

FOR LEASE > RETAIL/OFFICE SPACE
1137-1141 W 6TH STREET
LOS ANGELES, CA 90017



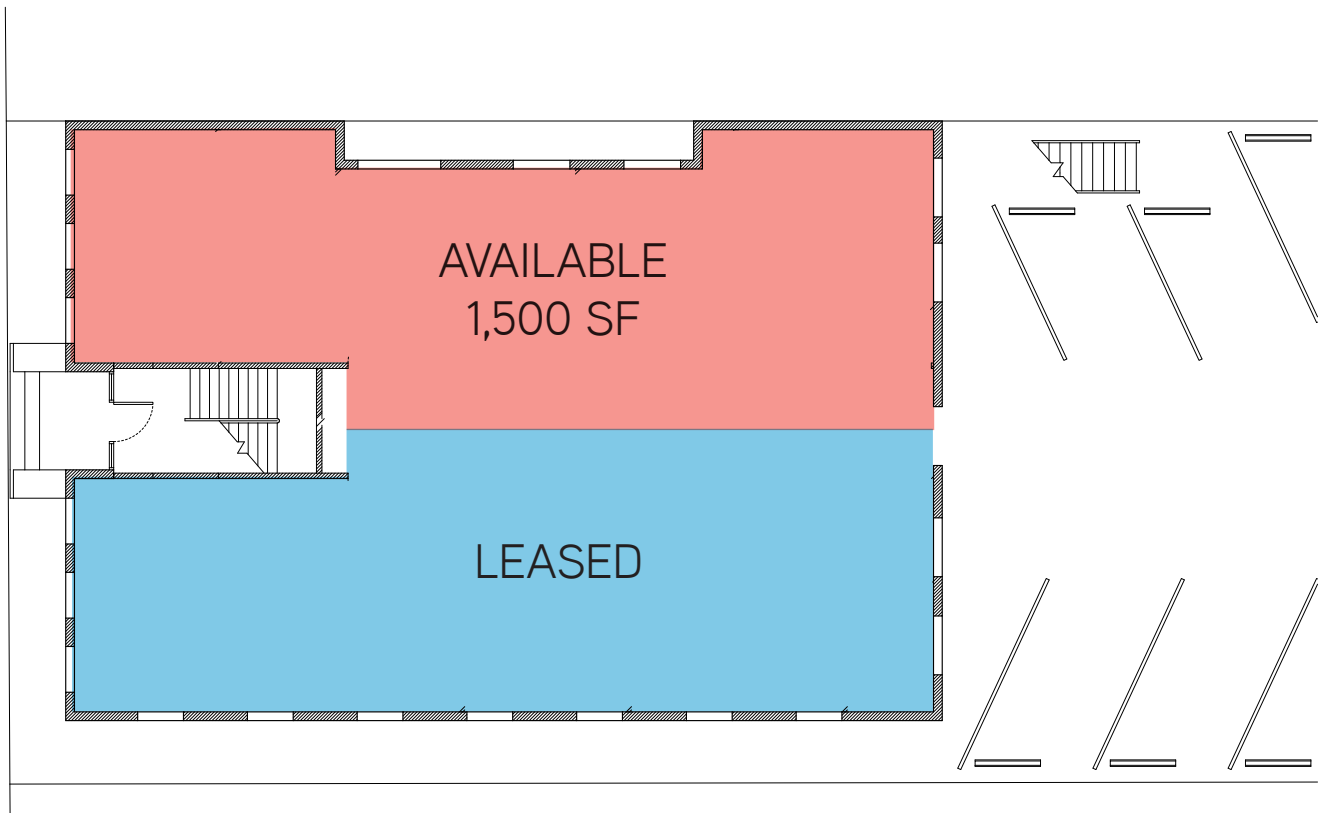
PROPERTY HIGHLIGHT

AVAILABLE SF	± 1,500 SF Ground Floor	• Renovated in 2016 with newly built rooftop patio
BUILDING AREA	± 6,000 SF	• Ground floor retail or office opportunity
TERM	3 - 10 Years	• Surface parking available
ASKING LEASE RATE	Negotiable	• Directly across from 25,000 SF brand new retail/restaurant amenities
AVAILABILITY	Immediately	
YEAR BUILT	1948	• Highly improved office with gourmet kitchen
PARKING RATIO	1.33 / 1,000 RSF	

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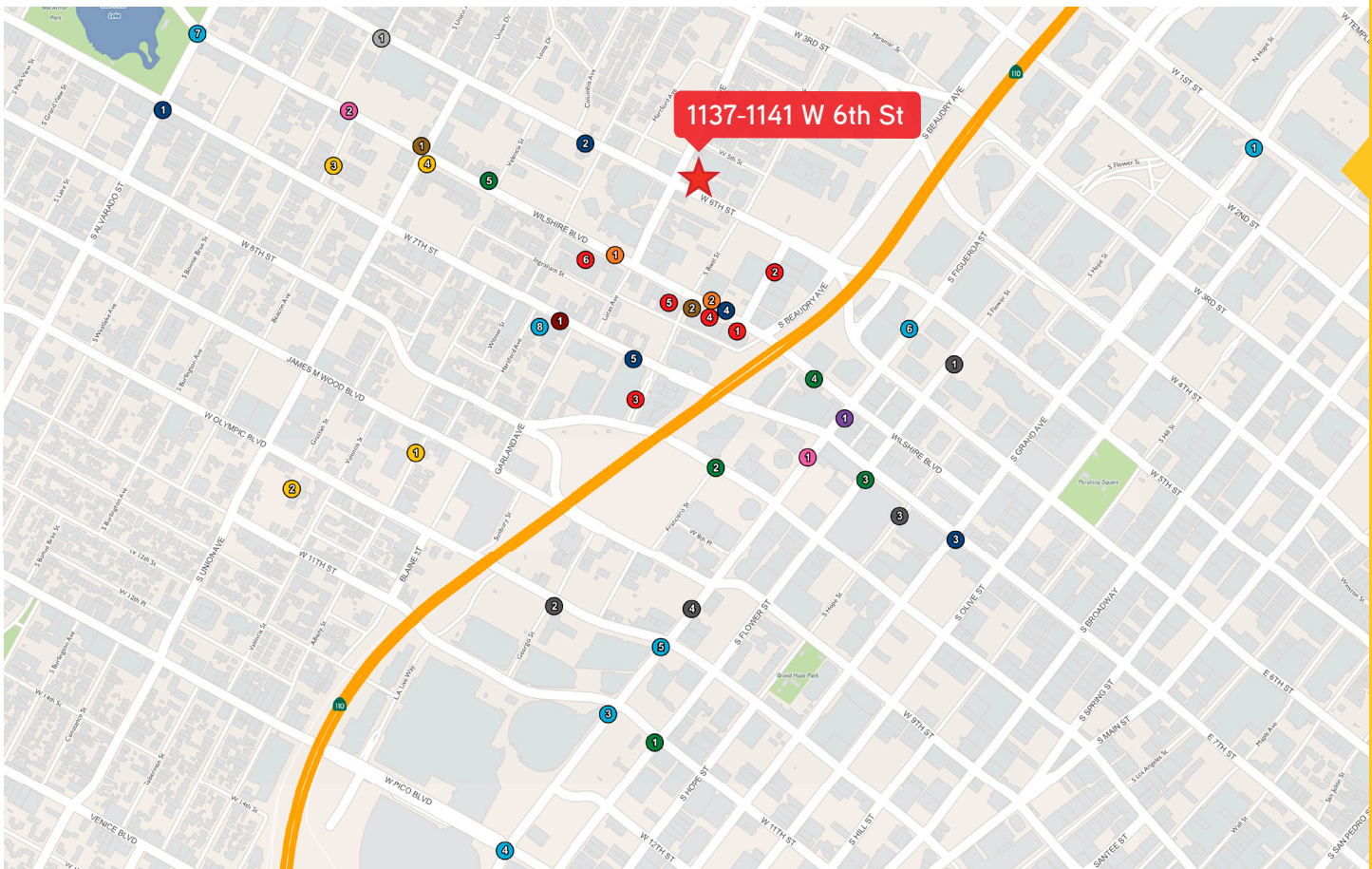
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BAR/NIGHTLIFE	DRUGSTORE	HOSPITALITY		
1 Monty Bar	1 Rite Aid Pharmacy	1 The Standard	4 GLO Apartments	2 Tenth Street Elementary School
COFFEE SHOP	ENTERTAINMENT	2 JW Marriott	5 1100 Wilshire Condos	3 Esperanza Elementary School
1 Starbucks	1 Walt Disney Concert Hall	3 Sheraton	6 Vero	4 John H Liechty Middle School
2 Starbucks	2 LA Live	4 Hotel Figueroa	RESTAURANTS	SHOPPING
DEVELOPMENTS	3 Staples Center	1 Good Samaritan Hospital	1 Langer's Deli	1 FIGat7th
1 Fig Central	4 LA Convention Center	2 City of Hope Development LA	2 Pacific Dining Car	2 Home Depot
2 Metropolis	5 The Grammy Museum	MIXED-USE	3 Bottega Louie	TRANSPORATION
3 The Bloc	6 Jonathan Club	1 TenTen Wilshire	4 Kachi Deli Café & Grill	1 7th St Metro Center Station
4 Wilshire Grand	7 MacArthur Park Lake	2 The Piero Apartments	5 The Sandwich Joint	
5 Valencia	8 The Teragram Ballroom	3 Medici Apartments	SCHOOLS	
			1 Loyola Law School	

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MARKET OVERVIEW

Immediately west of Downtown Los Angeles, Westlake spans 2.72 square miles that are flanked by Silver Lake and Echo Park to the north, Downtown to the east, Pico-Union to the south, and Koreatown to the west. The neighborhood accounts for the second-highest density in the County with approximately 108,839 residents.

With transit, parks, historic buildings, and numerous revitalization efforts in the works, Westlake is emerging as one of Los Angeles' hottest up-and-coming neighborhoods. The area is experiencing a heightened wave of gentrification as evidenced by the surge in adaptive reuse projects and new mixed-use developments. There are 25 mixed-use properties currently proposed or under construction that will ultimately add 3,973 units of multifamily inventory, while multiple historic theaters are being rehabbed to attract concert-goers and office workers. On the cusp of a major character shift, the neighborhood is poised for a continued influx of investment.



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