

TESSERA

See the Apartments Here!

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 2026
- University of Southern California
- California Science Center
- Los Angeles Memorial Coliseum
- Natural History Museum of Los Angeles County



Available



SIZE

Retail 2: 1,085 SF



RENT

Withheld

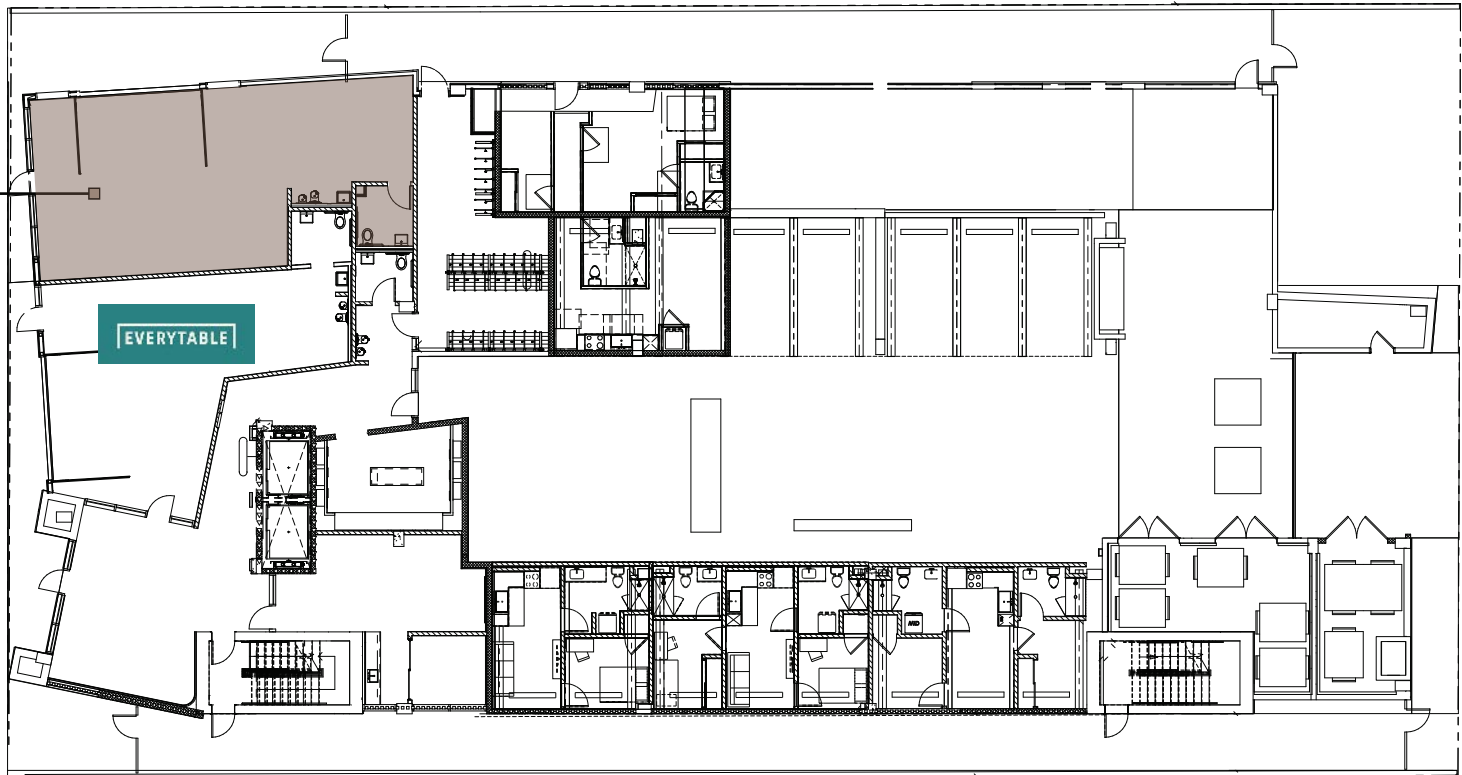


LEASE TERM

5-10 YEARS



SITE PLAN



Retail 2
1,085 SF

EVERYTABLE

Exposition Blvd 31,704 CPD



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](#)



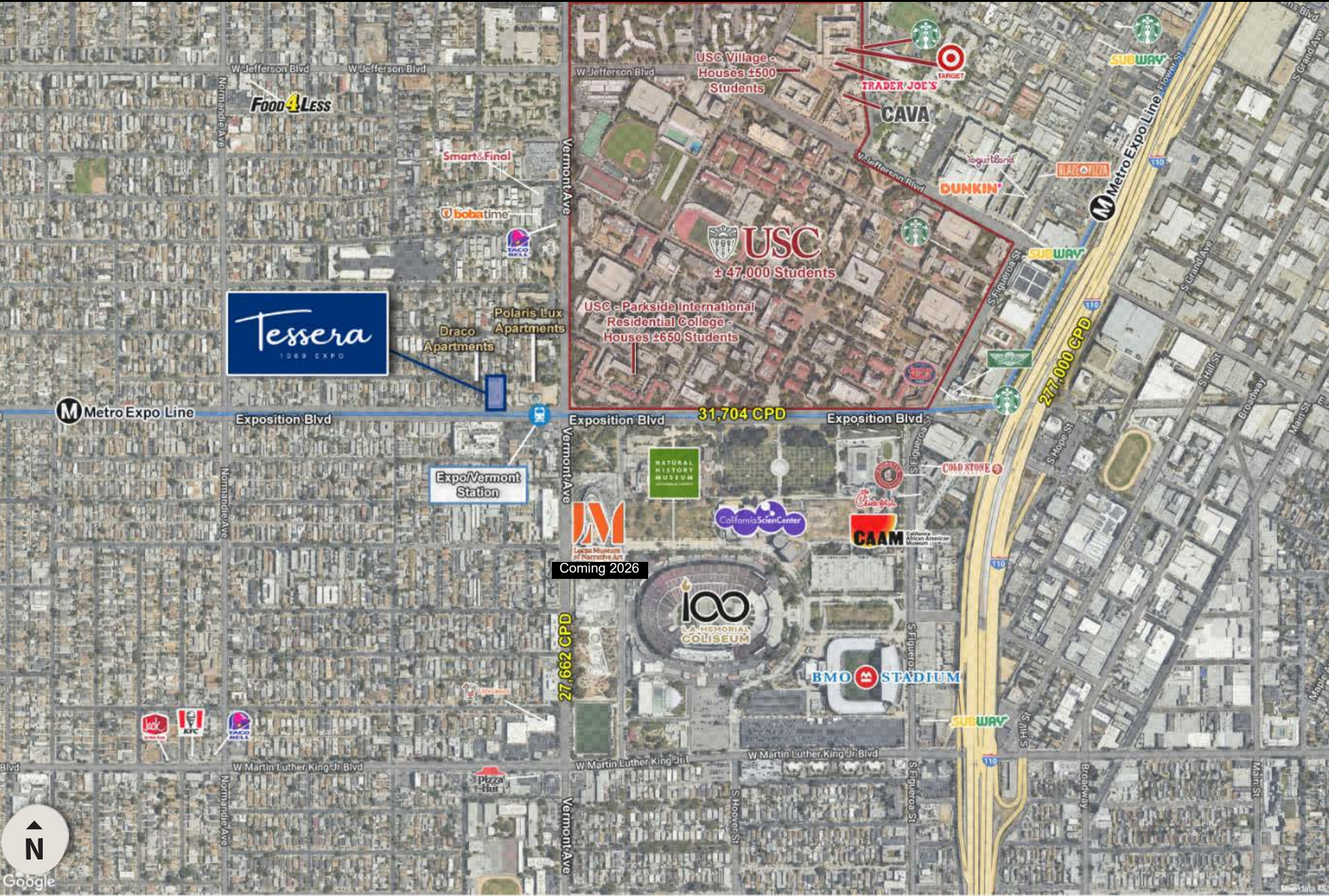
TESSERA

— AT 1069 W EXPOSITION BLVD —

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
TOTAL POPULATION:	235,721	1.3M	3.58M
AVG HOUSEHOLD INCOME:	\$80,496	\$98,257	\$124,563
MEDIAN HOME VALUE:	\$789,461	\$912,792	\$1.04M

USC has a current student population of 46,000 students for the 2025-2026 Academic Year (usc.edu)

AREA MAP





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