8
Average HH Income	\$49,713	\$56,170	\$64,387
Average House Value	\$356,271	\$356,565	\$475,795
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	59.4%	65.8%	63.0%
RACE	1 MILE	3 MILES	5 MILES
% White	40.3%	33.2%	34.1%
% Black	7.1%	11.7%	14.1%
% Asian	15.7%	13.3%	11.6%
% Hawaiian	0.1%	0.2%	0.2%
% American Indian	0.5%	1.1%	0.9%
% Other	28.6%	34.4%	33.0%

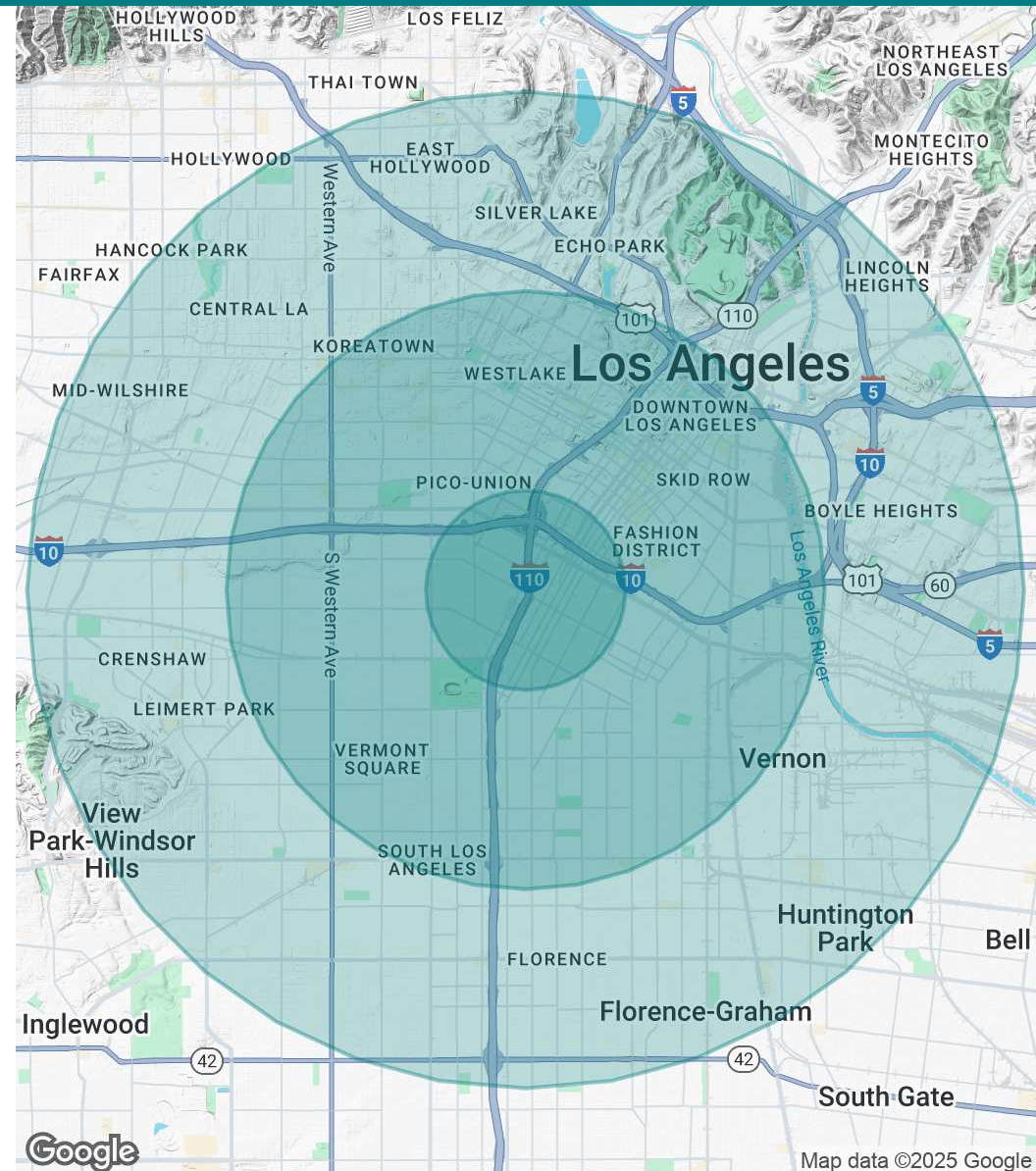
2020 American Community Survey (ACS)

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