

JASPER

2528 S GRAND
LOS ANGELES, CA 90057

FOR LEASE

RESTAURANT
& RETAIL

FOR RETAIL INQUIRIES

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CBRE

FOR LEASE

JASPER

Located on the hard corner of W Adams Blvd and S Grand Ave, Jasper sits in one of the most densely populated Los Angeles areas. Adjacent to DTLA to the North and USC/USC Village to the Southwest, the property aims to serve the surrounding demographic of residents, students, and workforce



2528 S GRAND AVE
LOS ANGELES, CA 90007



RESTAURANT OR
RETAIL AVAILABLE



4,987 SF w/ PATIO
DIVISIBLE



872 SF - 1,255 SF
AVAILABLE



20 RETAIL
PARKING SPACES



296 APARTMENT UNITS
ABOVE GROUND FLOOR
RETAIL

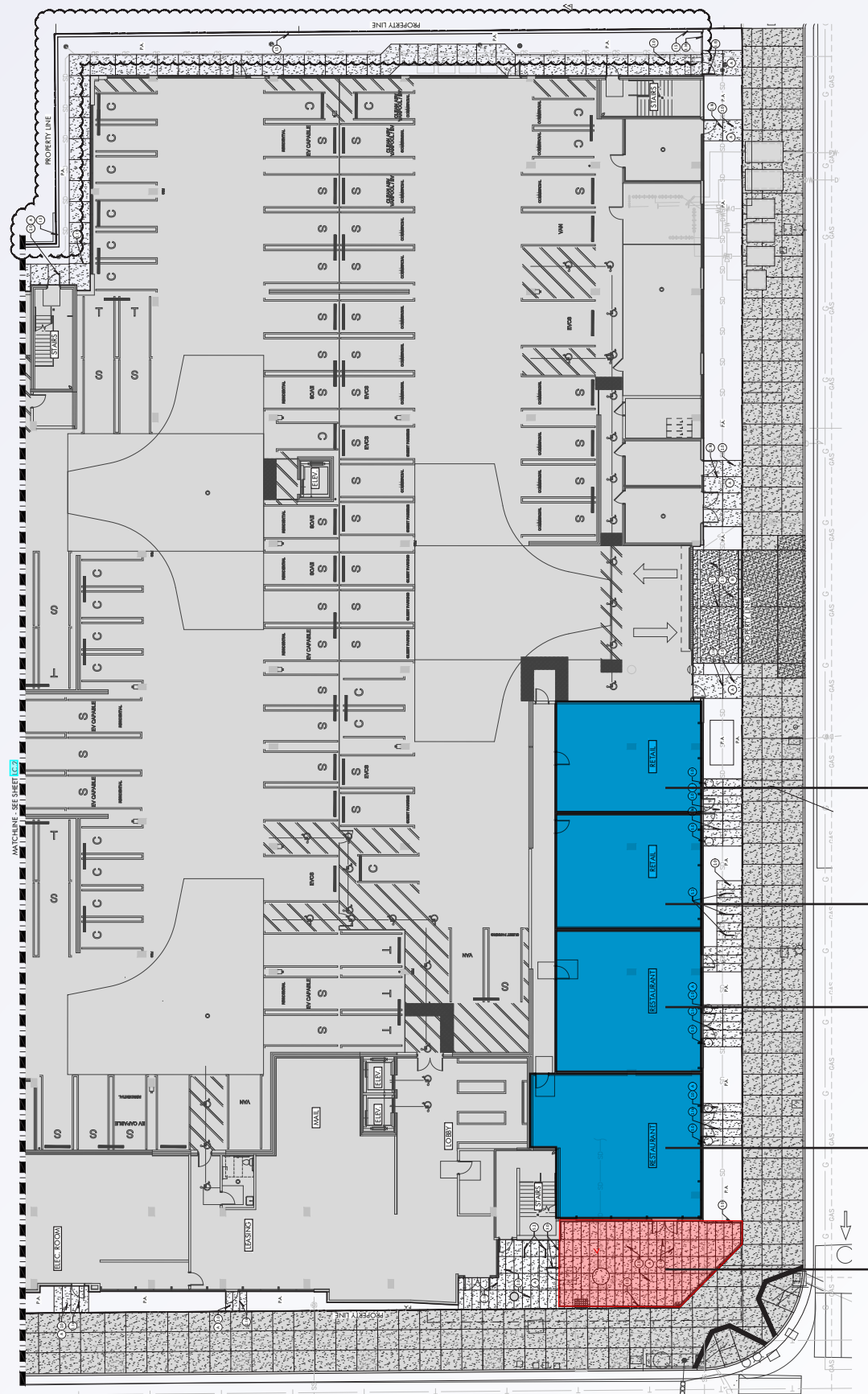


Q1 2023
DELIVERY



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ADAMS BLVD

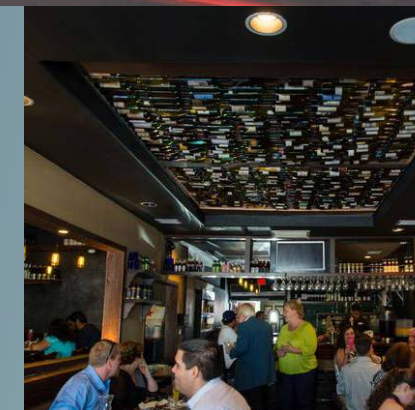
- SUITE D
872 SF
- SUITE C
925 SF
- SUITE B
1,169 SF
- SUITE A
1,255 SF
- PATIO
766 SF

GRAND AVE

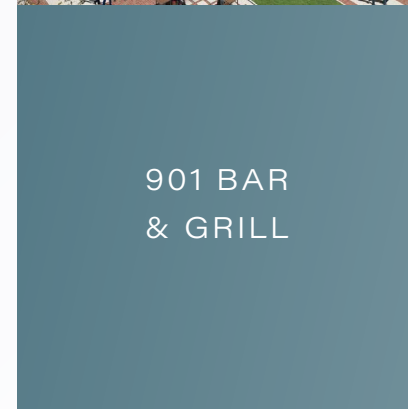
- 4,221 SF DIVISIBLE RESTAURANT OR RETAIL
- POTENTIAL PATIO



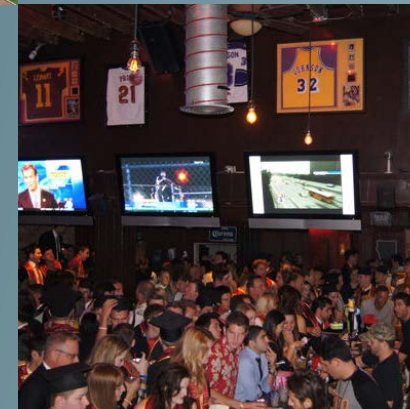
USC VILLAGE



BACARI W. ADAMS



901 BAR & GRILL



HOLBOX



OUR NEIGHBORS

- CENTRAL KITCHEN @ THE LORENZO
- LOS COMPARDRES
- HOLBOX
- GRAND FOOD DEPOT
- DELICIOUS AT THE DUNBAR
- 901 BAR & BRILL
- KITCHEN ITZA
- MAL'S BAR
- SEREE'S COFFEE SHOP
- THE LAB GASTROPUB
- BIRD'S NEST CAFE



UNIVERSITY OF SOUTHERN CALIFORNIA



MERCADO DE PALOMA

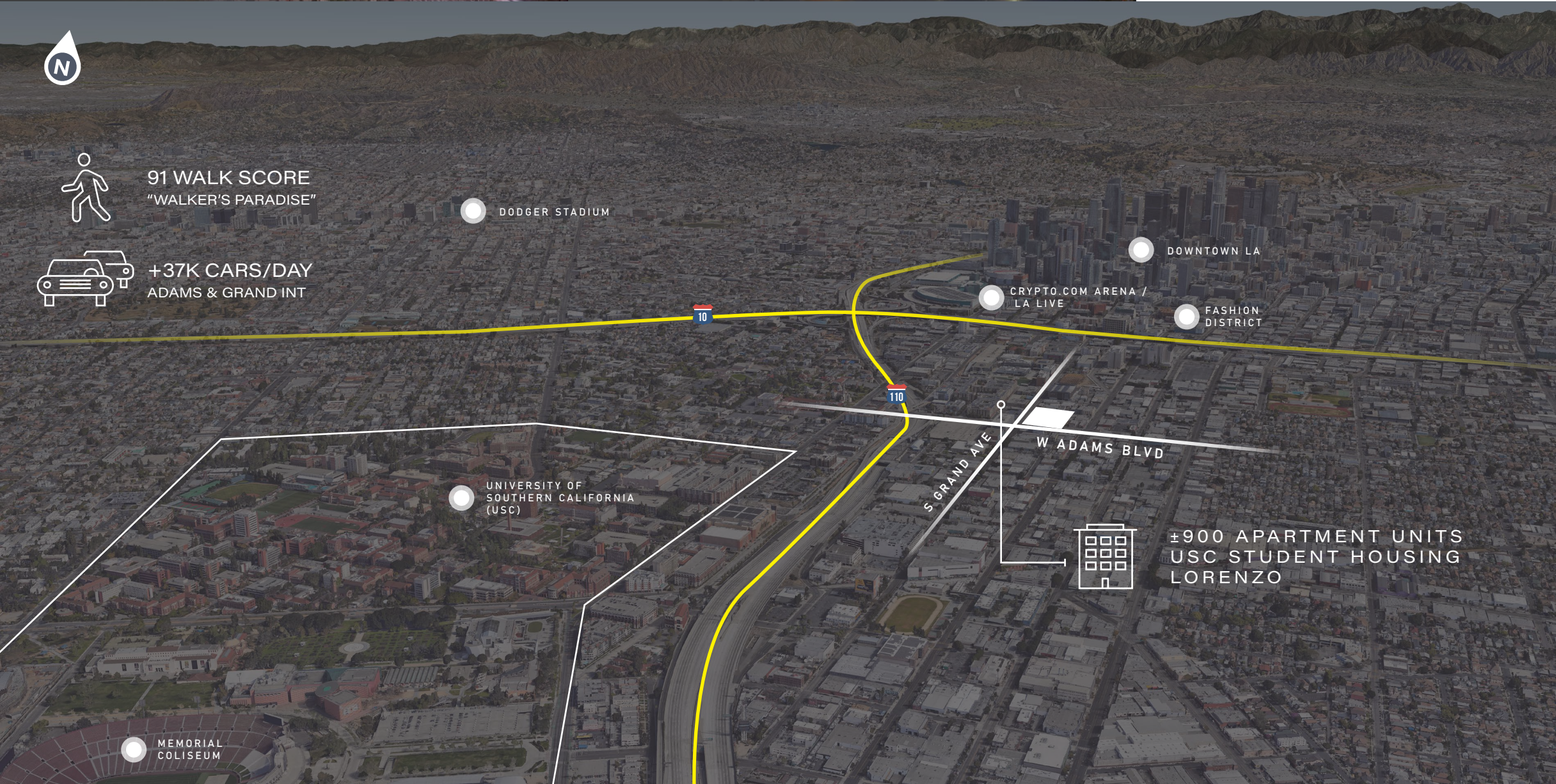
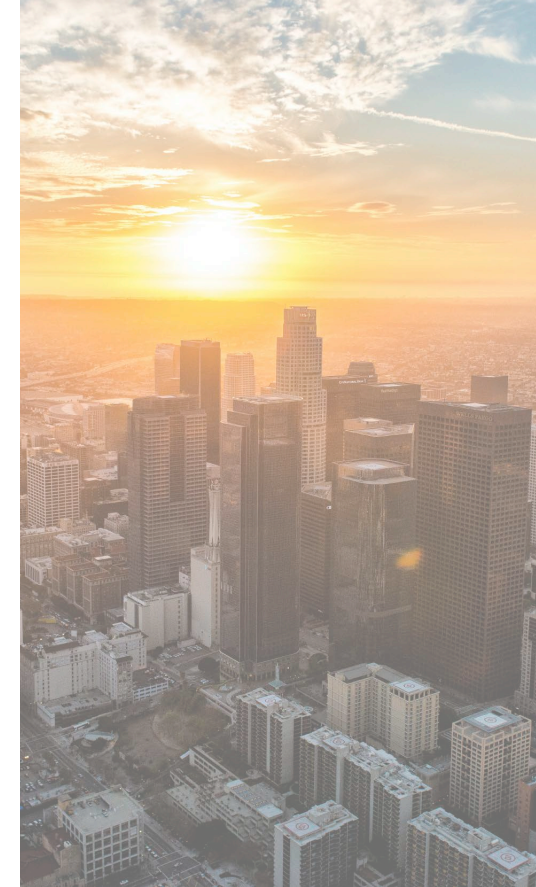


DOWNTOWN LOS ANGELES



CRYPTO.COM ARENA / LA LIVE

The area is flanked by Downtown Los Angeles to the North, The 110 Freeway to the West, and University of Southern California to the Southwest. The proximity to the major business hub of DTLA provides convenient access to many of its offerings such as LA Live/Crypto.com Arena and many transit options meant to benefit the enormous workforce and dense population. Located just Northwest of USC, the area is surrounded by students and workforce related to the historic institution.



DEMOGRAPHICS (2 MILE RADIUS)



2022
264,181
POPULATION



DAYTIME
325,242
POPULATION



HOUSEHOLD
\$76,220
AVERAGE
INCOME



MILLENNIALS
31.1%
MAJORITY
GENERATION



WORK
175,954
EMPLOYEES



WORK CLASS
46.6%
WHITE COLLAR

JASPER

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LOS ANGELES, CA 90057

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