

For Lease

Prime Hard Corner Retail Space

KWP
REAL ESTATE

630 West 6th Street, Los Angeles, CA 90017



Available

	Size (SF)	Rent (PSF/Mo.,NNN):
Space 116 BC:	±3,174	\$2.50
Space 110 D:	±1,086	\$1.85
NNN:	±\$1.00 PSF/Mo.	
Parking:	Convenient Adjacent Parking	

Features

At the base of 90 luxury condominiums in the center of DTLA

Suite 116 BC is a 2nd generation, move-in ready restaurant spaces with Type 1 hood, grease interceptor, walk-in fridge and freezer

Hard corner with ample private outdoor patio space

Situated along 6th Street, a feeder to the 110 Freeway and one of DTLA's highest pedestrian and automobile trafficked streets

Ample parking across the street

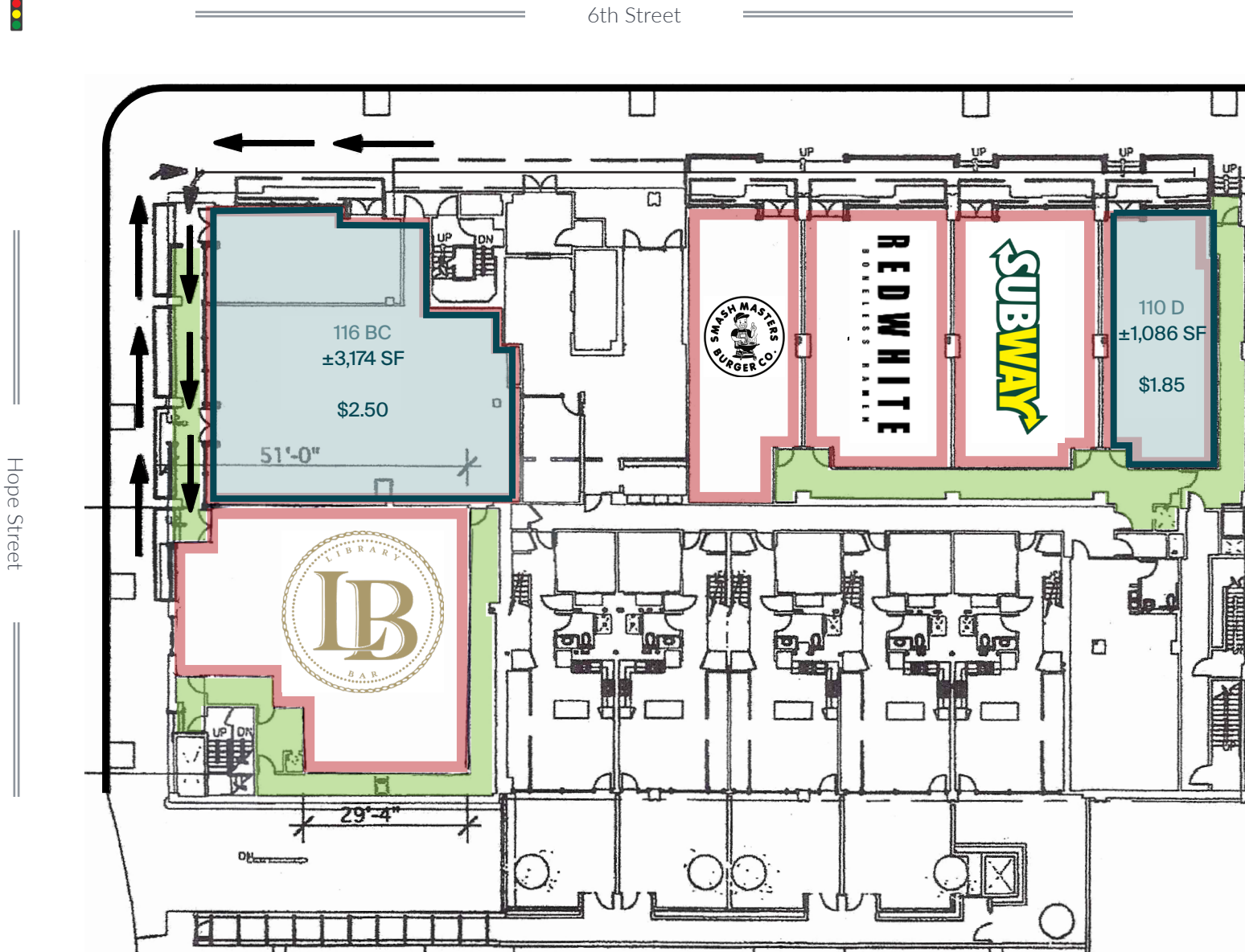
Within a 3-block radius of 5,000 residential units and 4 million SF of office space

In close proximity to Delphi Hotel, Library Bar, Bottega Louie, 85 Degrees Bakery, Joey Restaurant, Water Grill, Sugarfish, Takami Restaurant and more

Prospective tenants are hereby advised that all uses are subject to City approval



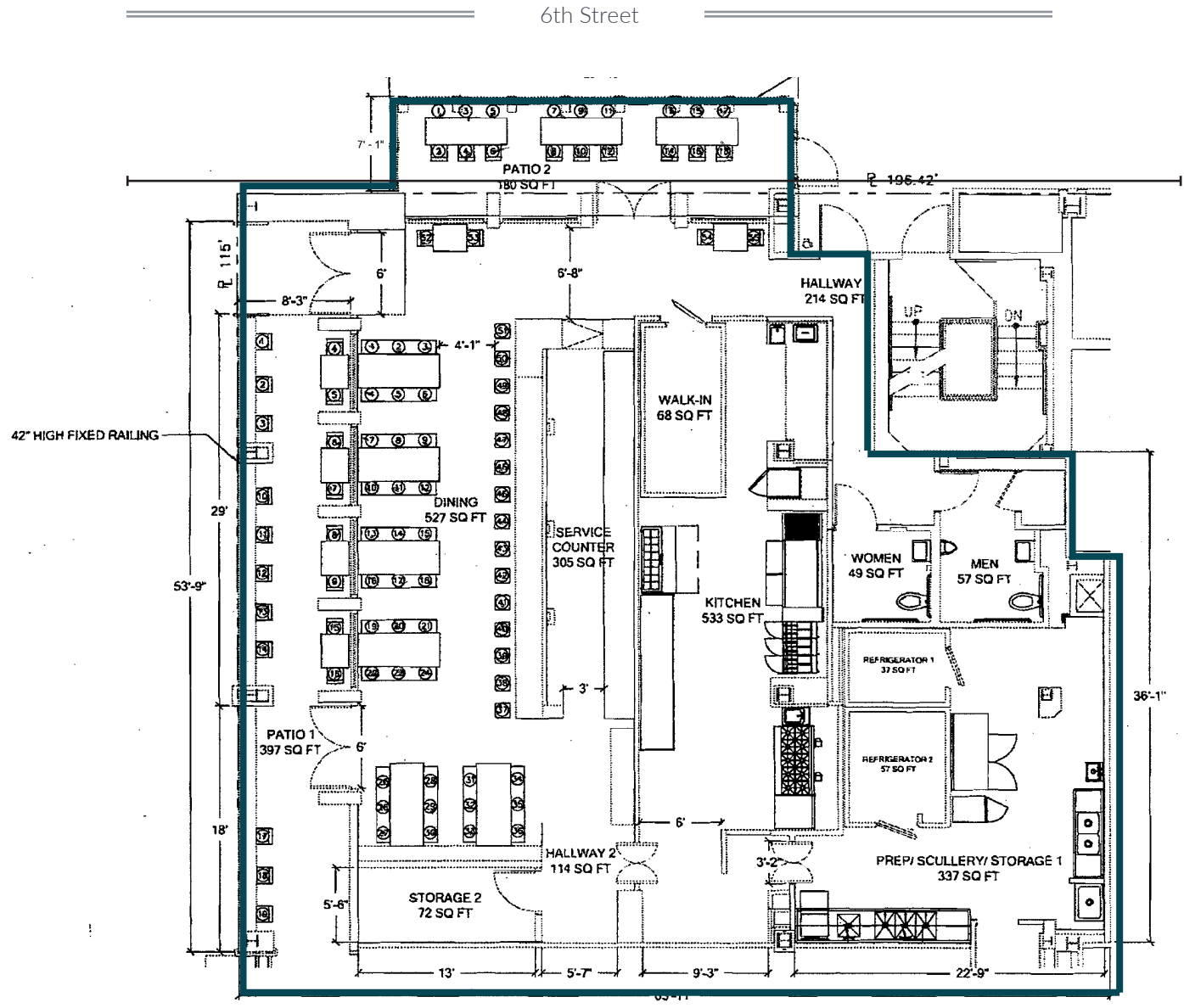
Ground Floor



Suite 116 BC



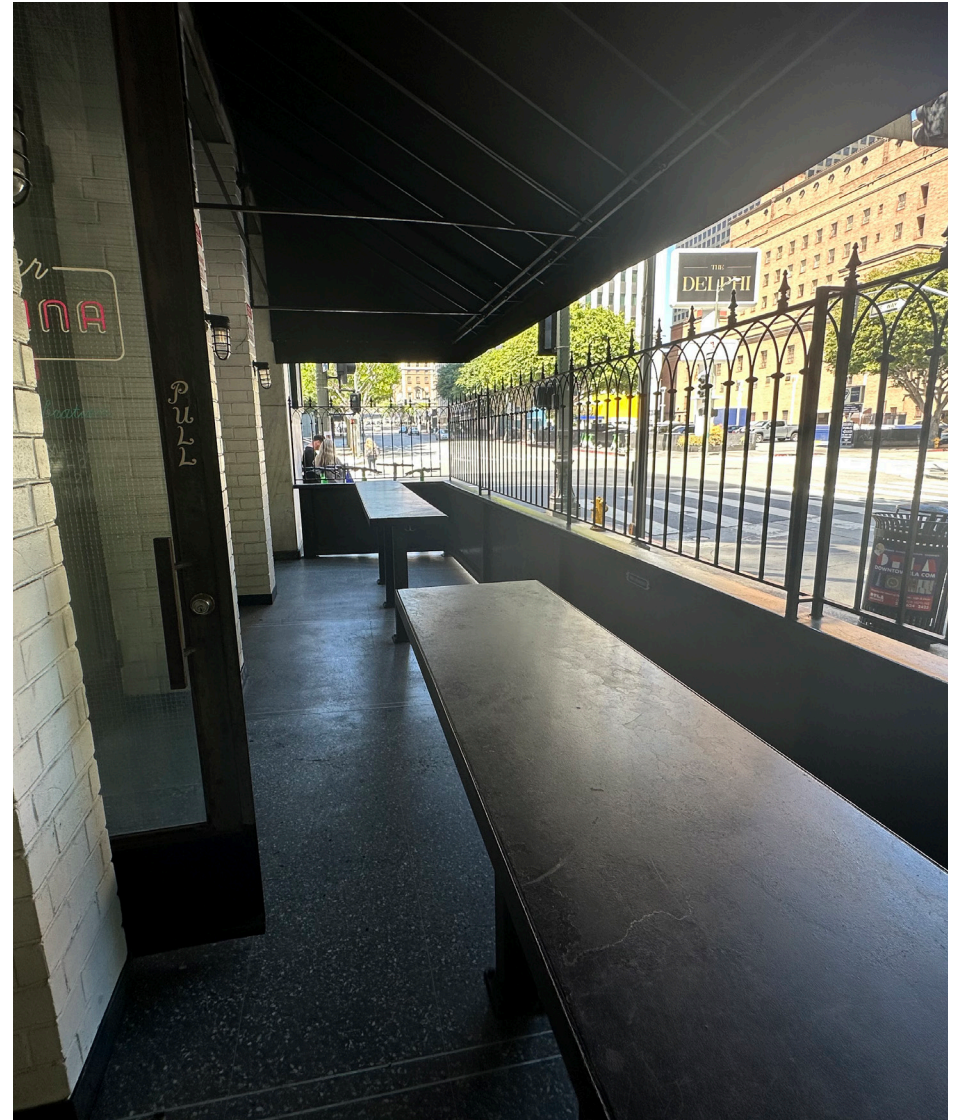
Hope Street



Suite 116BC



Suite 116BC

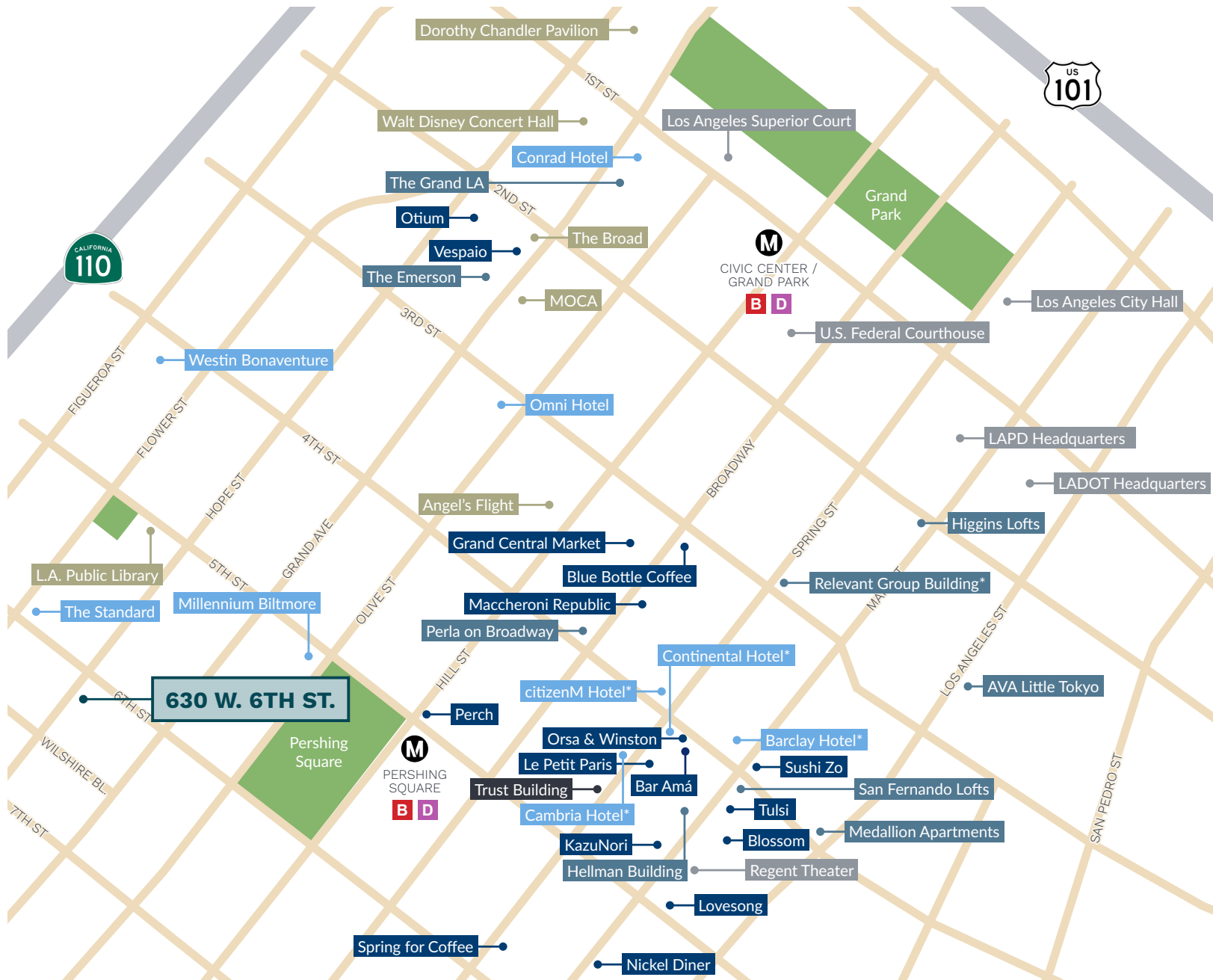


Suite 116BC



Suite 110D





- KEY
- Food & Beverage
 - Multifamily
 - Hotel
 - Creative Office
 - Government Building
 - Cultural Point of Interest

Downtown Los Angeles

Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI

- 90% RESIDENTIAL OCCUPANCY
- 26% RESIDENTIAL INVENTORY GROWTH SINCE 2010
- 41% POPULATION GROWTH 2010-2022

61%
25-54 YEARS OLD

67%
LOVE DTLA


67% POST
SECONDARY EDUCATION


46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK



Work 288,000+ JOBS

\$95,000
AVERAGE HHI

- 79% EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
- 19% JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
- 19% OF CITYWIDE JOBS

61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

- \$4.5 Billion** SPENT YEARLY
- 58% HAVE VISITED GRAND CENTRAL MARKET
- 58% HAVE VISITED ARTS DISTRICT
- 55% HAVE VISITED LITTLE TOKYO

745
RETAIL BUSINESSES
PER SQUARE MILE


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE

Source: DCBID Demographic Survey 2024

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