

For Lease! Prime Retail in City West

Be

by THE **SOUFERIAN** GROUP

DTLA





- Join an incredible tenant mix including Starbucks, Chipotle, Grocery Outlet, and Teriyaki Madness!
- Spaces feature high ceilings, concrete flooring, and open floor plans
- Capture foot traffic from PIH Health Good Samaritan Hospital, located around the corner
- One of the few in communities in DTLA with a full-service grocery store, Grocery Outlet; unique retail advantage that draws steady foot traffic
- High traffic counts with approx. 18,792 VPD on Bixel & 6th

- Situated beneath Be DTLA's 606 luxury apartment units
- Easy access to the 110 freeway
- 0.5 miles from the heart of DTLA's Financial District and major business & shopping centers; centrally located to Koreatown, South Park, and top educational institutions like USC and FIDM, offering unmatched access to a diverse customer base
- Ideal for QSRs with proven delivery-takeout model, as well as retail, beauty, health, and service uses

Be DTLA | Prime City West Retail

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LEASING OVERVIEW

SPACE AVAILABLE: Suite 106: ±1,030 SF

Suite 104: ±1,375 SF

TERM: Negotiable

ASKING RATE: Negotiable

ESTIMATED NNNs: \$1.08 PSF





UNIT 104: ±1,375 SF





UNIT 106: ±1,030 SF



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THIS IS CITY WEST

City West is an area of Downtown Los Angeles, that is immediately west of the Financial District and bordered by the 110 Freeway. Major businesses in the area include PIH Health Good Samaritan Hospital and Los Angeles Center Studios - the filming location of movies like Dreamgirls and Numb3rs.

The area has abundant recently constructed multifamily, and is half a mile from the heart of the Financial District, making this a popular place to live for downtown commuters. Businesses in City West can capture heavy DTLA foot traffic.

https://en.wikipedia.org/wiki/Central_City_West,_Los_ Angeles

DEMOGRAPHICS | 2024 | 1-MILE RADIUS

108K
POPULATION

\$79K
AVG HOUSEHOLD
INCOME

144K

DAYTIME EMPLOYMENT

TRAFFIC COUNT

COLLECTION ST	CROSS ST	DIST.	YEAR	COUNT
W 6th St	S Bixel St	0.01	2022	18,792

WALK SCORE 95



WALKER'S & RIDER'S PARADISE!

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ON CAMPUS NEIGHBORS YOU'LL BE IN GREAT COMPANY



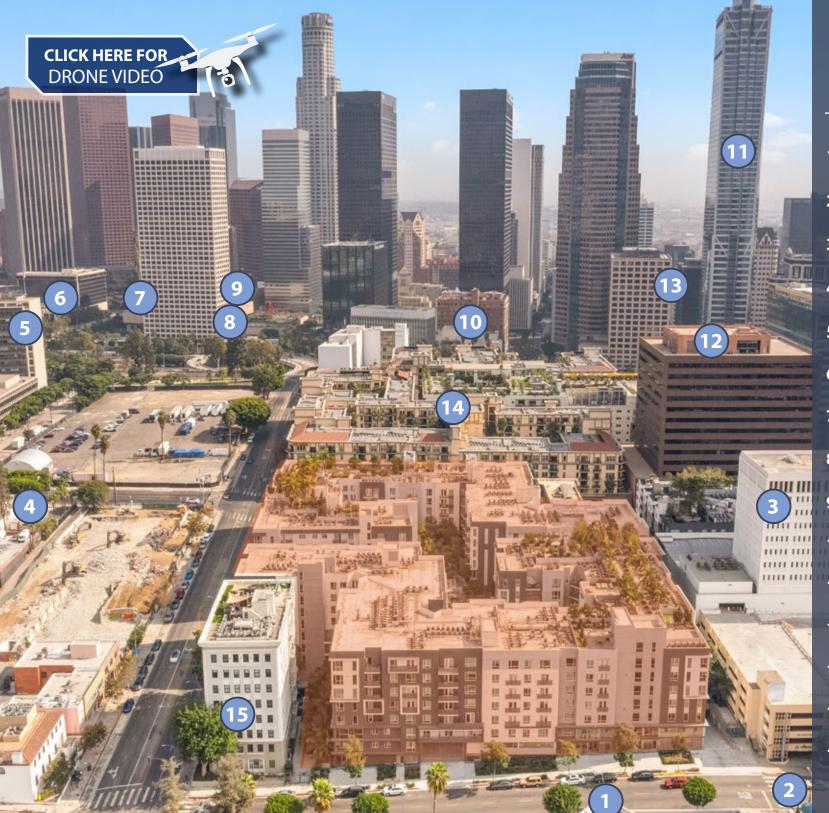


GROCERY OUTLET Dargain Market









IN THE NEIGHBORHOOD

- PIH Health Good Samaritan Hospital
- 7-Eleven Subway
- 3 Wells Fargo Bank
- 4 Los Angeles Center Studios
- 5 The Bellwether
- 6 The LA Grand Hotel
- 7 The Westin Bonaventure
- 8 Jimmy John's Asian Box
- 9 City National Plaza
- 10 The Jonathan Club
- 11 InterContinental
- 12 Fig at 7th
- 13 The Bloc
- 14 The Piero (561 Units)
- The Mint (42 Units)





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