



UNIVERSITY GATEWAY

FOR LEASE

3,859 SF AVAILABLE RESTAURANT
7,513 SF (DIVISIBLE)

3335 S. Figueroa Street
Los Angeles, CA 90007

STEVE MCDONALD | steven.mcdonald@nmrk.com | Phone 213 298 3592 | License: 01054568

BRYAN NORCOTT | bryan.norcott@nmrk.com | Phone 213 298 3596 | License: 01200077

NEWMARK | PACIFIC



PROJECT FEATURES

- AVAILABLE: 3,859 SF Former Restaurant & 7,513 SF (Divisible)
- 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).



FOR LEASE

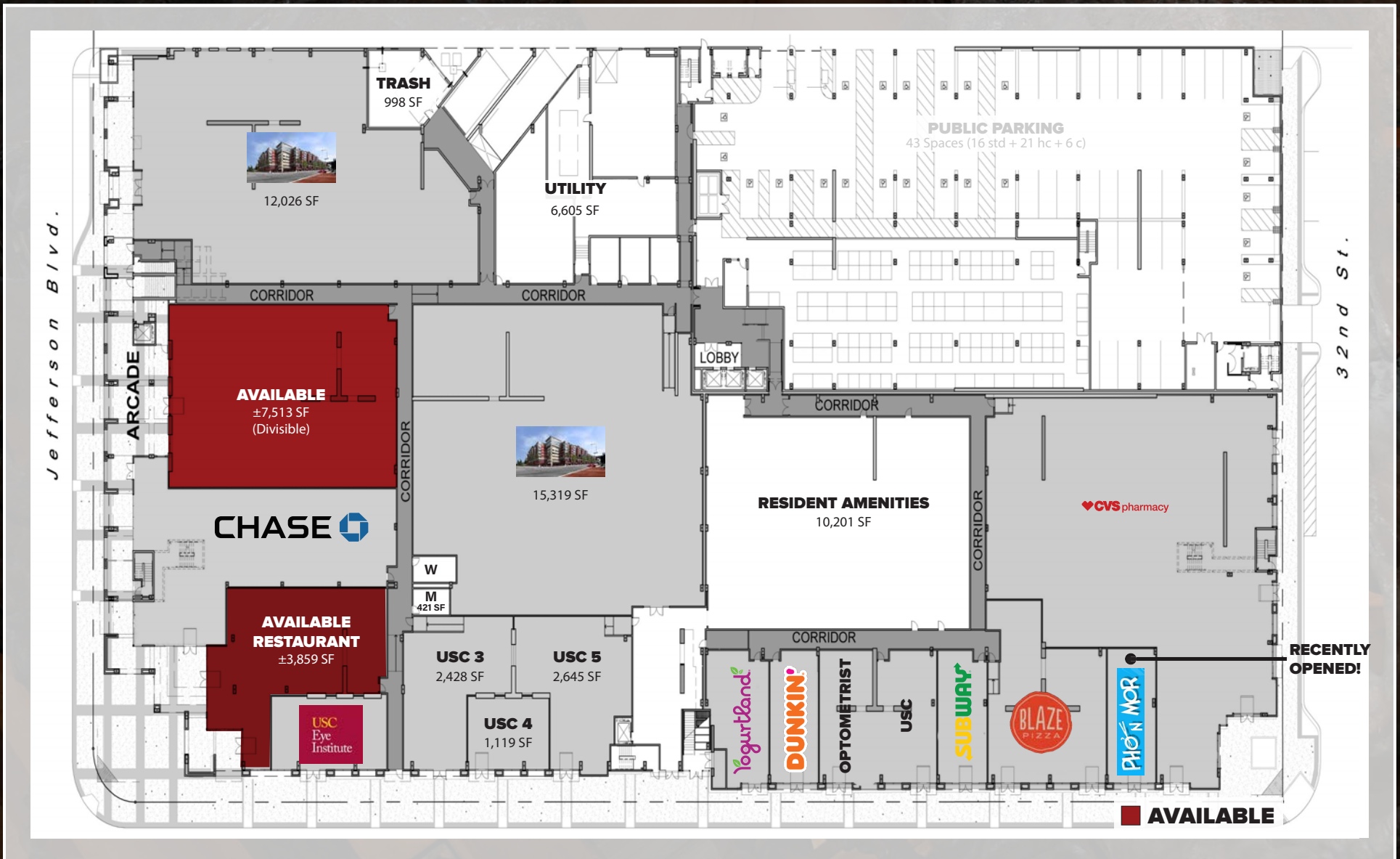
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DEMOGRAPHICS WITHIN 3 MILES

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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