



Retail Space

*For Lease*



## Tuscany Apartments

3770 S Figueroa St., Los Angeles, CA 90007

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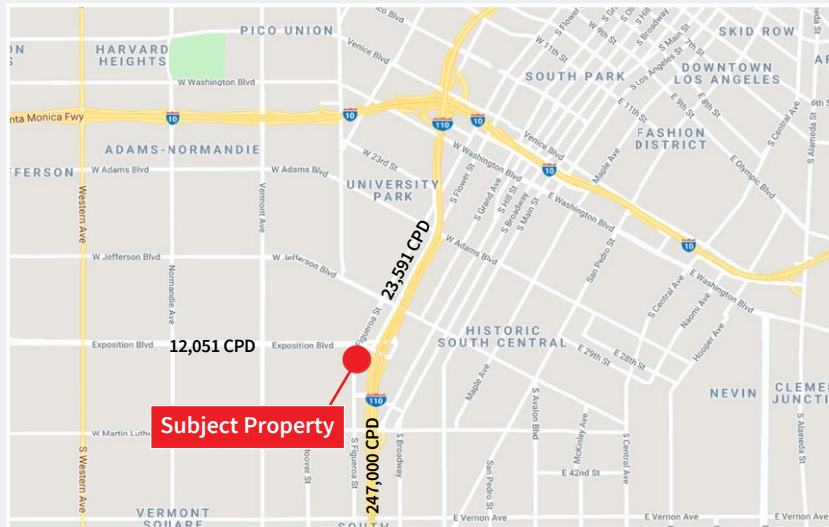
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# Property Highlights

- Located directly adjacent to the University of Southern California, which has an enrollment of 44,000 students.
- Opportunity allows for the ability to co-tenant with popular restaurants like Chick-Fil-A, Chipotle, Coffee Bean & Tea Leaf, and others, tenants that draw students from the USC campus to this location.
- Space is located directly under the Tuscany Apartments, one of USC's luxury student housing apartments with 1, 2, 3, and 4 bedroom apartments.
- An attached parking garage has dedicated retail parking spaces available for use.



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### AREA RETAILERS



### DEMOGRAPHICS

	1 mile ▼	2 miles ▼	3 miles ▼
	<b>61,679</b> Total Population	<b>256,977</b> Total Population	<b>562,211</b> Total Population
	<b>3.5</b> Ave. Household Size	<b>3.6</b> Ave. Household Size	<b>3.1</b> Ave. Household Size
	<b>\$40,519</b> Ave. HH Income	<b>\$48,656</b> Ave. HH Income	<b>\$53,177</b> Ave. HH Income
	<b>\$507,272</b> Median Home Value	<b>\$507,004</b> Median Home Value	<b>\$515,822</b> Median Home Value



# Site Plan

## List of Tenants

Suite #	Tenant	SF
3726	The Coffee Bean & Tea Leaf	1,300
3730	Cold Stone Creamery #1589	1,100
3738	Quizno's Sub	1,000
3742	Coming Available	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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*Photos*

**USC University**  
44,000 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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*Achieve  
Ambitions*

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