

The image shows the interior of a restaurant. In the foreground, there is a long, dark-colored bar with a decorative white geometric pattern on its front edge. Behind the bar is a kitchen area with stainless steel equipment. The ceiling is filled with numerous pendant lights that have a complex, geometric, wireframe design. The walls are made of large, light-colored stone or concrete panels. Large windows in the background offer a view of a city street with buildings and a clear sky. The overall atmosphere is modern and sophisticated.

# 2ND GEN RESTAURANT

800 W 6<sup>TH</sup> ST // DTLA

[WWW.URBANLIMERE.COM](http://WWW.URBANLIMERE.COM)

# OVERVIEW

URBANLIME Real Estate is pleased to present the outstanding opportunity to lease the ground-floor restaurant space located on the hard corner of 6th and Flower St in DTLA. 800 West 6th Street is located in the heart of the Financial District, steps from the 7th Street Metro Center and directly across the Standard Hotel.

With over 200,000 sf of Class A office space above and some of the largest office towers surrounding the location, the restaurant offers a tremendous number of daily visitors. The Property also provides a valet service dedicated to the building's tenants and visitors.



# PROPERTY SUMMARY

**Improved 9,430 SF Restaurant space with large outdoor patio, equipped kitchen, and active CUB for onsite consumption of a full line of alcoholic beverages.**

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## **SPECS:**

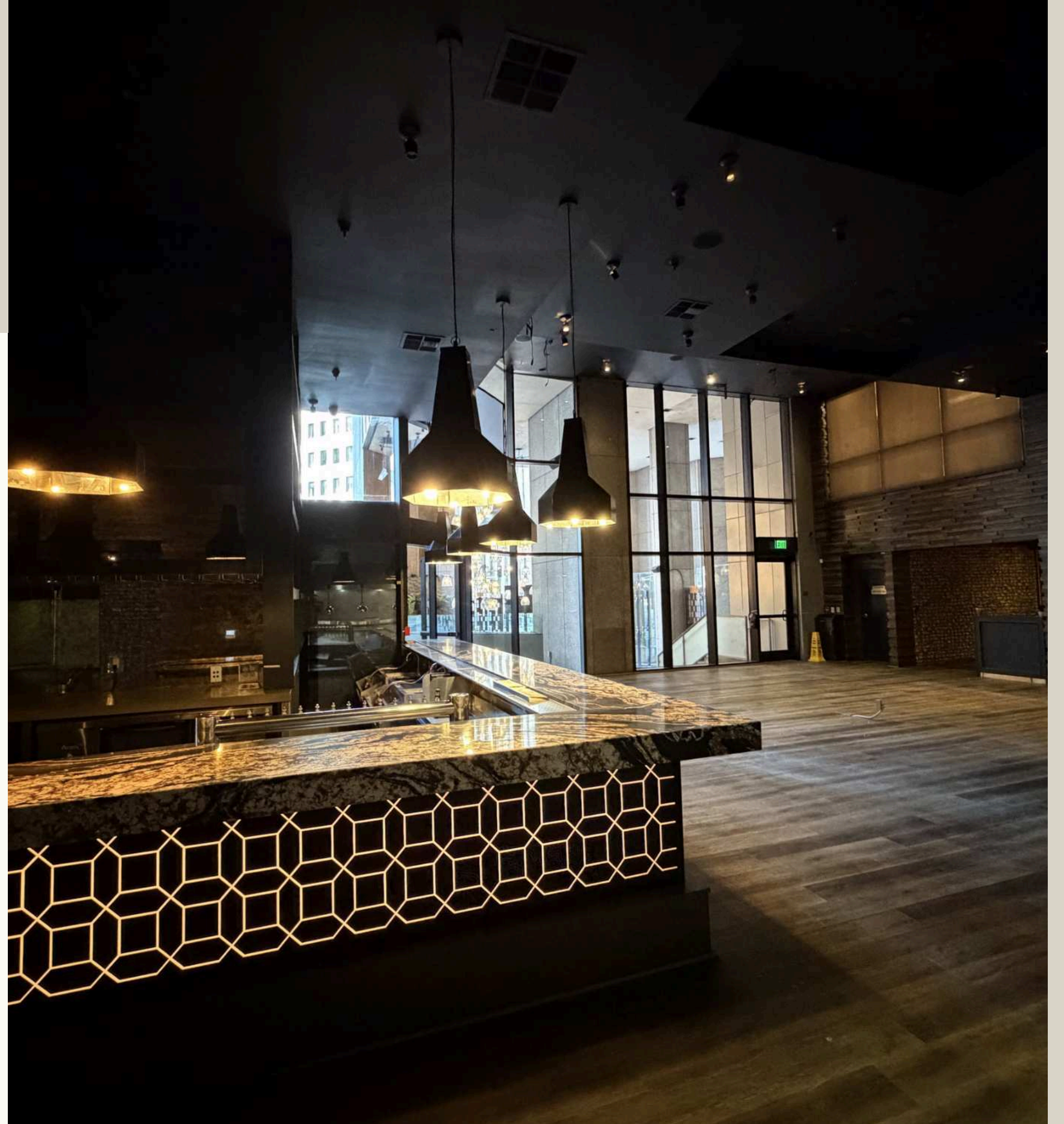
**SIZE:** 6,921 SF Interior with 2,509 SF of outdoor patio

**LICENSE:** Full Liquor allowing service from 6 am to 4 am Daily

**LEASE:** New Lease with Landlord (Rate: Negotiable)

**OCCUPANCY:** 126 Interior & 36 Outdoor

\*Healthy Rent Concessions Available for Qualified Operators





# LOCATION

**Positioned in the heart of Downtown Los Angeles, 800 W 6th St sits within the vibrant Financial District, at the intersection of the CBD, Historic Core, Broadway District, and Bunker Hill. This highly walkable corridor is surrounded by a dense mix of office, residential, hospitality, and cultural destinations, making it one of the most dynamic and sought-after neighborhoods in DTLA.**

Located in the heart of DTLA's vibrant Financial District. Easy access to the 101, 110, and 5 freeways, as well as major transit lines.

**Surrounded by** prominent retail, restaurant, and hospitality destinations, including The Bloc, FIGat7th, and the InterContinental Hotel.

**Neighborhood attractions** include The Broad, MOCA, The California Club, Jonathan Club, and the Los Angeles Public Library.

# DTLA DEMOGRAPHICS



### DTLA BY THE NUMBERS



**5.84**  
SQUARE MILES



**90,000+**  
RESIDENTS

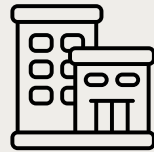


**500,000+**  
WEEKDAY POPULATION

### RESIDENTIAL INVENTORY

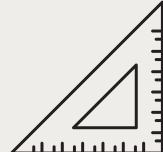


**28,603**  
MARKET RATE  
APARTMENTS



**10,013**  
CONDOMINIUMS

### CURRENT DTLA RETAIL INVENTORY



**25 MILLION**  
SQUARE FEET



**\$4.12**  
AVERAGE MONTHLY  
QUOTED LEASING RATE

### HOSPITALITY

**10,000+**  
HOTEL ROOMS

**\$221**  
AVERAGE DAILY RATE

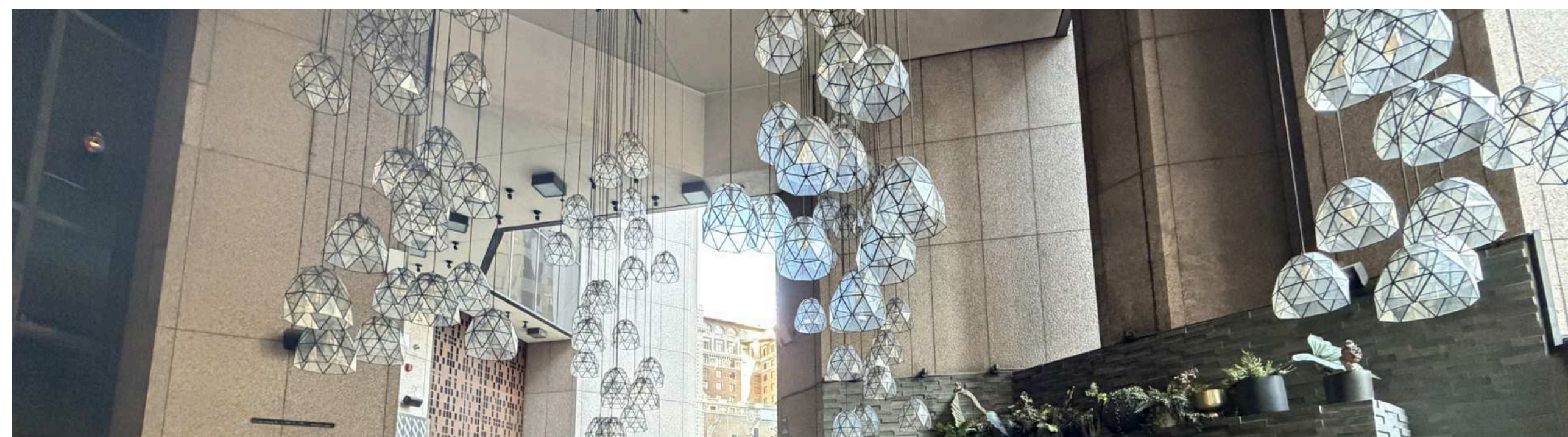
### DEVELOPMENT PIPELINE

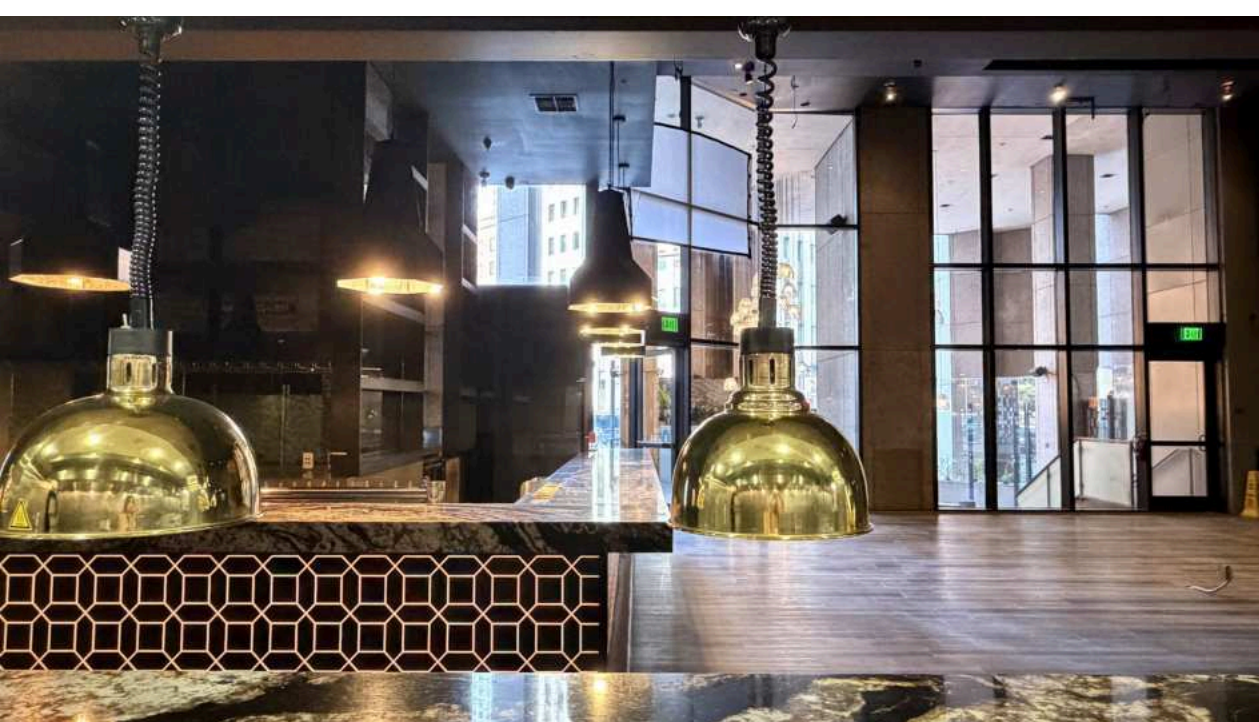
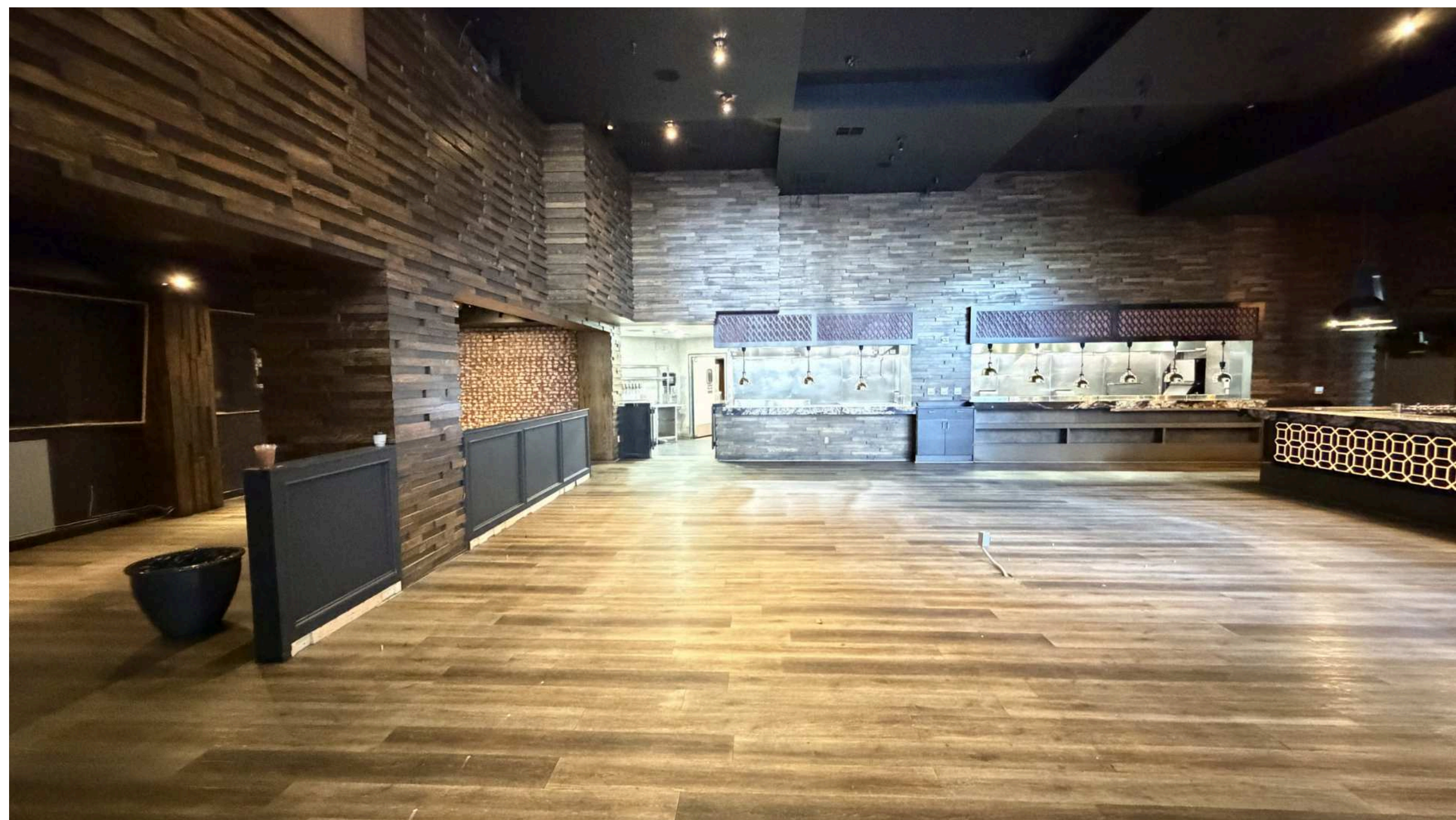
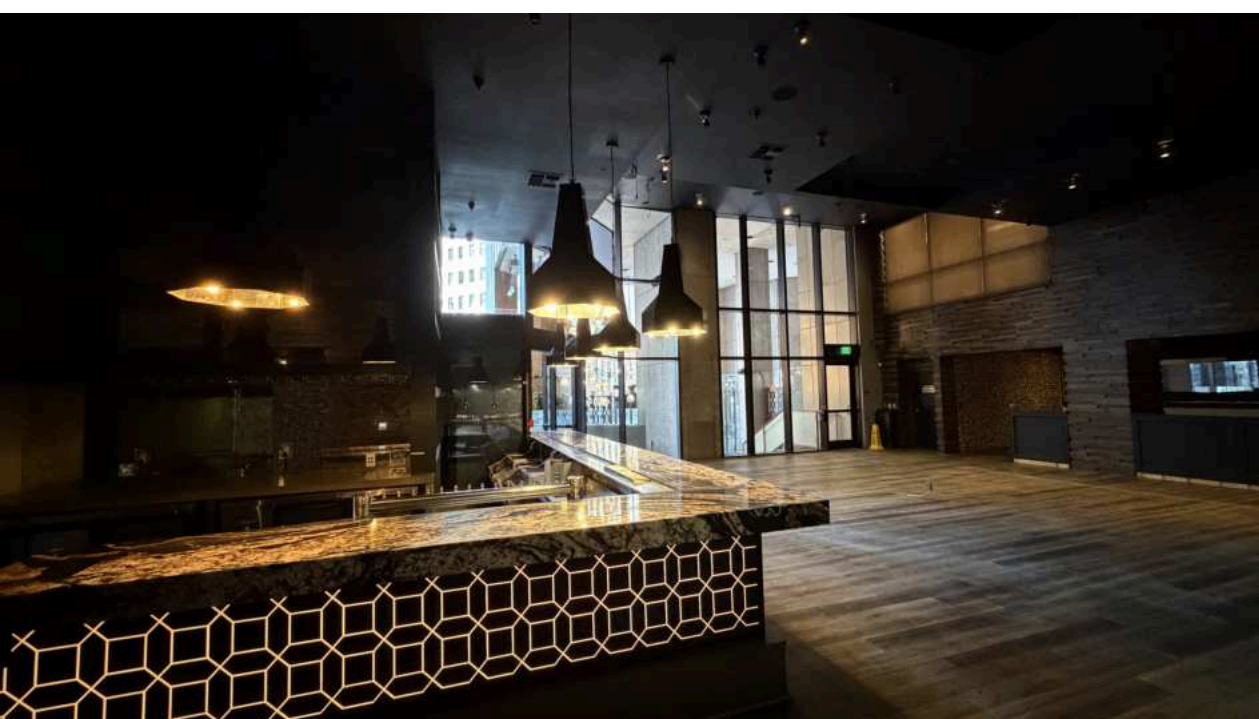
**48,333**  
RESIDENTIAL UNIT

**8,000+**  
HOTEL ROOMS

**5.5 MILLION**  
RESIDENTIAL SPACE

**3.5 MILLION**  
SF OF RETAIL







# FLOOR PLAN



**6,921 SF INTERIOR**  
**2,509 SF OUTDOOR PATIO**

# Contact us

**Lorena Tomb**

213.277.7247 x 1

Lorena@urbanlimere.com

BRE# 01894475

**Tyler Del Re**

323.979.7535

Ty@Urbanlimere.com

BRE#: 01947880

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