



Second Generation
Restaurant Space

For Lease



Tuscany Apartments

3770 S Figueroa St., Los Angeles, CA 90007

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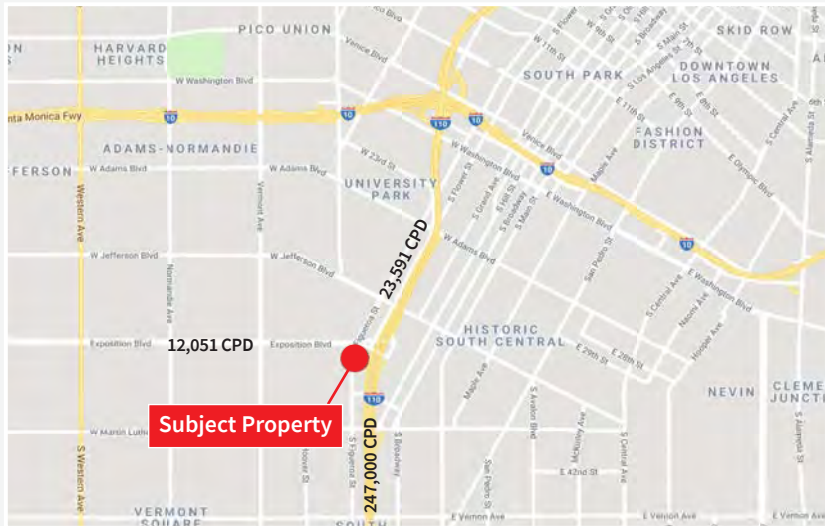
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Property Highlights

- Located directly adjacent to the University of Southern California, which has an enrollment of more than 49,000 students.
- Opportunities allow for the ability to co-tenant with national brands like Chick-Fil-A, Chipotle and Coldstone's, who are all frequented by students from USC campus.
- Space is located directly under the Tuscany Apartments, one of USC's luxury student housing apartments with 1, 2, 3, and 4 bedroom apartments. Complex has 384 total beds with an average price of \$1,280 per bed.
- An attached parking garage has more than 100 dedicated retail parking spaces available for use.



Tuscany Apartments

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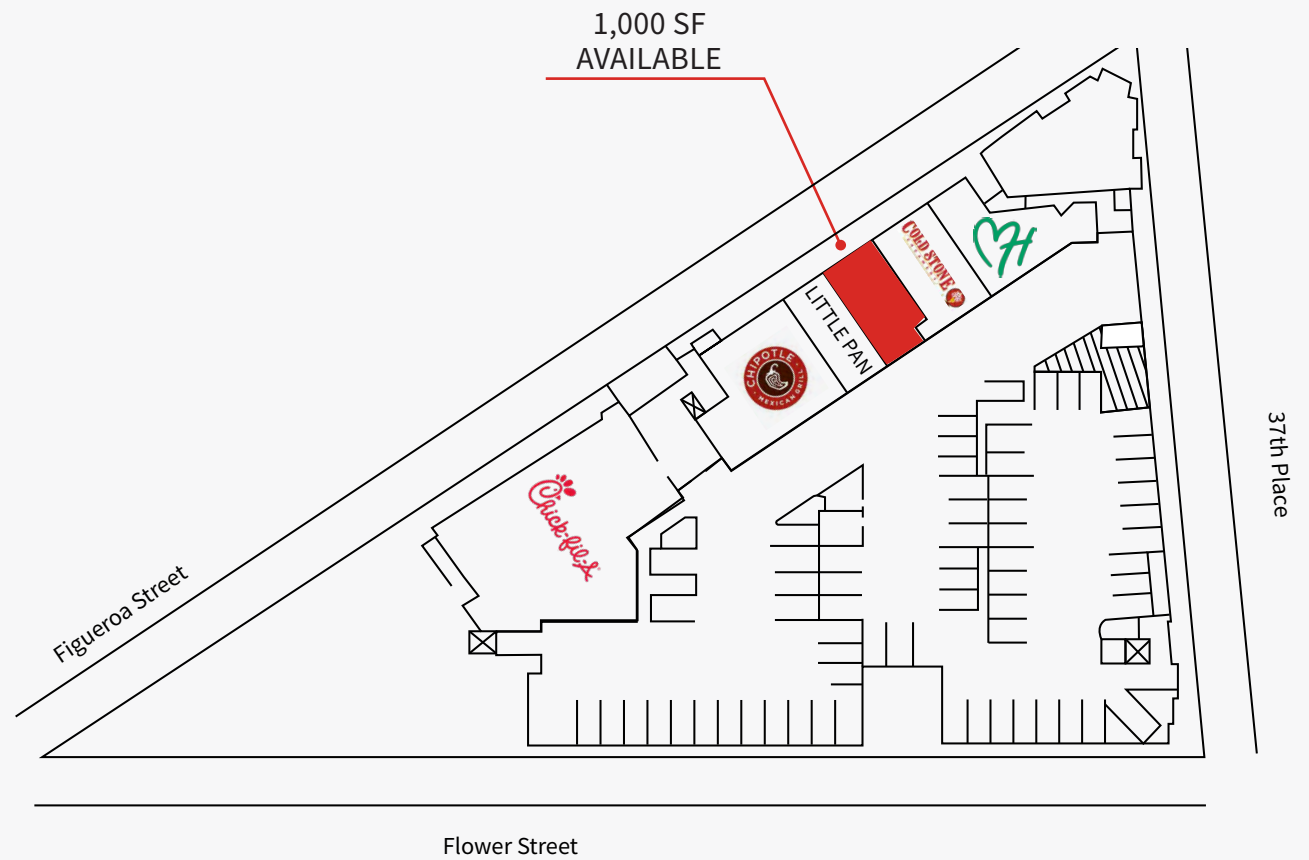
AREA RETAILERS



DEMOGRAPHICS

| | 1 mile ▼ | 2 miles ▼ | 3 miles ▼ |
|--|--------------------------------|--------------------------------|--------------------------------|
| | 63,900 Total Population | 260,019 Total Population | 558,070 Total Population |
| | 3.3 Ave. Household Size | 3.5 Ave. Household Size | 3.1 Ave. Household Size |
| | \$45,301 Ave. HH Income | \$61,668 Ave. HH Income | \$63,327 Ave. HH Income |
| | \$559,487 Median Home Value | \$552,497 Median Home Value | \$566,420 Median Home Value |

SOURCE: REGIS 2022

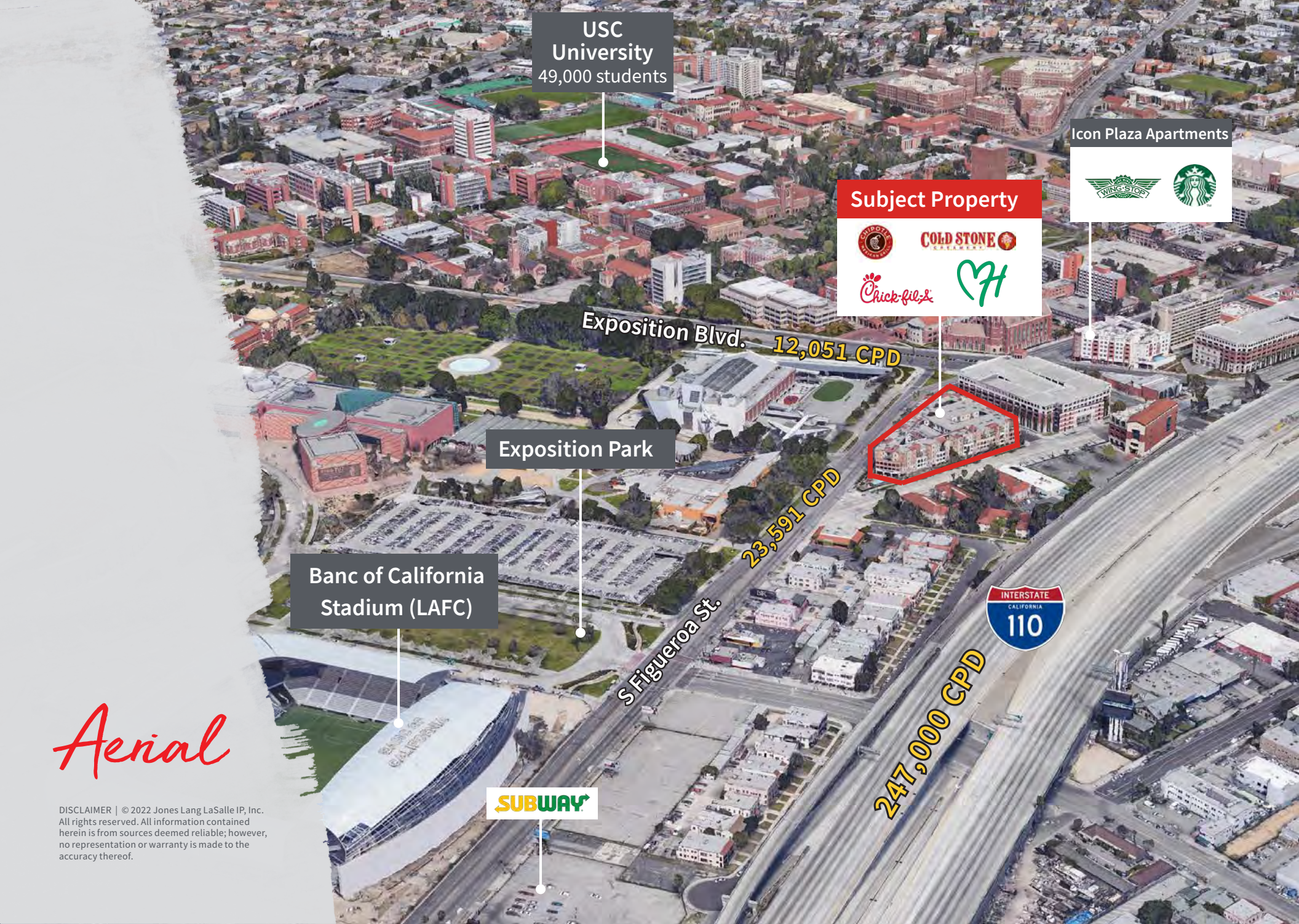


Site Plan

List of Tenants

| Suite # | Tenant | SF |
|---------|--------------------------|-------|
| 3726 | Hart House | 1,300 |
| 3730 | Cold Stone Creamery | 1,100 |
| 3738 | Available | 1,000 |
| 3742 | Little Pan Dumplings | 800 |
| 3748 | Chipotle Mexican Grill | 1,971 |
| 3758 | Chick-Fil-A, Inc. | 3,317 |
| 3782 | Ahi Mahi Enterprise, LLC | 1,300 |

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USC University
49,000 students

Icon Plaza Apartments



Subject Property



Exposition Blvd. 12,051 CPD

Exposition Park

23,591 CPD

Banc of California Stadium (LAFC)

S Figueroa St.



247,000 CPD



Aerial

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