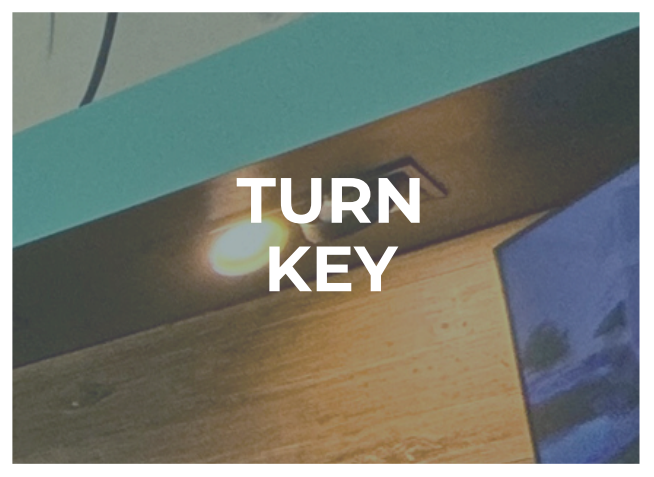




URBANLIME
REAL ESTATE



TURN
KEY

611 SPRING ST

LOS ANGELES, CA 90014

2nd Gen. | RESTAURANT

OVERVIEW

URBANLIME presents a turnkey 2nd Generation restaurant on 6th and Spring. Unlock the potential of this vibrant retail space in the heart of Downtown Los Angeles! With high foot traffic and a bustling neighborhood, this location is perfect for a new venture or to continue the successful ice cream shop business. Next door, the familiar green of Starbucks beckons coffee lovers, while the savory scents of Silver Lake Ramen waft through the air, inviting ramen enthusiasts to grab a bowl before indulging in a sweet treat. Just a few steps away, Tacos 1986 serves up its mouthwatering street tacos, creating the perfect pre-dessert pairing. And for late-night cravings, Joe's Pizza offers up its famous slices, making this corner a true foodie paradise.



LOCATION



The area around 6th and Spring in downtown Los Angeles is a vibrant mix of history and modern urban life. It's known for its beautiful historic buildings, many of which showcase classic architectural styles. The street is bustling with people, including office workers, artists, and visitors.

You'll find a variety of shops, cafes, and restaurants that reflect the diverse culture of the city. The nearby historic district features attractions like the Bradbury Building, famous for its stunning atrium and intricate ironwork. Additionally, the area has a lively street scene, with murals and public art adding color and character.

FEATURES



▶ **1,3000 SF**
(INCLUDES & BEAUTIFUL MEZZANINE)

▶ **CURRENT RENT: IS \$4,750 ALL IN**
(RENT ABATEMENT NEGOTIABLE,
SUBJECT TO TENANT).

▶ **KEY MONEY: \$50K**

▶ **THE SPACE IS CURRENTLY NON-
HOODED, LANDLORD WILL INSTALL
ONE FOR THE RIGHT TENANT**

▶ **TURN-KEY SECOND GENERATION
NON-HOODED RESTAURANT**

▶ **CURRENT LEASE: 6 YEARS AND A
5 YEAR OPTION**

▶ **INCLUDES FF&E FOR AN ICE
CREAM OPERATOR**

▶ **OUTSTANDING TENANT MIX OF
STARBUCKS, SILVER LAKE
RAMEN, TACOS 1986 AND JOE'S
PIZZA**



CONTACT US



▶ **Chris Stewart**

SENIOR ASSOCIATE

213.400.4454

Chris@urbanlimere.com

DRE# 02142374