

AVISON  
YOUNG



# For Lease! Prime Retail in City West

1120 West 6th Street, Los Angeles, CA

**Be**  
by THE SOUFERIAN GROUP

DTLA



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Be DTLA is a vibrant mixed-use development located in the City West neighborhood of Downtown Los Angeles, offering ground-floor retail below 606 apartment units. Take advantage of this phenomenal opportunity to capture DTLA foot traffic in a premium development!



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# PROPERTY HIGHLIGHTS



1100 WILSHIRE  
228 Luxury Condos

THE MAYFAIR HOTEL

PIH HEALTH GOOD  
SAMARITAN HOSPITAL

1111 WILSHIRE  
210 Apartment Units

THE MINT  
42 Apartment Units

TEN TEN DOWNTOWN  
227 Apartment Units

THE PIERO  
561 Apartment Units

THE SAPPHIRE  
(EST. DELIVERY - 2027)  
369 Apartment Units

- 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



# PRIME CITY WEST STREET RETAIL

## 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**





# 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](https://en.wikipedia.org/wiki/Central_City_West,_Los_Angeles)

## DEMOGRAPHICS | 2024 | 1-MILE RADIUS



## TRAFFIC COUNT

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



**WALKER'S & RIDER'S PARADISE!**



# ON CAMPUS NEIGHBORS YOU'LL BE IN GREAT COMPANY



**GROCERY  
OUTLET**  
bargain market



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## IN THE NEIGHBORHOOD



- 1 PIH Health Good Samaritan Hospital
- 2 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)
- 15 The Mint (42 Units)

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