

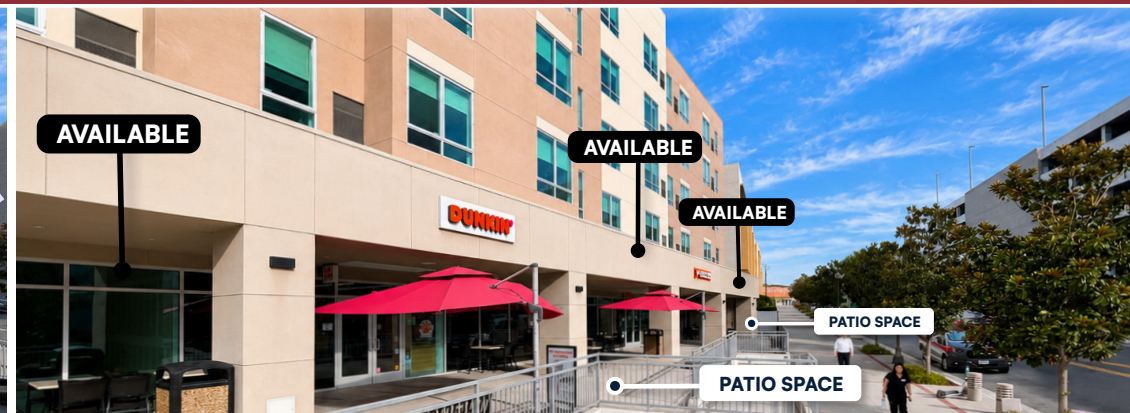
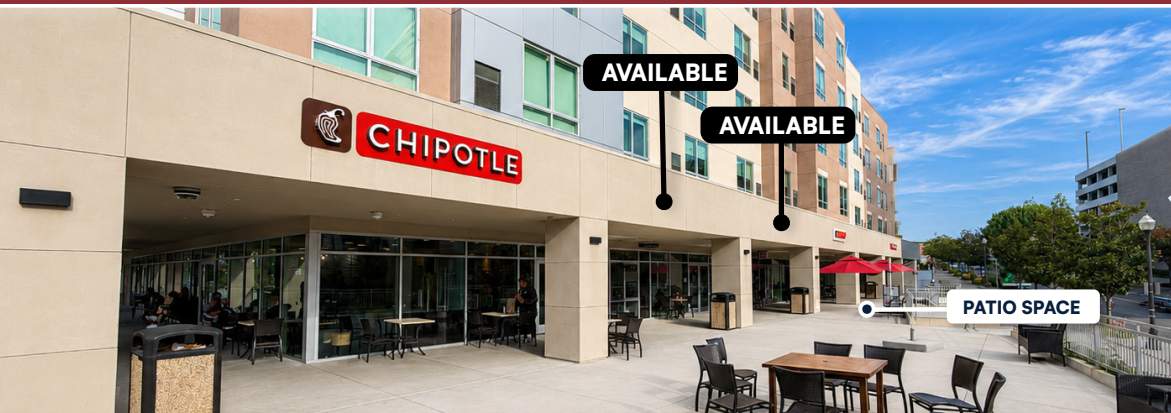
RETAIL SHOPS AT HYATT HOUSE

2200 Trojan Way | Los Angeles, CA 90033

MATTHEWS™



±9,000 SF of ground floor retail and restaurant Space | For Lease



Keck Medicine of USC

TOP 3 IN LOS ANGELES & TOP 10 IN CALIFORNIA

(U.S. News & World Report Best Hospitals Rankings 2022-2023)

USC HEALTH SCIENCES CAMPUS

±4,600 Students

±1,790 Faculty Members

±274 Physicians

±6,309 Total Staff Members

±4,200 Hospital Employees

±343 Patient Beds

Keck School of Medicine of USC

18,500+ STUDENTS, FACULTY, & BEDS
ACROSS ALL CAMPUSES



RETAIL SHOP AT HYATT HOUSE
SUBJECT PROPERTY

CURRIE HALL
APARTMENTS

Keck Medicine of USC

MAJOR CLINICAL PROGRAMS

The USC Health Sciences Campus is home to Keck Medicine of USC, a nationally recognized academic health system offering advanced care in cancer treatment, cardiovascular medicine, neurosciences, transplant services, orthopedics, and women's health. The campus also supports leading research initiatives and innovative clinical care programs.

THE BROADER USC HEALTH SYSTEM

As the hub of Keck Medicine of USC, the Health Sciences Campus connects hospitals, specialty clinics, and research centers across Los Angeles. This integrated network serves a diverse patient population while advancing medical education, research, and multidisciplinary healthcare throughout Southern California.

LEASING HIGHLIGHTS

\$3.25-\$3.75 PSF

Asking Rent

±1,222-1,818 SF

Space Available

Walking distance to USC and LA County's world-class hospitals and medical facilities, including three major teaching hospitals on campus, providing a built-in customer base throughout the day and evening.

Strong surrounding population density: **39,680 residents within 1 Mile | 337,278 residents within 3 Miles | 951,865 residents within 5 Miles | 83,000+ Monthly Visits**

Newly signed tenants including Chipotle and Dunkin' further validate the strength of the location and growing retail demand within the campus environment.

Retail units are situated directly beneath the Hyatt House hotel, benefiting from steady hotel guest traffic throughout the day, and sit just steps from Currie Hall, USC's Health Sciences Campus student apartment community located directly behind the property on Alcazar St, adding a built-in base of student residents to the daytime and evening customer mix.



SITE PLAN



TENANT ROSTER		
Suite No.	Tenant	SF
110	Retail/Service	1,818
120	Restaurant	1,360
130	Restaurant	1,532
140	Chipotle	2,000
151	Restaurant	1,432
160	Dunkin	1,056
170	Retail/Service	1,611
180	All About Poke	1,333
190	Retail/Food	1,222




Alcazar St


San Pablo St

Outdoor Dining Terrace




Heritage Square
Museum

 **Dodger Stadium**
Over 5M Seasonal Visitors in 2025
Home Games consistently hosting
more than 40,000 fans

 **Ascot Hills
Park**

On-Site Retail
 
DUNKIN'


 **CAL STATE LA**
CALIFORNIA STATE UNIVERSITY, LOS ANGELES
California State University, Los Angeles
±21,708 Students



 **USC**
**Division of Biokinesiology
and Physical Therapy**

Retail shops at
Hyatt House Hotel
Subject Property

Chinatown

 **Union Station**
±110,000 Daily Travelers & Commuters.
Heavy & Commuter Rail, LA Metro
Subways & Light Rail, Bus & Coach Lines.

Valley Blvd ±23,800 VPD

 **USC**
Molecular Imaging Center

±224,000 VPD



Little Tokyo

**Los Angeles General
Medical Center**
±600 Beds

Keck Hospital of USC
Keck Medicine of USC
±343 Beds



 **USC**
Health Sciences Campus
Hosts ±5,000 students split
across several institutions

 **Los Angeles County
Sheriff's Department**
Biscailuz Regional Training Facility
4 to 8 Academy Classes per year
±100 Recruits per Class



Arts District

EAST LA MEDICAL DISTRICT

Located within Los Angeles' rapidly expanding East LA Medical District, 2200 Trojan Way benefits from a strategic position adjacent to the USC Health Sciences Campus and Keck Medicine of USC, one of Southern California's premier academic medical centers. The surrounding neighborhood serves as a major hub for healthcare, education, biomedical research, and workforce employment, anchored by institutions including Keck Hospital of USC, LAC+USC Medical Center, and USC's Health Sciences Campus. The area continues to experience strong demand driven by medical professionals, visiting patients and families, graduate students, and institutional employees seeking convenient access to the region's leading healthcare and educational facilities. The subject property offers exceptional regional connectivity with immediate access to Interstates 5, 10, 101, and 710, providing excellent accessibility just three miles from Downtown Los Angeles and near major destinations including Union Station, Dodger Stadium, and USC's University Park Campus. Continued public and private investment throughout Boyle Heights and the broader East Los Angeles corridor has enhanced neighborhood infrastructure, transit accessibility, and long-term economic growth prospects.

The district maintains a stable and diverse economic base supported by healthcare employment, higher education, government services, and expanding life sciences investment. Strong daytime population levels, institutional expansion, and limited nearby hospitality supply continue to support long-term lodging and real estate demand throughout the submarket.

175,000 EMPLOYEE POPULATION
WITHIN 3-MILES OF SUBJECT PROPERTY

70,000 DAYTIME POPULATION
WITHIN 1-MILES OF SUBJECT PROPERTY

39,680+ RESIDENTS
WITHIN 1-MILES OF SUBJECT PROPERTY

\$400M CONSUMER SPENDING
WITHIN 1-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



2200 TROJAN WAY

Los Angeles, CA 90033

Leasing Brochure



EXCLUSIVELY LISTED BY



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