

For Lease at the PacMutual Building in DTLA



2nd Gen. Restaurant / Cafe / Retail Spaces

523 W. 6th Street, Los Angeles, CA 90014



Available

Size: Spaces from ±872 - 5,566 SF
Rent: \$2.10 - \$3.50 PSF/mo., NNN
NNN: ±1.00 PSF/mo.
Available: Immediately

Features

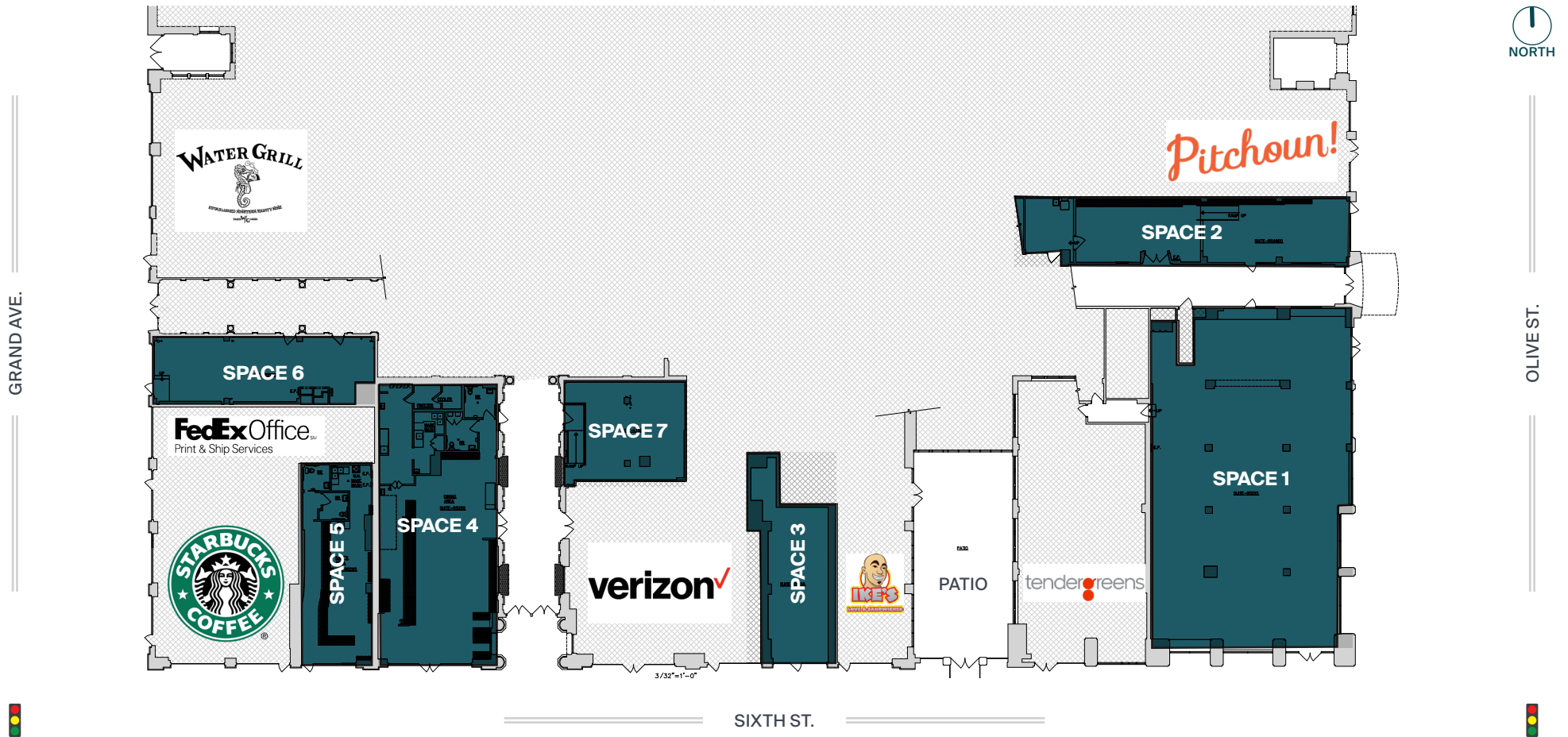
- ▶ Iconic PacMutual building, DTLA's premiere creative office campus encompassing an entire square block fronting 3 streets and 2 corners
- ▶ A stunning historic landmark
- ▶ Situated in the center of DTLA with 5 million square feet of Class A office properties and 7,000 residential units within a 3 block radius
- ▶ Very strong co-tenancy with Water Grill, Tender Greens, Starbucks, Ike's Sandwiches and Pitchoun Bakery
- ▶ Ample on-site valet parking in a beautiful porte cochère style garage
- ▶ Near the Biltmore Hotel, Bottega Louie, Settecento, Hilton Checkers Hotel, Karl Strauss Brewery, Pershing Square, Los Angeles Athletic Club

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



Availabilities

All rents are PSF/Mo., NNN



Space:	Size (SF):	Rent	Use:
1	±5,566	\$2.25	Shell Space
2	±1,549	\$3.15	Former Gallery

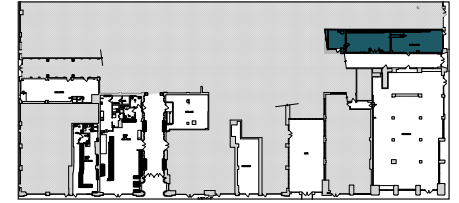
Space:	Size (SF):	Rent	Use:
3	±892	\$3.25	Former Earth Bar
4	±2,571	\$3.50	2nd Gen. Restaurant

Space:	Size (SF):	Rent	Use:
5	±1,067	\$3.50	2nd Gen. Sushi
6	±1,026	\$2.30	Shell Space

Space:	Size (SF):	Rent	Use:
7	±872	\$2.10	Move-in Ready Cafe

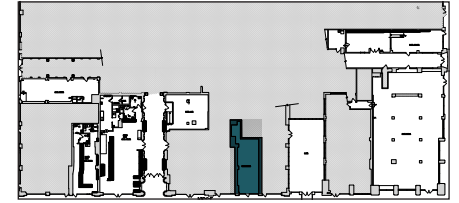
Space 2

±1,549 SF / Former gallery space on Olive St.



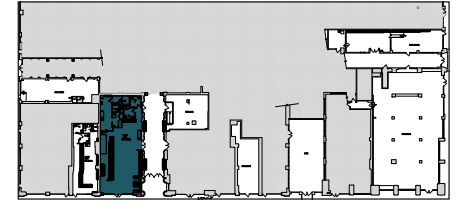
Space 3

±892 SF / Former Earth Bar on Sixth St.



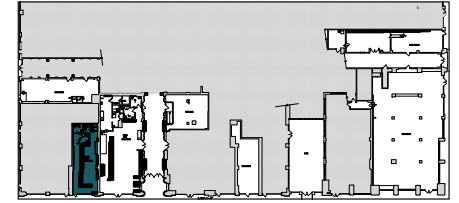
Space 4

±2,571 SF / 2nd gen restaurant space on Sixth St.

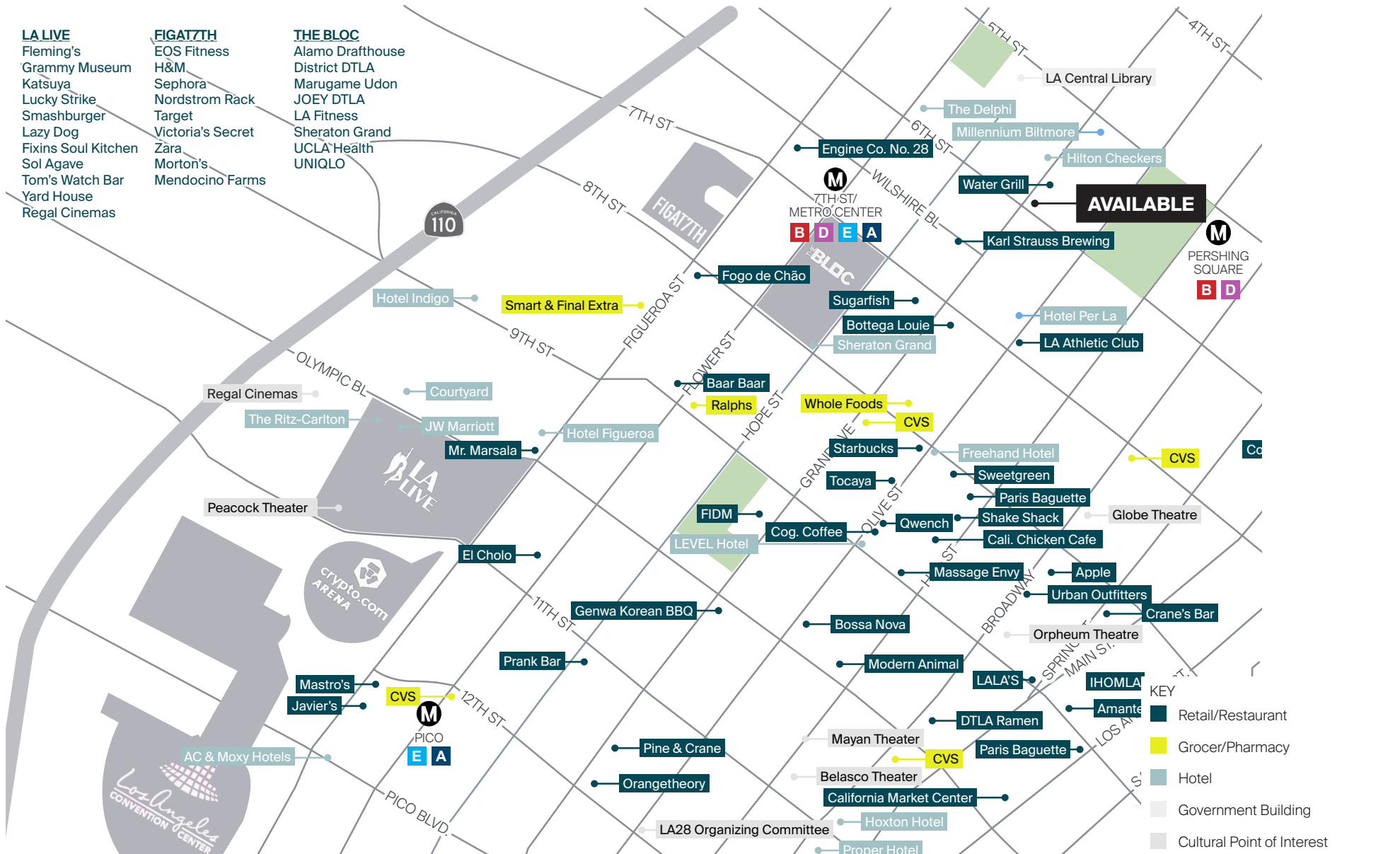


Space 5

±1,067 SF / 2nd gen sushi roll bar on Sixth St.



Downtown Los Angeles



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	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	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

Your trusted *partners*

Justin Weiss

justin.weiss@kwprealestate.com

310-887-3450

DRE #01920886