

FOR LEASE

Rare Improved Restaurant End-Cap Serving USC, Exposition Park & Figueroa Street

WEST 27TH PLACE | 2700 S FIGUEROA ST | LOS ANGELES, CA 90007





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2,605 SF

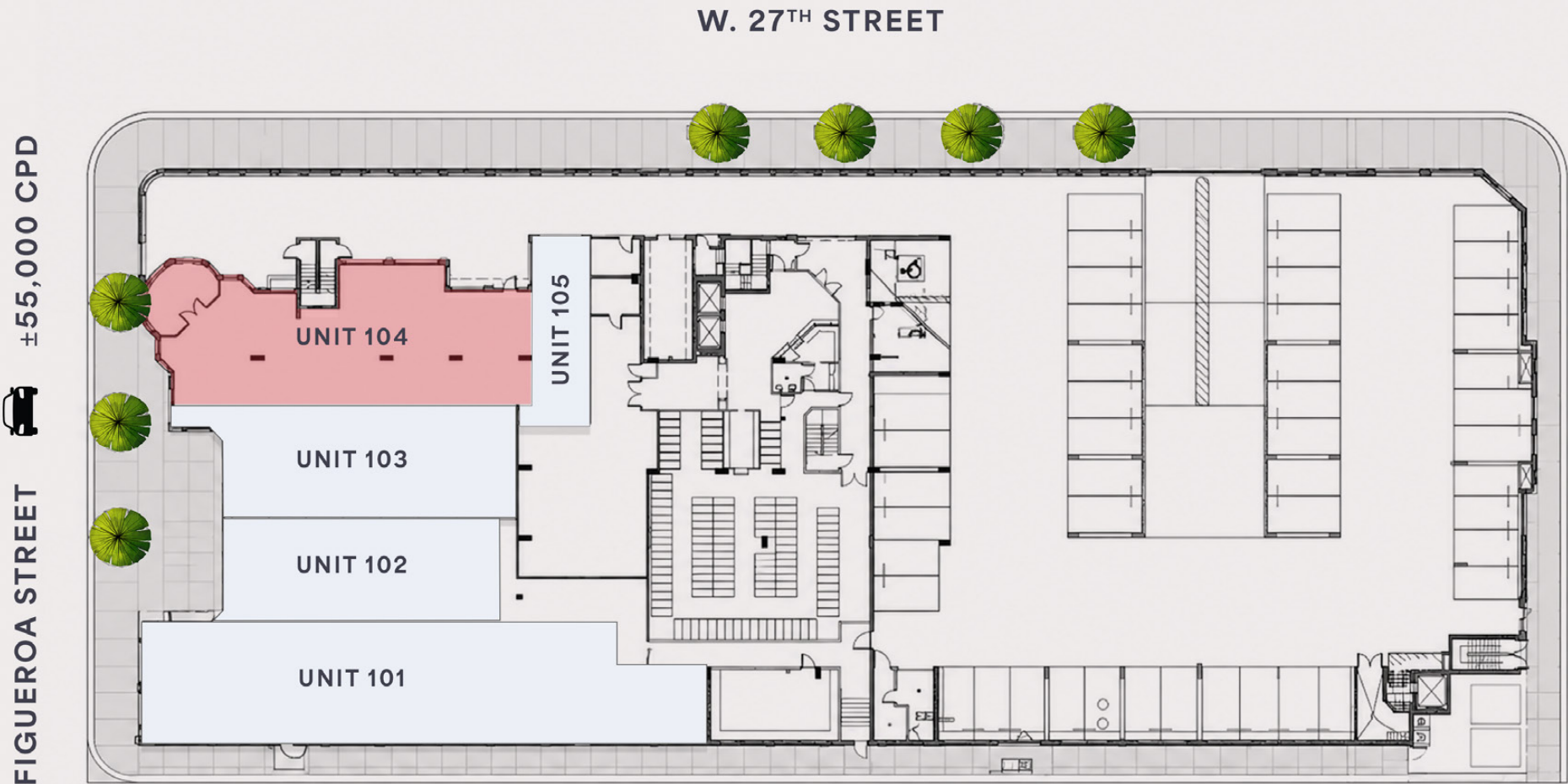
Improved Restaurant End-Cap
Visibility + Patio Opportunity

**Please Do Not Disturb Existing Tenants*

AVAILABLE JANUARY 1, 2027

Positioned along one of South Los Angeles' most active campus-adjacent corridors, 2700 S. Figueroa Street presents a rare 2,605 SF improved restaurant end-cap opportunity serving USC, USC Village, Exposition Park, and the surrounding residential and student population. The end-cap space offers a highly visible platform in a proven food-and-beverage market with built-in daily demand and major event-driven traffic.

- Prominent corner / end-cap visibility along S Figueroa St
- Immediate access to USC University Park Campus, USC Village, and Exposition Park
- Dense student, residential, employee, visitor, and event-driven trade area
- Dedicated retail parking within the on-site parking structure, offering convenient ingress/egress



UNIT	TENANT
101-102	Thai By Trio
103	DEAL PENDING

UNIT	TENANT
104	Improved Restaurant (2,605 SF)
105	Factory Tea Bar

DEMOGRAPHIC SNAPSHOT			
*Source: Esri			
POPULATION	0.5 MI	1 MI	1.5 MI
2025 Population	11,069	48,858	134,606
2030 Population	11,346	50,815	136,685
Median Age	25.0	27.8	31.2
Total Daytime Population	14,071	85,192	167,204
Workers	7,013	55,271	93,365
Residents	7,058	29,921	73,839

LOCAL DINING

Within the last **6 months** ~ expected number of adults

CONSUMER BEHAVIOR	0.5 MI	%	1 MI	%	1.5 MI	%
Went to Fast Food or Drive-In Restaurant Last 6 Mo	8,785	91.6%	38,371	91.8%	100,474	90.9%
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	4,233	44.1%	18,499	44.2%	47,903	43.4%
Ordered Eat-In Fast Food	3,285	34.3%	14,332	34.3%	36,538	33.1%
Take-Out/Drive-Thru/Curbside Fast Food	4,242	44.2%	18,286	43.7%	45,640	41.3%
Bought Breakfast at Fast Food Restaurant	3,203	33.4%	14,508	34.7%	38,791	35.1%
Bought Lunch at Fast Food Restaurant	5,137	53.6%	21,997	52.6%	55,657	50.4%
Bought Dinner at Fast Food Restaurant	5,256	54.8%	21,521	51.5%	52,069	47.1%
Bought from Fast Food Restaurant on Weekday	6,026	62.8%	25,470	60.9%	63,265	57.3%
Bought from Fast Food Restaurant on Weekend	5,612	58.5%	24,359	58.2%	62,526	56.6%

*Source: Esri

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

• Bowls

• Burger Crush

• C&G Juice Co.

• Café Annenberg

• Chad Tons Family Cafe

• Coffee Bean & Tea Leaf

• Law School Cafe

• Literatea

• McKay’s

• Panda Express

• Popovich Café

• Rosso Oro’s

• Seeds Marketplace

• Slice Shop

• Taco-Taco

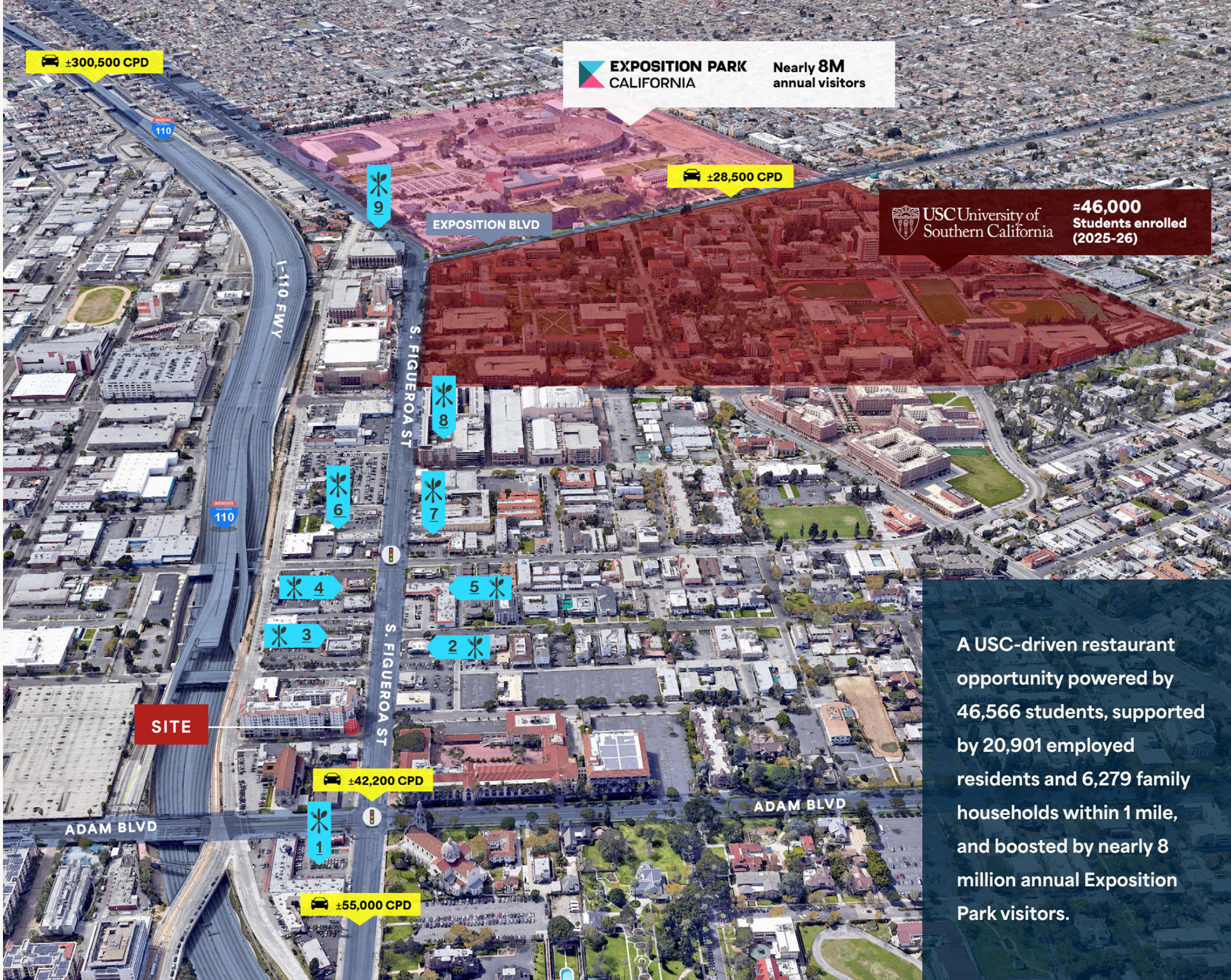
• The Lab

• The Upstairs

• Trojan Grounds featuring illy

• Tutor Hall Café

• USC Village



FOR MORE INFORMATION CONTACT

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