

**AVISON  
YOUNG**

# **THE LORENZO**

325 West Adams Blvd  
Los Angeles, CA

**FOR LEASE**

**±12,247 SF  
RETAIL SPACE  
AVAILABLE**

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## LEASING TERMS

Single or Multi-Tenant Retail Space(s) Available For Lease Ideal for Various Retail, Medical, & Service Uses

*The Lorenzo – the upscale Student housing community, located in North University Park, consists of 3,800 students and is within walking distance of the University of Southern California, Fraternity Row, Exposition Park, the Galen Center, and the Los Angeles Memorial Coliseum. Renowned destinations, such as the Banc of California Stadium, the Staples Center, LA Live, the Music Center, and Disney Concert Hall, are just a short drive away—or, a quick train ride away on the adjacent Expo line.*

**SQUARE FOOTAGE:**

**±12,247 SF**

**ASKING RENT:**

**Negotiable**

**TERM:**

**5 - 10 Years**

**DATE AVAILABLE:**

**Available**





±12,247 SF of Retail Storefront Available  
**SUBJECT PROPERTY - LORENZO RETAIL**

Approximately 1,426,723 Riders Annually  
**METRO EXPRESS STOP 460 (LATT/ ORTHO)**





## SITE PLAN

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# ±12,247 SF

**TOTAL SQUARE FOOTAGE AVAILABLE**

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**SUITE A:** ±2,682 SF - *Leased*

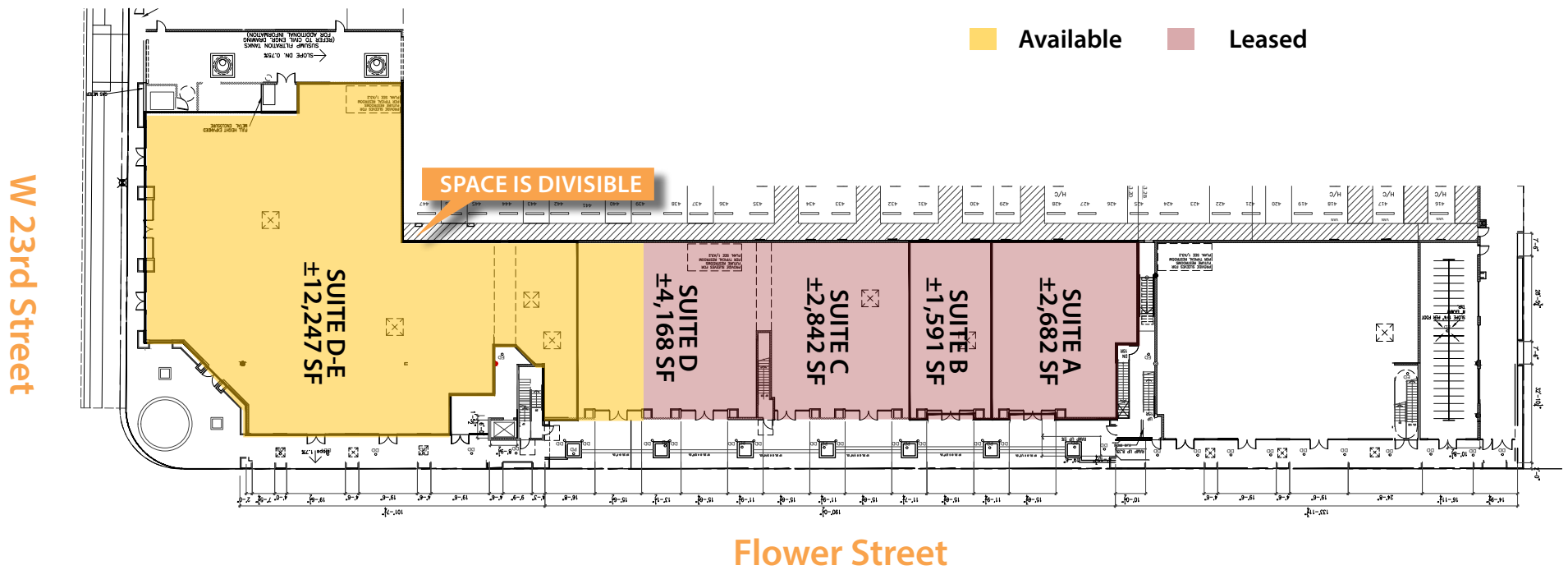
**SUITE B:** ±1,591 SF - *Leased*

**SUITE C:** ±2,842 SF - *Leased*

**SUITE D:** ±4,168 SF - *Leased*

**SUITE D-E:** ±12,247 SF - *Available*







**325 West Adams Boulevard  
Los Angeles, California 90007**

## Highlights

- A part of USC's Upscale Student Housing Community – The Lorenzo
- ±12,247 sq. ft. of retail space available (divisible)
- Great opportunity to plug a major whole in the immediate market
- Take advantage of the high rates of daily foot traffic currently not being served
- Excellent parking ratio of 11/1,000 SF
- Capture the 1.4 million annual riders of the LA Metro/Expo line, which stops directly in front of the Lorenzo
- Capture the daytime traffic that must currently drive or walk a distance to reach amenities
- Excellent daytime demographics and traffic counts
- Ideal for various Retail, Medical and Service Uses



## Local Demographics & Traffic Counts

**Lorenzo Student Housing** - Approximately 3,800 Student Residents

**Metro Express Stop 460 (LATTC/Ortho)** - Approximately 1,426,723 Riders Annually

**LATTC (LA Trade Tech College)** - Approximately 16,766 Students



# THE LORENZO





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DOWNTOWN LOS ANGELES

SUBJECT PROPERTY

WEST ADAMS BLVD ( $\pm 45,184$  VPD)

- 1 The Lorenzo
- 2 Dodge Jeep Rap
- 3 Kia
- 4 Toyota
- 5 Nissan
- 6 Mercedes-Benz
- 7 Los Angeles Convention Center
- 8 Staples Center
- 9 Office Depot
- 10 Porsche
- 11 Audi
- 12 Volkswagen
- 13 DaVita's Dialysis
- 14 Metropolitan Courthouse
- 15 LATTC
- 16 Orthopaedic Hospital Medical Magnet High School
- 17 LATTC/Ortho Institute Metro Stop
- 18 Orthopaedic Institute for Children

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STUDENT HOUSING VIDEO



# UNDERSERVED STUDENT CORRIDOR

**±68,294**

**STUDENTS WITHIN 1-MILE  
RADIUS OF SUBJECT PROPERTY**



Most students live off campus in either market-rate housing or purpose-built student-housing facilities. **Rental occupancies in the student-housing and multifamily segments are currently very high**, supported by solid enrollment growth in recent years. Enrollment growth in 2017–18 and 2018–19 has been supportive of occupancies, with growth rates above 3.5% for both years. The options for student housing have grown considerably during the past decade, quadrupling to the current inventory of over 8,000 market-rate multifamily units in the immediate vicinity. Student-housing assets near campus can garner very strong pricing; top-tier properties can achieve cap rates near 4%, demonstrated by recent sales.

## UNIVERSITY OF SOUTHERN CALIFORNIA

- ±48,500 students enrolled (2019-20), including ±20,500 undergraduates and ±28,000 graduate students, **but only dormitory capacity for 8,700 beds**

## LATTC

- Located directly across from subject property
- ±16,766 students enrolled, **with no campus housing & endorsing The Lorenzo as a premier option for students**

## MOUNT SAINT MARY'S UNIVERSITY

- ±3,028 students enrolled **with 75% of students living off campus**



**USC** University of  
Southern California

LOS ANGELES TRADE-TECH  
**LATTC**  
A Community College





1-MILE RADIUS DEMOGRAPHICS



**49,488**  
POPULATION

**\$37,069**  
AVERAGE HOUSEHOLD INCOME

**24.6**  
MEDIAN AGE

**3.18**  
AVERAGE HOUSEHOLD SIZE

**30,374** | **30,001**  
WORKERS | RESIDENTS  
DAYTIME POPULATION

**8.4%** | **84.8%**  
OWNER | RENTER  
OCCUPIED HOUSING UNITS



# MARKET OVERVIEW

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## SOUTH CENTRAL UNIVERSITY PARK MID-CITIES



In the 1930s and especially the '40s, South Central Avenue was the center of West Coast Jazz. At the time, even superstars like Duke Ellington who played around Los Angeles still had to stay in South Central. Although the most famous, the Dunbar, was located in South Park, there were numerous other jazz and blues clubs on South Central. After the restrictive housing codes were abolished, this Harlem of the West dissipated as the population dispersed, jazz declined in popularity, and the neighborhood fell into disrepair.

Nowadays South Central is 87% Latino (mostly Mexican and Salvadoran), 10% black, 1% white and 1% Asian. It's one of the more urbanized areas of the Eastside and, depending on where one draws the dividing line between Downtown and South Central (e.g. the 10 Freeway or W Washington Boulevard), its home to most of the iconic buildings in the region including Allied Architects Association's Bob Hope Patriotic Hall, the 13-story LA Mart, and the 14-story Art Deco 155 West Washington Boulevard building, built in 1927.



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DOWNTOWN LOS ANGELES

SUBJECT PROPERTY

LATTC/ORTHO METRO STOP  
±1,426,723 Riders Annually

S GRAND AVE



(±274,000 VPD)

FLOWER STREET

WEST ADAMS BLVD (±45,184 VPD)



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