

# HARD CORNER OF WEST 6TH STREET & SOUTH HOPE STREET (SEC)

HEART OF THE FINANCIAL DISTRICT,  
DOWNTOWN LOS ANGELES





# PROPERTY HIGHLIGHTS

**Walk Score: 99** (Walker's Paradise)

**Transit Score: 100** (Rider's Paradise)

## Walking distance to:

BOTTEGA LOUIE



2,549 SF + 577 SF  
PATIO (COVERED)  
= 3,126 SF TOTAL

WOOD FLOORS,  
OPERABLE  
WINDOWS, WOOD  
AND BRICK WALLS

TERM: 5-10 YEAR  
BASE TERM  
AVAILABLE

HIGH CEILINGS  
(APPROX 14 FEET).

VENTING (TWO  
HOODS) AND GREASE  
INTERCEPTOR

TREMENDOUS WRAP  
AROUND FRONTAGE  
WITH PATIOS ON  
BOTH HOPE AND 6TH  
STREETS

NO KEY MONEY

2 WALK INS +  
WALK IN FOR KEG  
REFRIGERATION.

CURRENT CAMS:  
APPROXIMATELY  
\$5,300 PER MONTH

2 ADA COMPLIANT  
RESTROOMS

QUICK WALK FROM  
BUNKER HILL'S  
EXCELLENT DAYTIME  
POPULATION



**5TH AND HILL**  
53 STORIES  
PARK FIFTH  
660 UNITS + RETAIL

**BUNKER HILL**

**NICK + STEF'S**  
STEAKHOUSES

**MILLENNIUM BILTMORE HOTEL**  
683 ROOMS

**GRAND CENTRAL MARKET**

EGGSLUT, BELCAMPO, MCCONNELL'S, WEXLER'S

**ANGEL'S LANDING**  
509 ROOM HOTEL + 441 UNITS  
eggslut **Wexler's** **BEACON**  
428 UNITS + RETAIL

**INTERCONTINENTAL**  
LOS ANGELES DOWNTOWN  
889 ROOMS

**71 ABOVE RESTAURANT**

**Hilton**  
HOTELS & RESORTS  
193 ROOMS

**The Standard**  
207 ROOMS

**HOTEL CLARK**  
348 ROOMS  
F&B

**PERLA**  
ON BROADWAY  
450 UNITS + RETAIL

**Redbird**

**85C BAKERY CAFE**

**630 W 6th St**

**TITLE INSURANCE BLDG**  
300K SF CREATIVE OFFICE  
**BAR AMÁ**  
**CAMBRIA HOTEL**  
180 ROOMS  
**CONTINENTAL**  
140 ROOMS

**CASEY'S IRISH PUB**

**THE BLOC**

**NOMAD**  
LOS ANGELES  
241 ROOMS

**BOTTEGA LOUIE**

**astro**  
southernuts & fried chicken

**Pitchaunt's tendergreens**

**BANCO POPULAR**  
188 UNITS + RETAIL

**Mrs. fish PERCH**

**LITTLE SISTER**

**PK MARKET**

**FOREMAN-CLARK**  
125 UNITS + RETAIL

**BACO MERCAT**

**Flower St**

**tocaya ORGANICA**  
**SHAKE SHACK**

**Cassell's HAMBURGERS**  
**SPRING ST HOTEL**  
170 ROOMS

**KAZU NORT**

**freshhand**  
LOS ANGELES  
226 ROOMS

**Grand Ave**

**Olympic Blvd**

**7th St**

**San Pedro St**

**4th St**

**3rd St**

**2nd St**

**I/Ave**

**Alameda St**

**101**

**110**

**Lucas Ave**

**Beaudry Ave**

**Hope**

**Grand Ave**

**Hill St**

**Spring St**

**1st St**

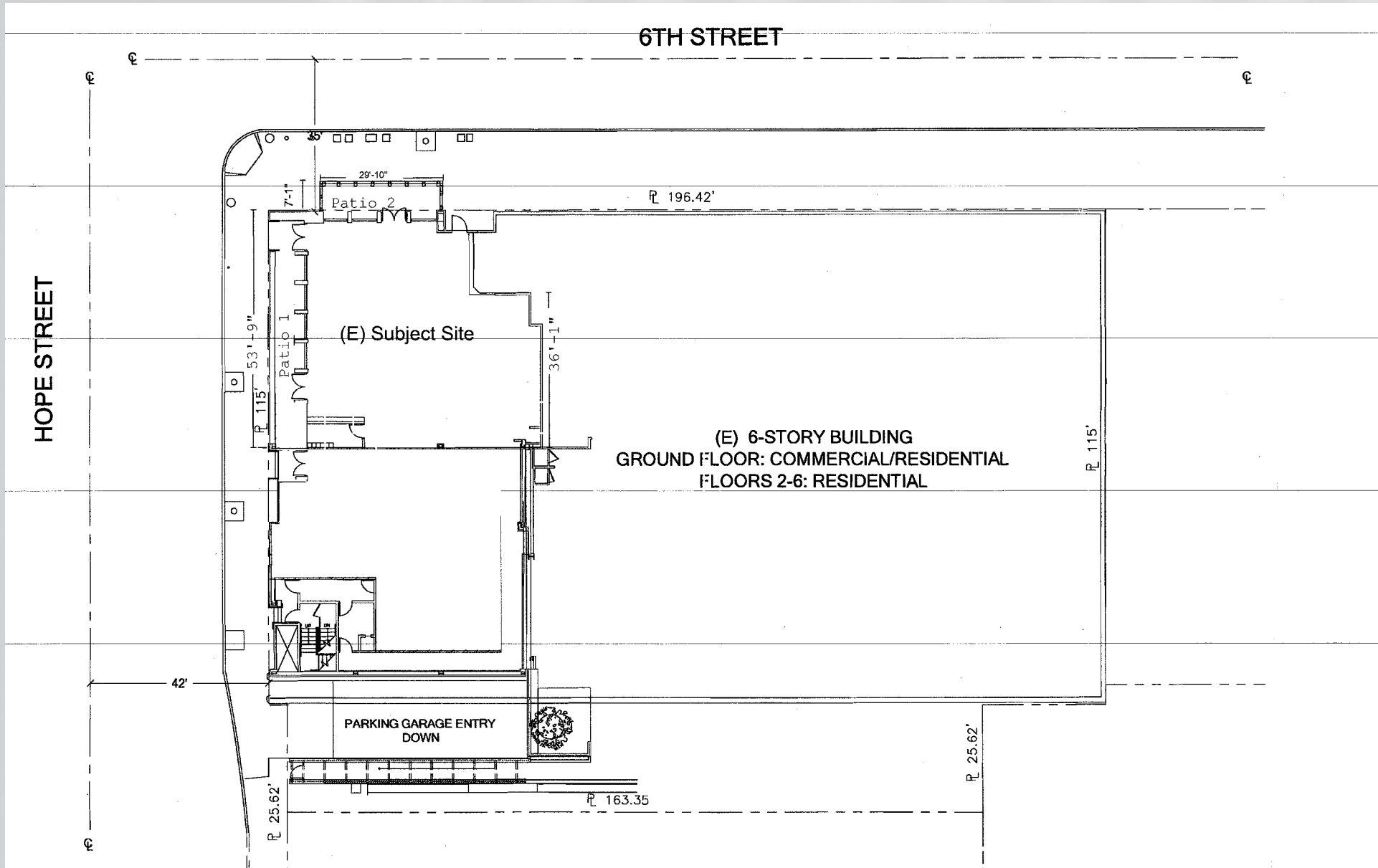
**Broadway**

**Temple St**

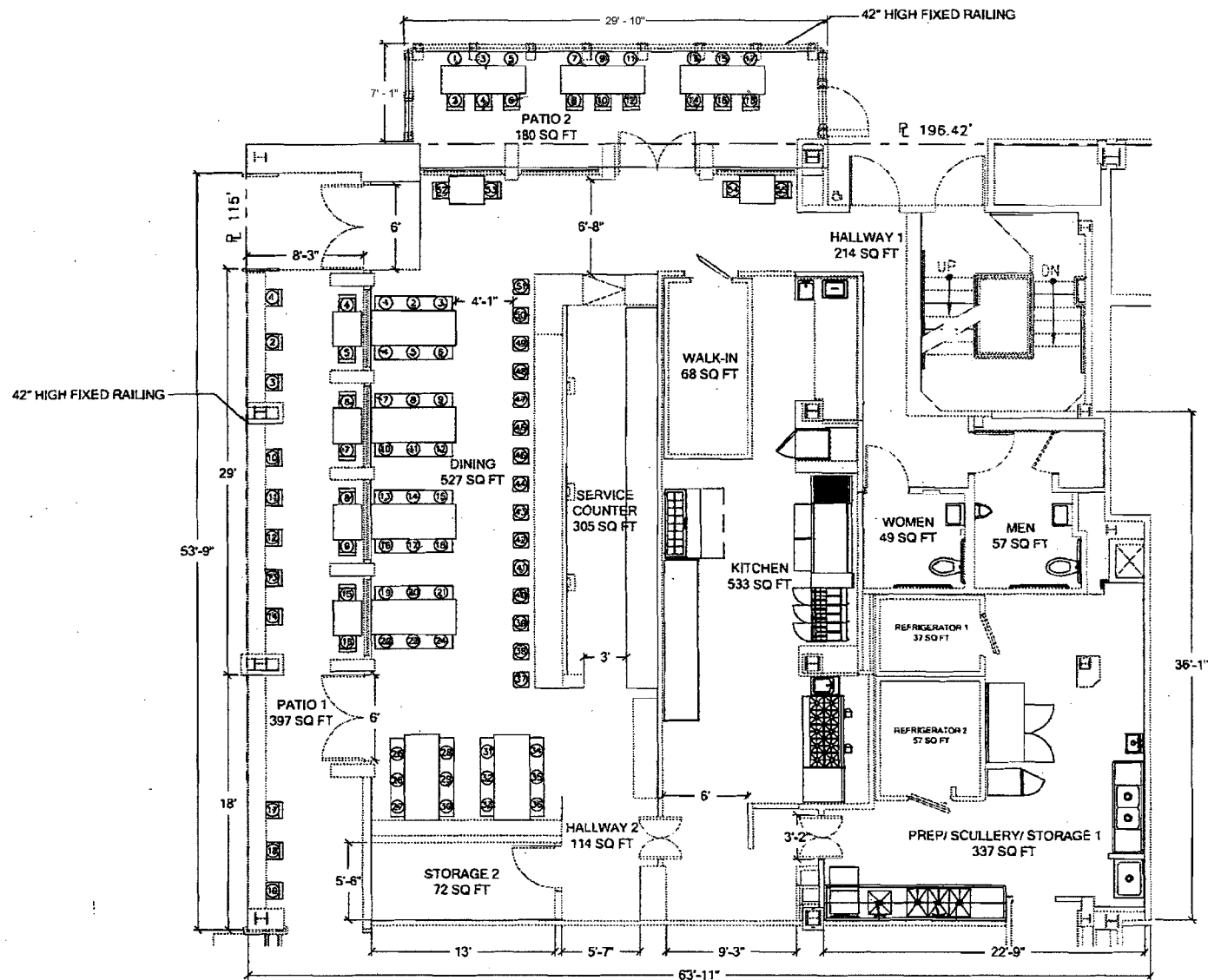
**Main St**

**Los Angeles St**

# SITE PLAN



# FLOOR PLAN



# WITHIN 2 BLOCKS FROM BUNKER HILL'S AND FINANCIAL DISTRICT'S MOST SIGNIFICANT CLASS A OFFICE PROJECTS

US BANK TOWER  
1.4M SF  
1 Block

PACMUTUAL CENTER  
455K SF  
1 block

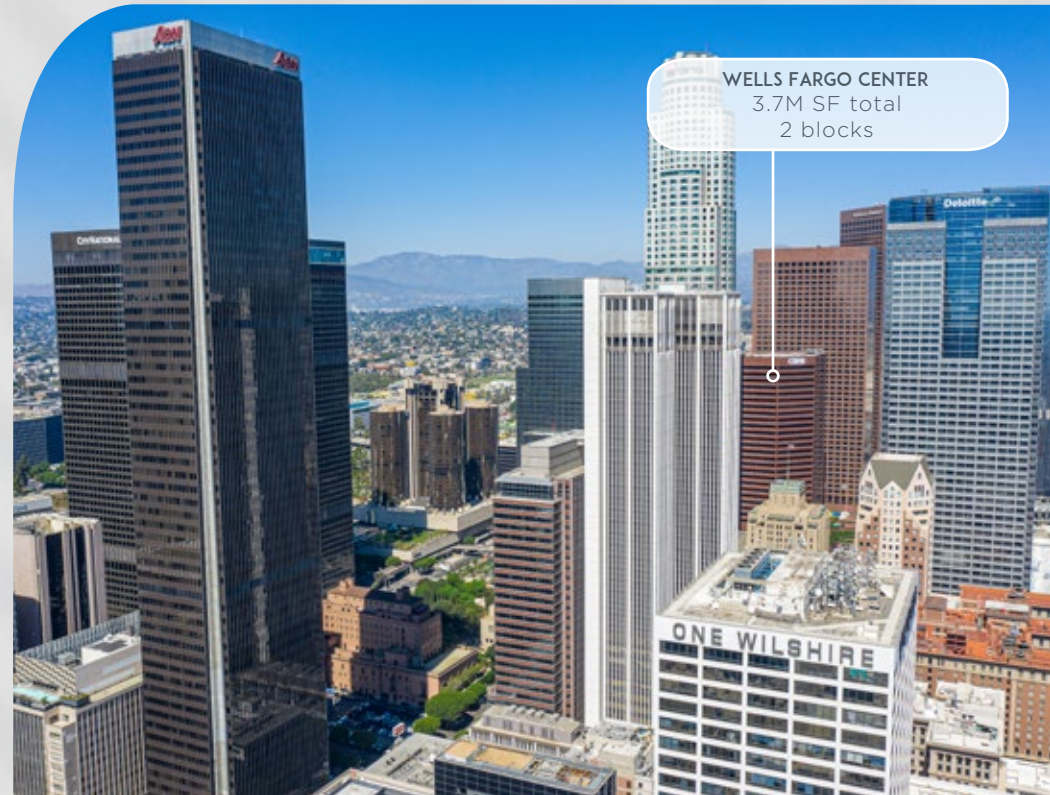
CALPLAZA (Not pictured)  
2.4M SF  
2 blocks

AON CENTER  
1.1M SF  
Across the Street

CITY NATIONAL PLAZA  
1.37M SF  
1 block

**29.3 MILLION SF**  
Of Total Office Space

WELLS FARGO CENTER  
3.7M SF total  
2 blocks



# MARKET DEMOGRAPHICS



65,000  
RESIDENTS



500,000  
WEEKDAY POPULATION



38  
MEDIAN AGE



39  
MEDIAN AGE



\$98,900  
MEDIAN INCOME



\$97,800  
MEDIAN INCOME

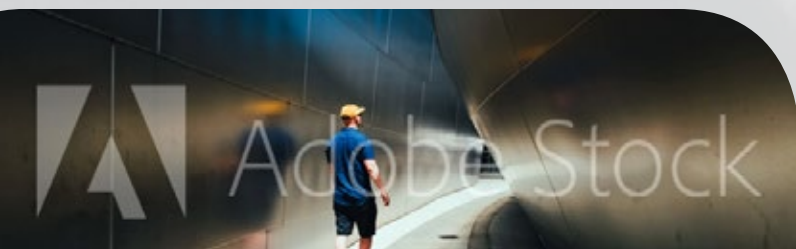


54%  
AT TOP, SENIOR, OR  
PROFESSIONAL STAFF LEVELS





EAT. LIVE. LOVE. **DTLA.**







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HEART OF THE FINANCIAL DISTRICT,  
DOWNTOWN LOS ANGELES

