

For Lease at Prime DTLA Corner Building Restaurant, Retail, Café Spaces



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

Space 110 D is an in-line move-in ready space suitable for a non-vented café/restaurant or a retail space with existing ADA restroom and private outdoor patio

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

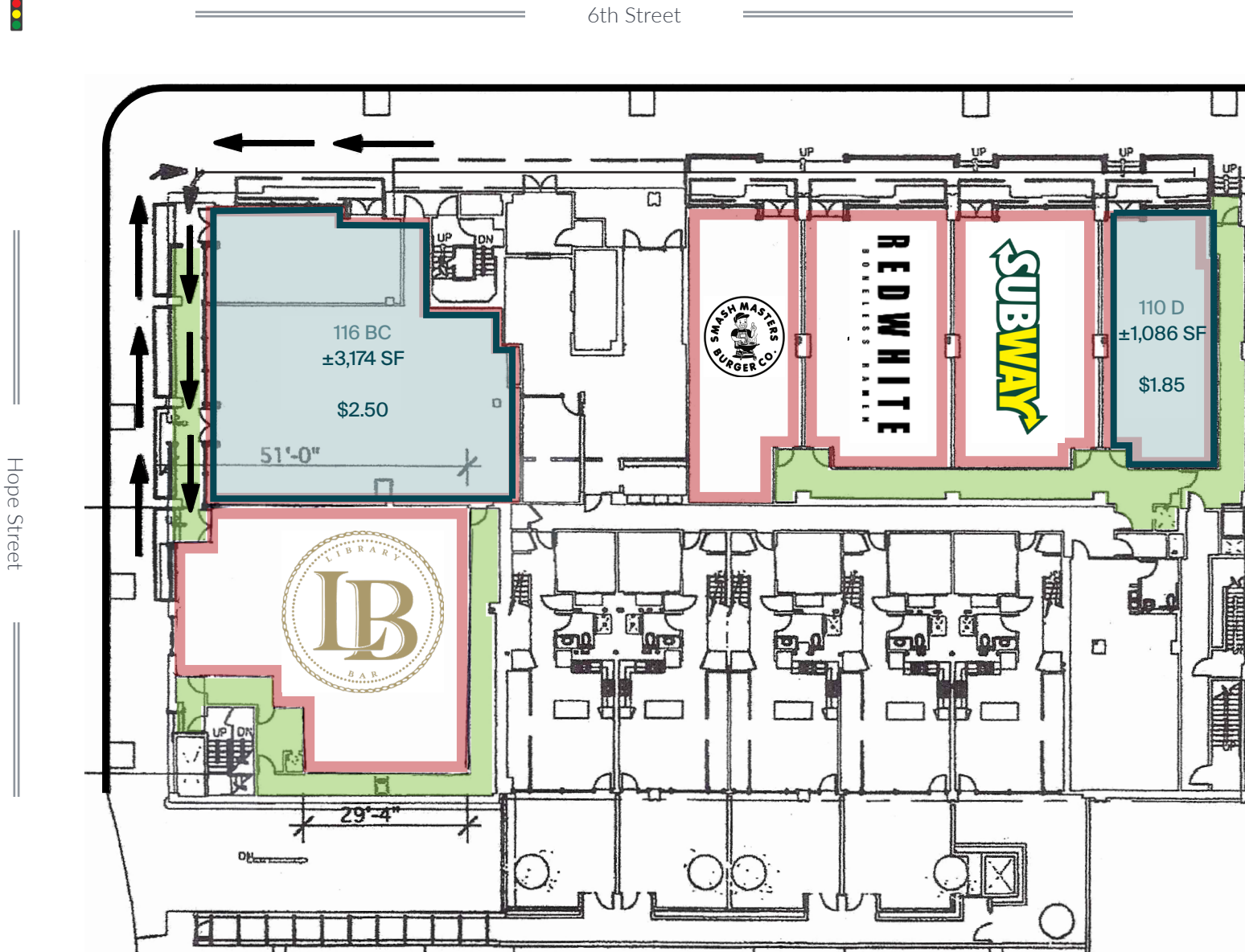
Within a 3-block radius of 5,000 residential units and 4 million SF of office space

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



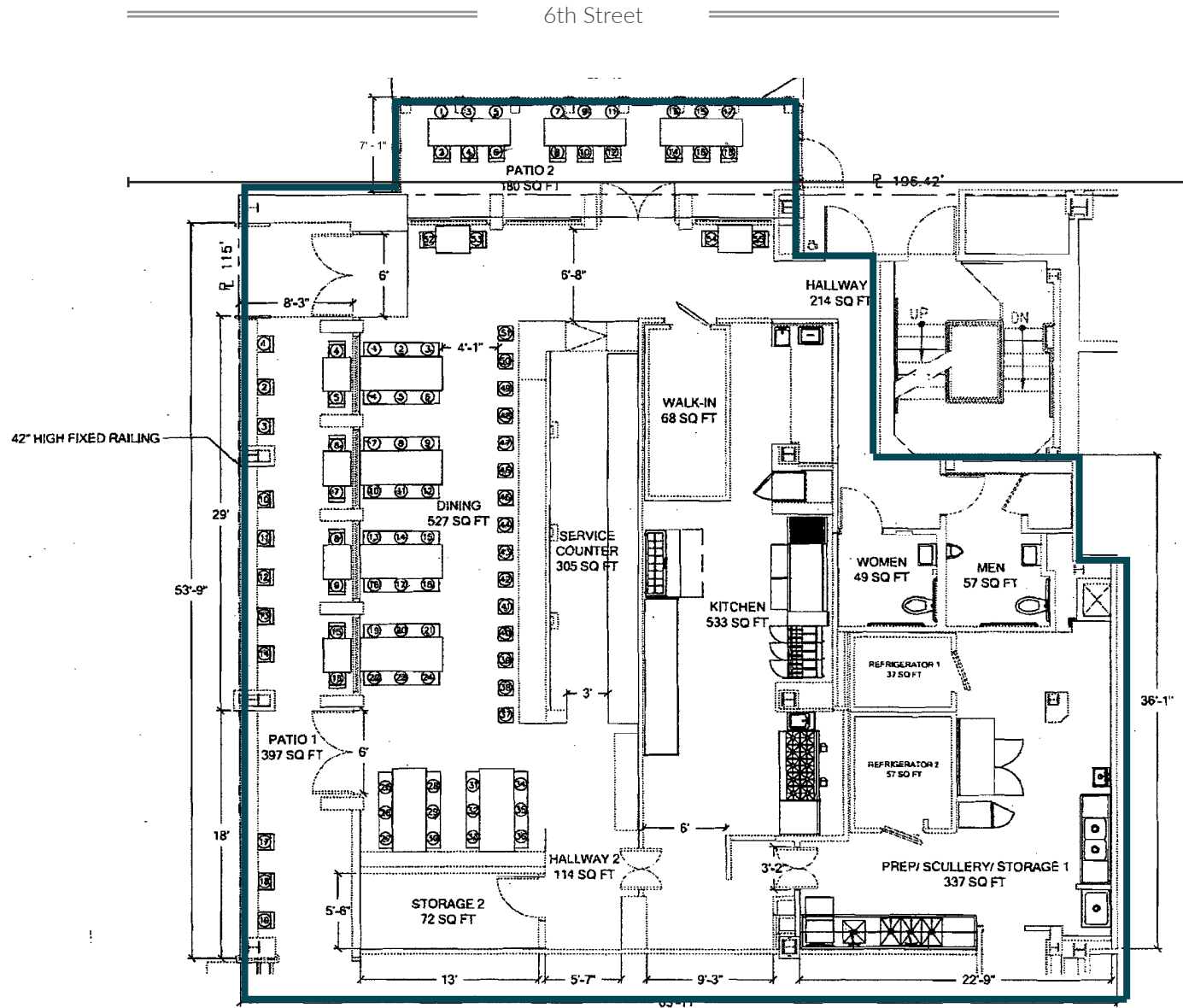
Ground Floor



Suite 116 BC



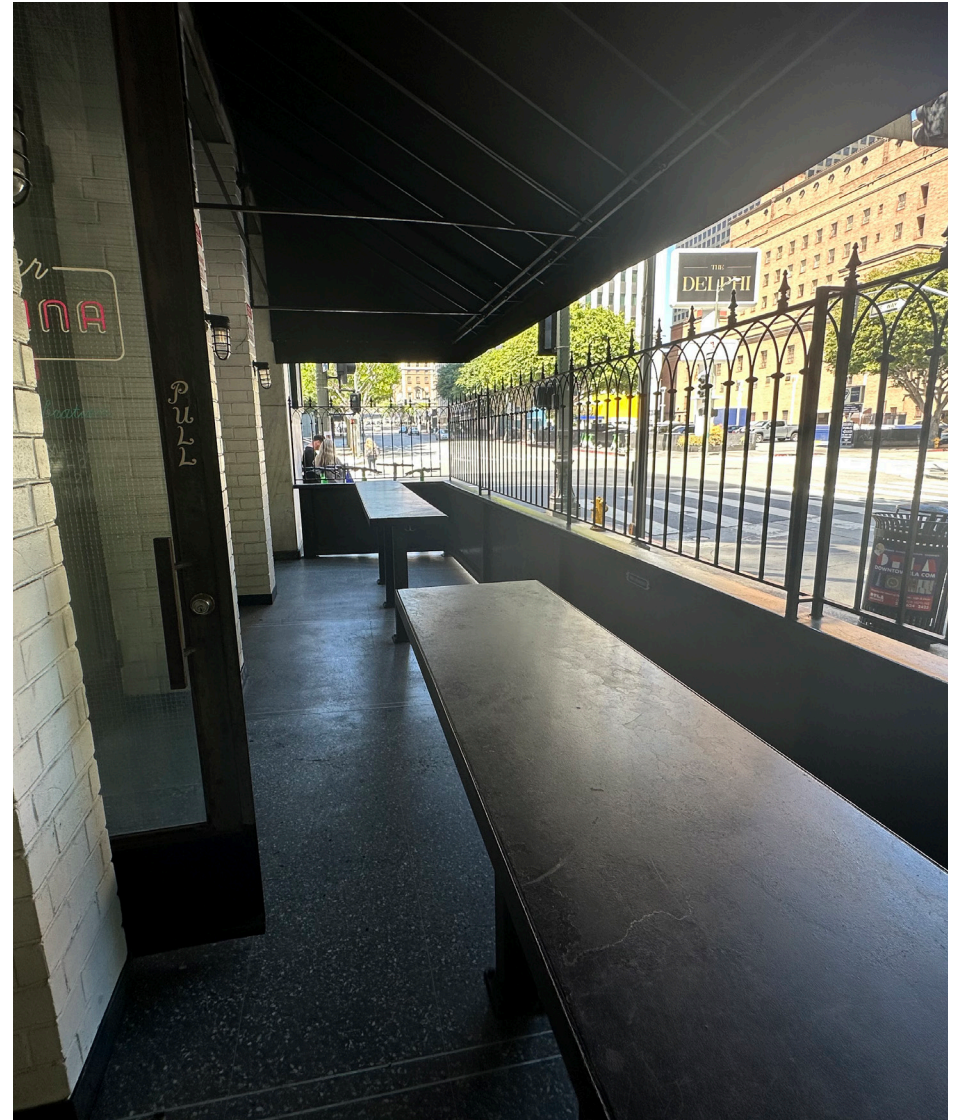
Hope Street



Suite 116BC



Suite 116BC

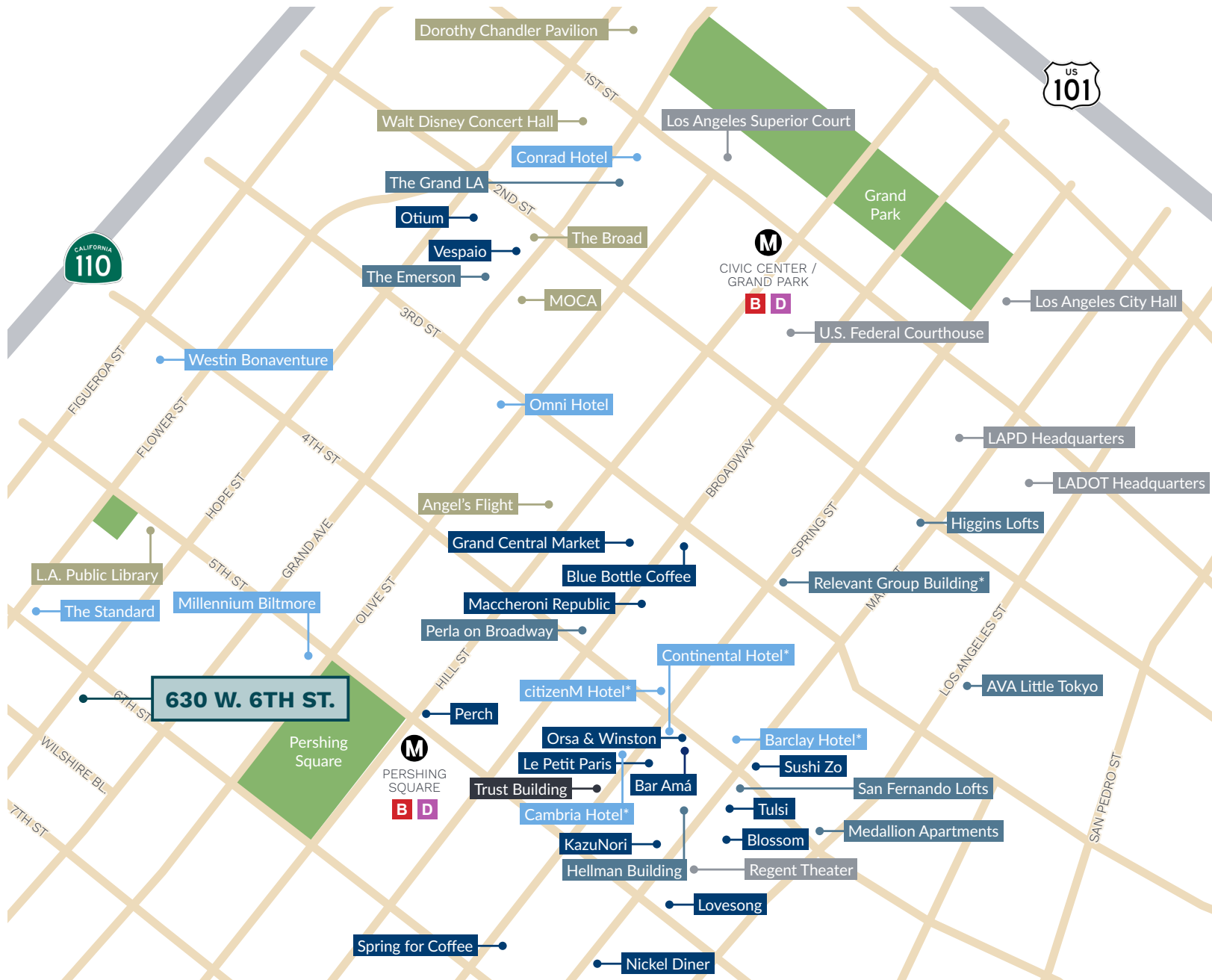


Suite 116BC



Suite 110D





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

* Proposed

Live 81,000+ RESIDENTS

\$101,000

AVERAGE HHI

38

MEDIAN AGE

91%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
44%	POPULATION GROWTH 2010-2024

Visit 17+ MILLION VISITORS PER YEAR

\$4.8 Billion

SPENT YEARLY

723

RETAIL BUSINESSES
PER SQUARE MILE

66%	HAVE VISITED LA LIVE
62%	HAVE VISITED THE BROAD MUSEUM
57%	HAVE VISITED CRYPTO.COM ARENA

67% HAVE A POST-SECONDARY EDUCATION

49% WALK, BIKE, OR TAKE TRANSIT TO WORK

52% PLAN TO LIVE IN DTLA FOR 4 OR MORE YEARS

171 FOOD & BEVERAGE
BUSINESSES PER SQUARE MILE

93 WALK SCORE®
WALKER'S PARADISE

Work 320,000+ JOBS

\$130,000

AVERAGE WAGE

60%

30-54 YEARS OLD

81%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
77%	CURRENTLY WORK 3-5 DAYS IN DTLA
19%	OF CITYWIDE JOBS

57% HAVE A POST-SECONDARY EDUCATION

48% COMMUTE LESS THAN 10 MILES FROM HOME

SOURCE: DCBID DEMOGRAPHIC SURVEY 2026

Your trusted *partners*

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