

TESSERA

New Student Housing and Retail
Project Adjacent to USC Campus

— at 1069 W EXPOSITION BLVD —



FEATURES

JLL is pleased to offer the two new retail spaces at an unbeaten location near the University of Southern California (USC). Our student housing project offers unparalleled advantages including its proximity to campus, commitment to safety with nighttime security, easy access and connectivity via public transportation, and its position in the market. Tessera is woven into the community structure of this dense trade area and benefits from recreational/green spaces and cultural and entertainment landmarks that surround it.

160 Rooms / 260 Students On Site

- Adjacent to The Draco and Polaris Lux Apartments with an additional 100 students



Nearby Attractions

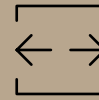
- Expo Park - sees 4M visitors annually (expopark.gov)
- Units adjacent to Expo Line
- Lucas Museum of Narrative Art- Opening 2025
- University of Southern California
- California Science Center
- Los Angeles Memorial Coliseum
- Natural History Museum of Los Angeles County

+33,041 Cars Per Day



Available Fall 2025

SIZE



Retail 1: 920 SF

Retail 2: 1,085 SF



RENT

Withheld



LEASE TERM

5-10 YEARS



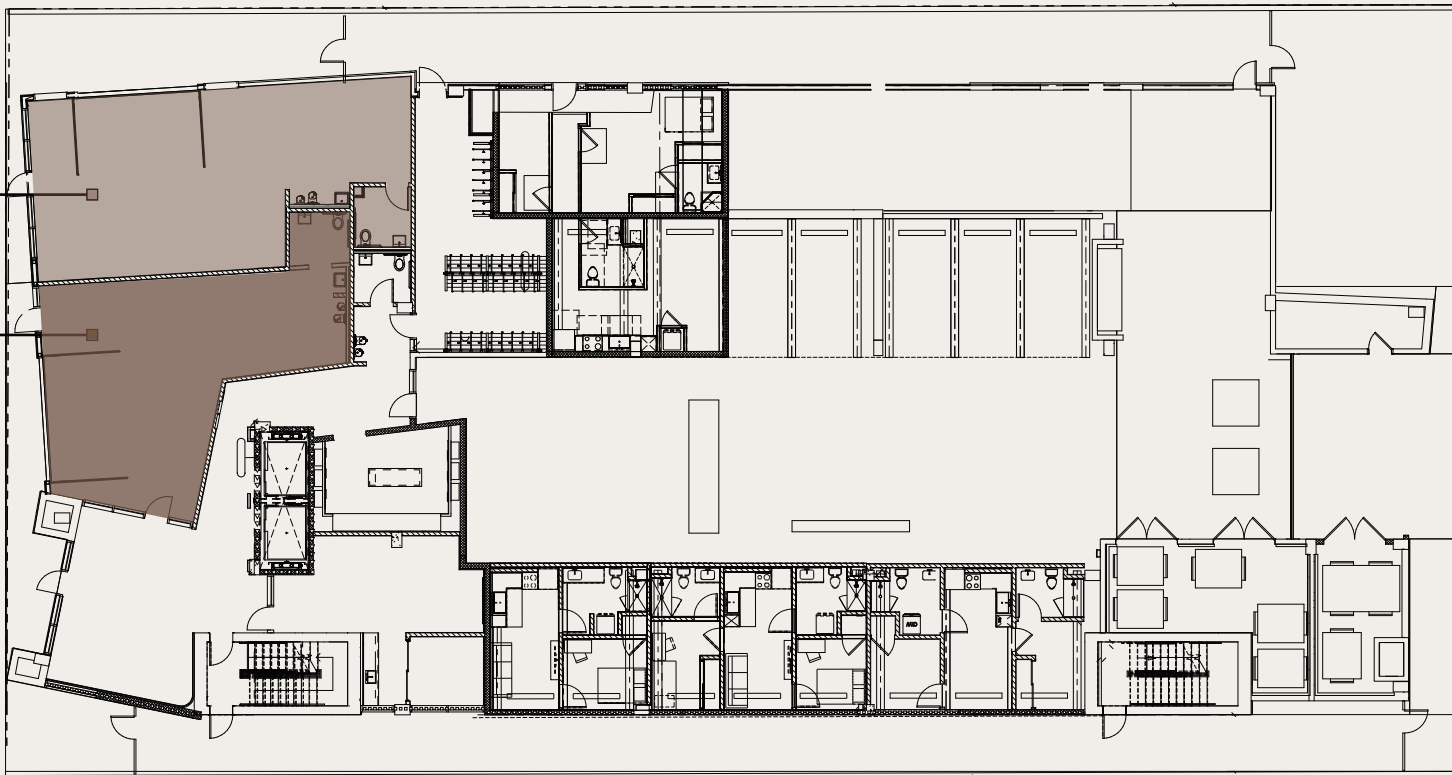
SITE PLAN

Retail 2
1,085 SF

Retail 1
920 SF

Exposition Blvd 31,704 CPD

N ▶



Metro Expo Line

UNIVERSITY OF SOUTHERN CALIFORNIA,
LOS ANGELES, CA

*"The median family income of a student
from USC is **\$161,400** and **63%** come from
the top 20%."*

- New York Times

[Click Link Here](#)

TESSERA

— AT 1069 W EXPOSITION BLVD —



	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
TOTAL POPULATION:	238,853	1,289,568	3,597,674
HOUSEHOLD INCOME:	\$69,307	\$84,262	\$106,848
MEDIAN HOME VALUE:	\$694,912	\$781,968	\$846,225

USC has a current student population of +/- 47,000 students for the 2023-2024 Academic Year (usc.edu)

AREA MAP





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