



# HUB

COLISEUM

3800 S Figueroa St., Los Angeles, CA 90037

LEASING BROCHURE

## RESTAURANT / RETAIL OPPORTUNITY

±1,167 SF - ±2,426 SF New Construction Mixed-Use Project



8 min walk to  
University of Southern California &  
Doheny Memorial Library

11 min walk to  
Leavey Library &  
Ronald Tutor Campus Center



3 min drive to  
USC Village



# HUB

COLISEUM

Steps from campus and downtown, and fully in the mix of everything Los Angeles has to offer. From school, restaurants, take-out joints, entertainment venues, and shopping plazas, all within walking distance.

## RESTAURANT / RETAIL OPPORTUNITY

### PROJECT OVERVIEW

±1,167 SF - ±2,426 SF  
Mixed-Use  
Development

- New construction mixed use housing development directly across from USC College campus
- High visibility ground floor retail for lease with convenient access to dedicated retail/visitor parking structure
- Built in customer base with 79 unit student housing apartments and within immediate proximity to the USC Coliseum
- Excellent national credit restaurant co-tenancy - Signed lease with Buffalo Wild Wings!
- High traffic counts fronting S. Figueroa St (over 28k CPD) and I-110 Freeway (over 277k CPD)

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

3800  
S. Figueroa St  
Los Angeles, CA  
90037



COLISEUM





ROOFTOP + POOL



TECHNOLOGY + WIFI

THE AMENITIES



MEET + STUDY



FITNESS + SPA



UP TO ±2,426 SF

1,259 SF

1,167 SF

COMING SOON!

C

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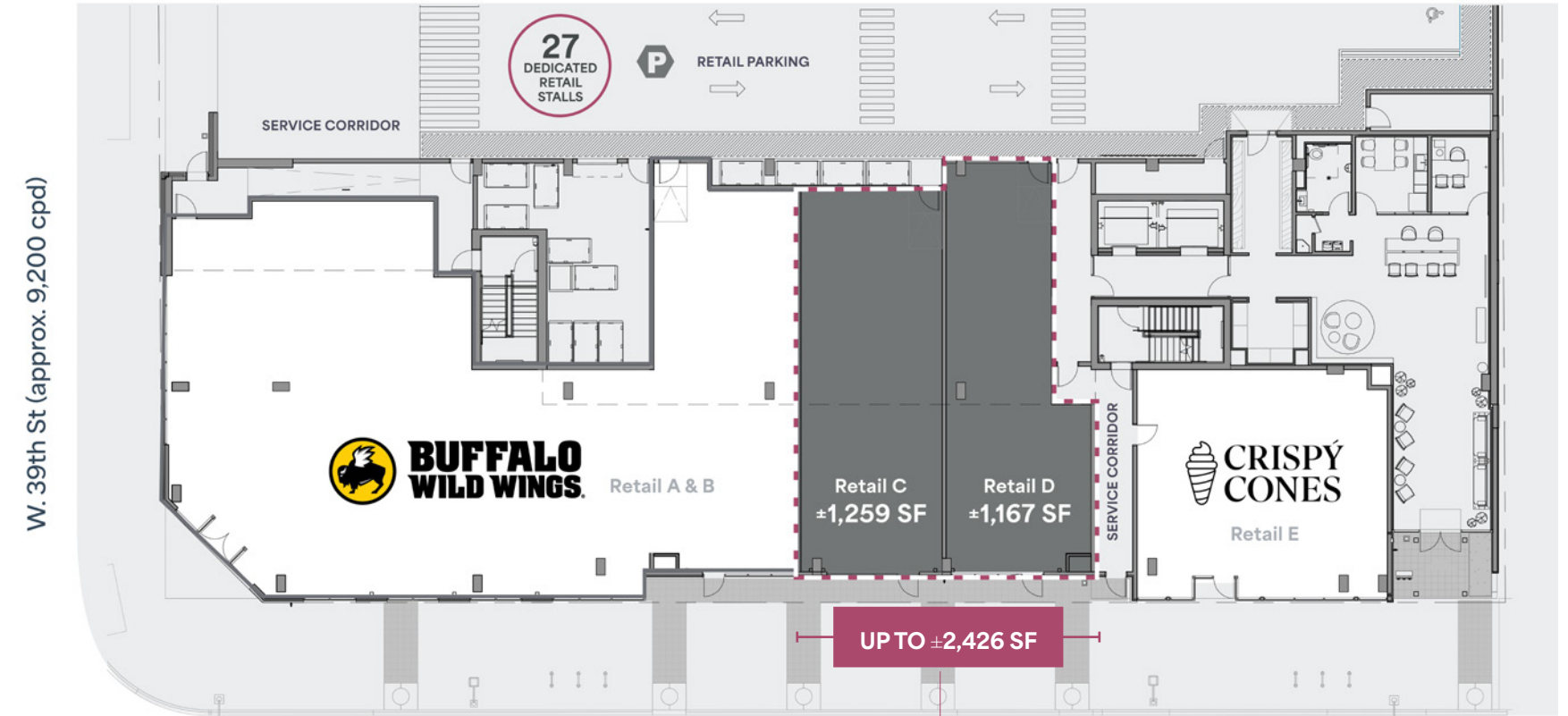
CRISPY CONES

S. Figueroa St (approx. 28,800 cpd)

RESTAURANT / RETAIL OPPORTUNITY

±1,167 SF - ±2,426 SF

Mixed-Use Development



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**SURROUNDING AREA**

**HUB Coliseum**  
**STUDENT HOUSING**  
 3800 S Figueroa St, Los Angeles, CA 90037  
 Units / **79**  
 Floors / **7**  
 \*Vivian Birndorf, Core Spaces

**HUB COLISEUM**

is steps from campus and downtown surrounded by national & regional tenants, entertainment venues.

- Walkable to large number of adjacent residential and employment bases surrounding University of Southern California
- High volume spaces with expansive storefront and signage opportunities

**DEMOGRAPHICS**

**half mile**  
 Population / **7,132**  
 Avg HH Income / **\$67,434**  
 Daytime Population / **24,972**  
 Median Age / **28.5**

**one mile**  
 Population / **60,672**  
 Avg HH Income / **\$63,468**  
 Daytime Population / **43,572**  
 Median Age / **28.4**

**two miles**  
 Population / **245,359**  
 Avg HH Income / **\$74,522**  
 Daytime Population / **78,980**  
 Median Age / **32.1**

RACE & ETHNICITY	half mile	one mile	two miles
White Alone	<b>21.3%</b>	<b>15.8%</b>	<b>12.3%</b>
Black Alone	<b>15.2%</b>	<b>12.2%</b>	<b>13.2%</b>
American Indian/Alaska Native Alone	<b>2.5%</b>	<b>2.8%</b>	<b>3.1%</b>
Asian Alone	<b>13.7%</b>	<b>10.8%</b>	<b>4.4%</b>
Pacific Islander Alone	<b>0.1%</b>	<b>0.2%</b>	<b>0.1%</b>
Hispanic Origin (Any Race)	<b>54.1%</b>	<b>65.3%</b>	<b>73.3%</b>

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## FOR MORE INFORMATION, CONTACT

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**HUB**   
COLISEUM

