

# Jasper

2 5 2 8 S G R A N D A V E . , L O S A N G E L E S



**Retail and Restaurant For Lease**

**CBRE**



# Demographics

Located at the intersection of West Adams and S Grand Ave, 2528 S Grand is positioned in the densely populated area of DTLA adjacent to USC village and serves a dynamic mix of students, residents and professionals. The property is well-positioned to benefit from the steady foot traffic, proximity to 110, 101 and 10 freeways and the vibrant energy of this historic and evolving neighborhood.

	1 MILE	3 MILES	5 MILES
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2024 POPULATION	48,753	562,004	1,276,451
2024 AVG HOUSEHOLD INCOME	\$13,861	\$199,548	\$447,068
2024 HOUSEHOLDS	\$63,641	\$79,904	\$87,115
2024 PLACE OF WORK	3,123	35,403	59,106 (BUSINESSES)
	44,123	347,952	536,800 (EMPLOYEES)

# Property Highlights



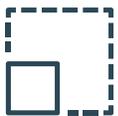
2528 S Grand Ave.  
Los Angeles, CA



Brand New  
Construction



Restaurant or  
Retail Available



4,987 SF w/ Patio  
Ground Floor Retail  
Available



296 Apartment Units



20 Retail  
Parking Spaces

# Nearby Tenants



3655 S Grand Ave, James Beard nominated, and Michelin Guide Rated casual Mexican seafood counter featuring local and sustainable seafood



2902 S Figueroa St, laid back USC hangout featuring happy hour deals and bar bites



4229 S Central Ave, Soul food, Mexican, and Creole dishes served in a historic space that once hosted jazz greats



3500 S Figueroa St.- Slick, modern haunt with science themed gourmet comfort food and drinks



3758 S Figueroa St, Fast-food chain serving chicken sandwiches & nuggets along with salads & sides



2403 S Vermont Ave, cafe offering breakfast plus sandwiches, burgers & desserts

# Nearby Tenants



## USC Village



3201 S Hoover St. Outdoor mall featuring shops, restaurants, and community events, with Corepower Yoga, Trader Joes, Sunlife Organics, Starbucks, FedEx Office, Sephora, Bruxie, CAVA, City Tacos, Fabletics, Insomnia Cookies, Kenjo Ramen, Rock & Reilly's, Target, and Terra Mia Pizza)



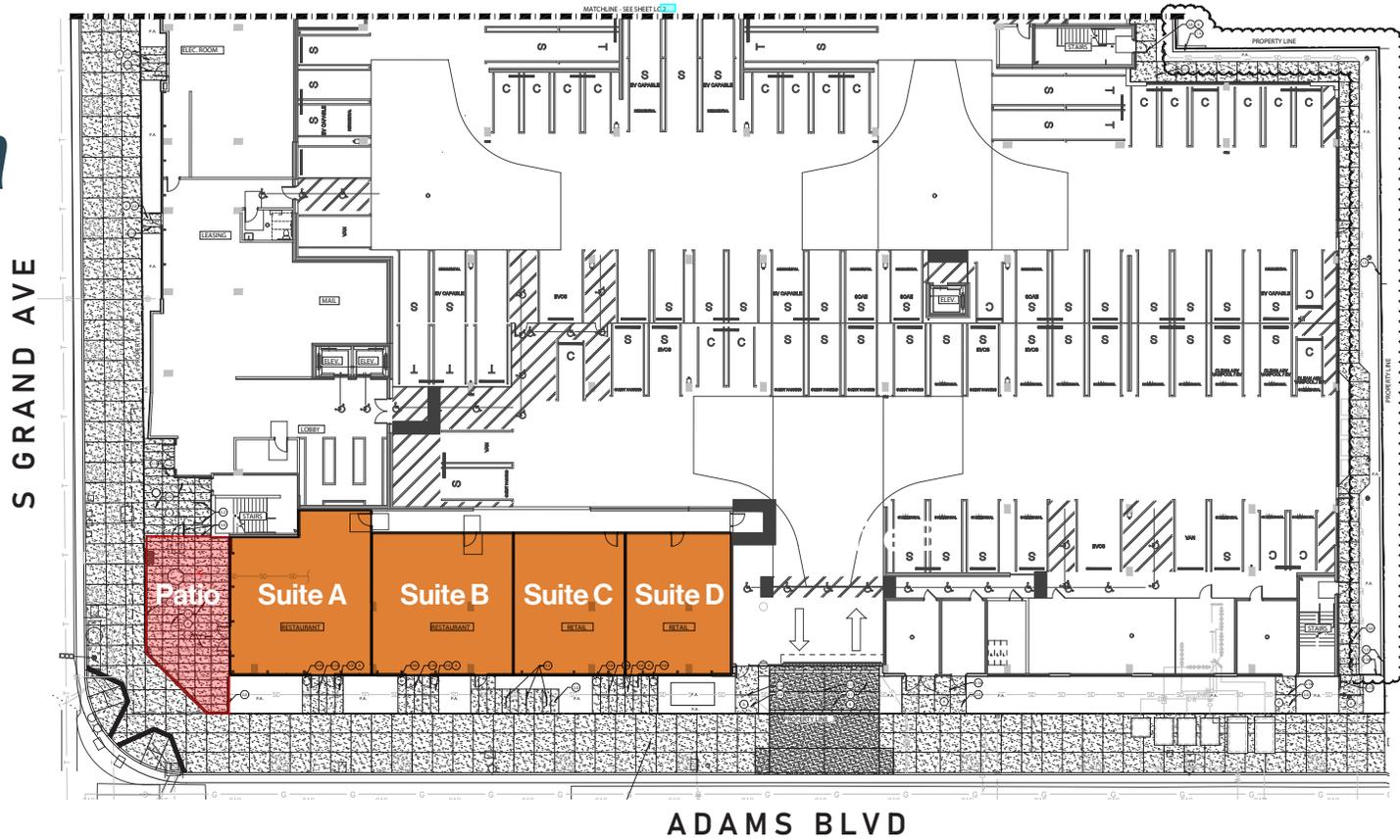
## BACA Ri



2308 S Union Ave. Cozy, stylish wine and tapas bar



# Site Plan



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

## Availabilities

<b>Suite A</b>	±1,255 SF	<b>Available</b>	Now
<b>Suite B</b>	±1,169 SF	<b>Pricing</b>	Contact Broker
<b>Suite C</b>	±925 SF	<b>Term</b>	Flexible
<b>Suite D</b>	±872 SF	<b>Parking</b>	Ample Parking Onsite
<b>Patio</b>	±768 SF		



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