

OFFERING MEMORANDUM

RETAIL FOR LEASE | 1120 W 6th ST | LOS ANGELES, CALIFORNIA

Be

DTLA

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

- Retail Suites Available (2)
- \$25/SF/YR NNN
- Grey Shell Condition
- Tenant Improvement (TI) Allowance Offered

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

Be

DTLA

- 606 Units, Mixed Use Building
- Built in 2017
- Close to HWY 101
- High Traffic Count $\pm 19,000$ VPD
- Top Rated Tenants

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

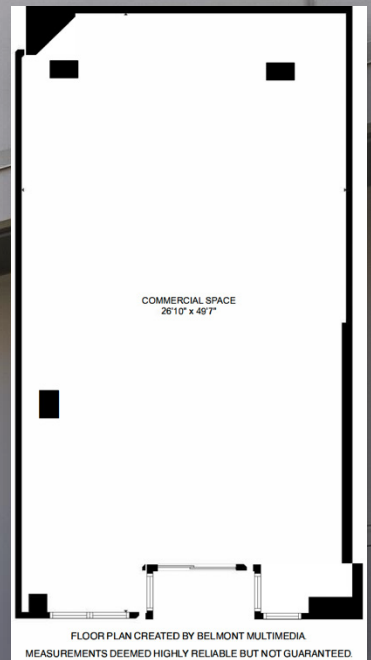
SUITE 104: ±1,250 RSF



**COMPASS
COMMERCIAL**

JALILI
COMMERCIAL GROUP

SUITE 104: ±1,250 RSF



COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

SUITE 104: ±1,250 RSF



SUITE 104: ±1,250 RSF

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

SUITE 106: ±1,030 RSF



COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

SUITE 106: ±1,030 RSF



**COMPASS
COMMERCIAL**

JALILI
COMMERCIAL GROUP

SUITE 106: ±1,030 RSF

SUITE 106: ±1,030 RSF



COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

- Twelve (12) Retail Garage Spaces
- Monthly Parking Options for Employees
- Metered Street Parking Available



COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

BUILDING TENANT



**COMPASS
COMMERCIAL**

JALILI
COMMERCIAL GROUP

BUILDING TENANT

Be

by THE SOUFERIAN GROUP

DTLA

COMPASS
COMMERCIAL



JALILI
COMMERCIAL GROUP

BUILDING TENANT

**GROCERY
OUTLET**
bargain market

**COMPASS
COMMERCIAL**

JALILI
COMMERCIAL GROUP

BUILDING TENANT



TERIYAKI MADNESS



COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

BUILDING TENANT



miDENTAL

**COMPASS
COMMERCIAL**

JALILI
COMMERICAL GROUP

DEMOGRAPHICS

Population	2 Mile	5 Miles	10 Miles
2020	282,954	1,195,798	3,484,025
2024	288,474	1,155,715	3,333,833
2029 (PROJECTION)	282,677	1,119,999	3,223,737

Consumer Spending 2024/2025	5 Mile Households
Education & Daycare	\$183,584,797
Health Care	\$127,947,797
Transportation & Maintenance	\$662,955,244
Household	\$398,232,037
Food & Alcohol Entertainment	\$912,871,694
Hobbies & Pets	\$366,528,495
Apparel	\$170,577,561

Household Income 2024/2025	5 Mile Households
< \$25K	110,311
\$25K - 50K	84,519
\$50K - 75K	66,162
\$75K - 100K	47,379
\$100K - 125K	32,977
\$125K - 150K	21,461
\$150K - 200K	26,925
\$200K+	30,868



SURROUNDING APARTMENTS

The Piero
561 Units

TENTEN Downtown
227 Units

The Mint
42 Units

The Sapphire
369 Units (Coming Soon)

1111 Wilshire
210 Units

Be
DTLA

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

CONFIDENTIALITY & DISCLAIMER

Inspections and investigations, including those conducted through appropriate third-party independent professionals, should be undertaken by each party.

All data should be independently verified by each party, including through the review of applicable documents, reports, and consultation with appropriate professionals.

Compass Commercial – San Francisco & Los Angeles makes no warranties or representations regarding the accuracy, completeness, or relevance of any financial data or assumptions. Compass Commercial – San Francisco & Los Angeles does not act as a financial advisor to any party regarding any proposed transaction. All data and assumptions related to financial performance, including those used for modeling purposes, may vary from actual results. Any estimates of market rents or projected rents provided are not guarantees and may not be achieved. Rents are subject to market conditions, vacancy factors, contractual obligations, and applicable governmental regulations.

Legal questions should be addressed by the party's own attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title-related questions should be directed to a title officer or attorney. Questions regarding the physical condition of the property or its compliance with governmental requirements should be addressed with qualified engineers, architects, contractors, consultants, and relevant government agencies.

All properties and services are marketed by Compass Commercial – San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws. All information received or derived from Compass Commercial – San Francisco & Los Angeles, its directors, or officers should be independently verified.

COMPASS
COMMERCIAL

Be

DTLA

1120 W 6th St
Los Angeles, CA 90017
Bedtla.com

Sam Jalili
Executive Vice President
408.316.2157
Sam.Jalili@compass.com
License: CA 02053100

Madison Crimi-DeMichele
Senior Associate
408.705.5842
Madison.crimid@compass.com
License: CA 02102723

JALILI
COMMERCIAL GROUP