



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)

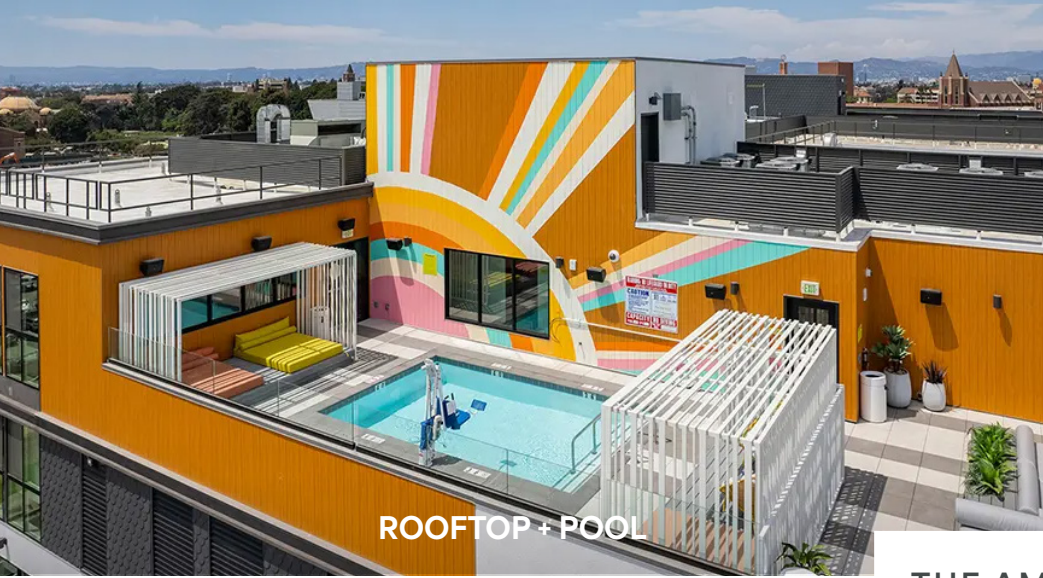
The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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

1,299 SF

C

D

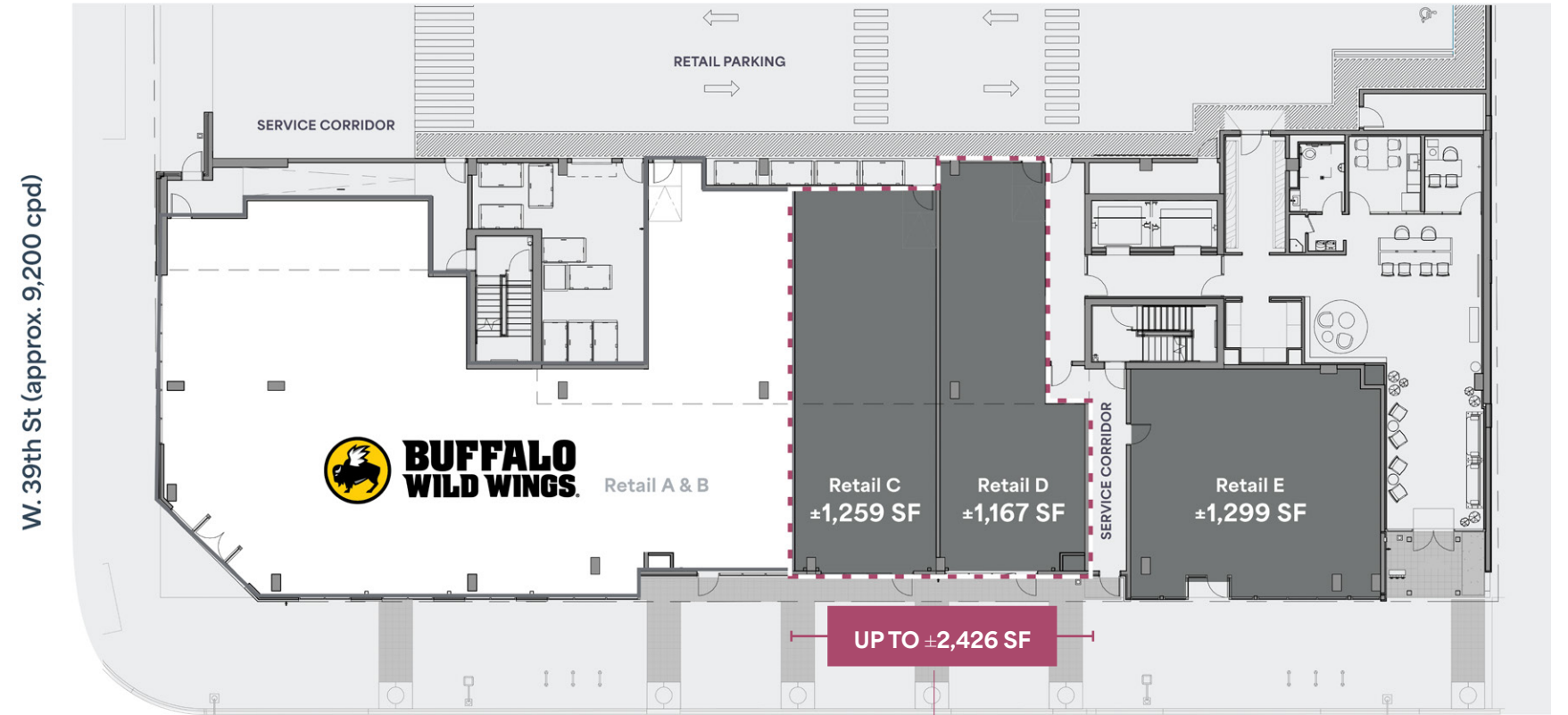
E

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

RESTAURANT / RETAIL OPPORTUNITY

±1,167 SF - ±2,426 SF

Mixed-Use Development



W. 39th St (approx. 9,200 cpd)

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

Able to Combine Retail C+D

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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
- 1 BMO STADIUM**
 Capacity / **22,000**
(24,000 capacity for concerts)
- 2 LA MEMORIAL COLISEUM**
 Capacity / **77,500**
(70,000 capacity for concerts)
- 3 THE LUCAS MUSEUM OF NARRATIVE ART**
 Opening / **2026**
- 4 UNIVERSITY OF SOUTHERN CALIFORNIA**
 2024 Total Enrollment / **48,945**
- 5 GALEN CENTER**
 Capacity / **10,258**
- 6 USC VILLAGE**
 accommodates 2,700 students annually
- 7 CRYPTO.COM ARENA**
 2024 / **250 EVENTS / 4M VISITORS**
- 8 LOS ANGELES CONVENTION**
 2024 / **200 EVENTS / 3.6M VISITORS**

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	21.3%	15.8%	12.3%
Black Alone	15.2%	12.2%	13.2%
American Indian/Alaska Native Alone	2.5%	2.8%	3.1%
Asian Alone	13.7%	10.8%	4.4%
Pacific Islander Alone	0.1%	0.2%	0.1%
Hispanic Origin (Any Race)	54.1%	65.3%	73.3%

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