

FOR LEASE ▶ RESTAURANT & RETAIL SPACE  
**SOFIA @ SIXTH & BIXEL ST.**  
1106 W 6TH STREET | LOS ANGELES, CA 90017



**AVAILABLE: Restaurant/Retail**

1,374 SF - 4,000 SF (Divisible)

**\$3.50 PSF, NNN**

### PROPERTY HIGHLIGHTS



Opportunity to co-tenant with **Grocery Outlet, Starbucks** and **Chipotle**.



±50 dedicated on-grade parking exclusive for the retail component with access off 6th St., Lucas Ave. and off Bixel St.



New high-end mixed-use development with 606-residential units above plus 42-residential units at 6th St and Lucas (*The Mint*).



**COLLIERS INTERNATIONAL**  
865 S. FIGUEROA STREET  
SUITE 3500  
LOS ANGELES, CA 90017



**HIGHLAND PARTNERS CORP.**  
2200 PACIFIC COAST HWY  
SUITE 316  
HERMOSA BEACH, CA 90254

**ADAM TISCHER**  
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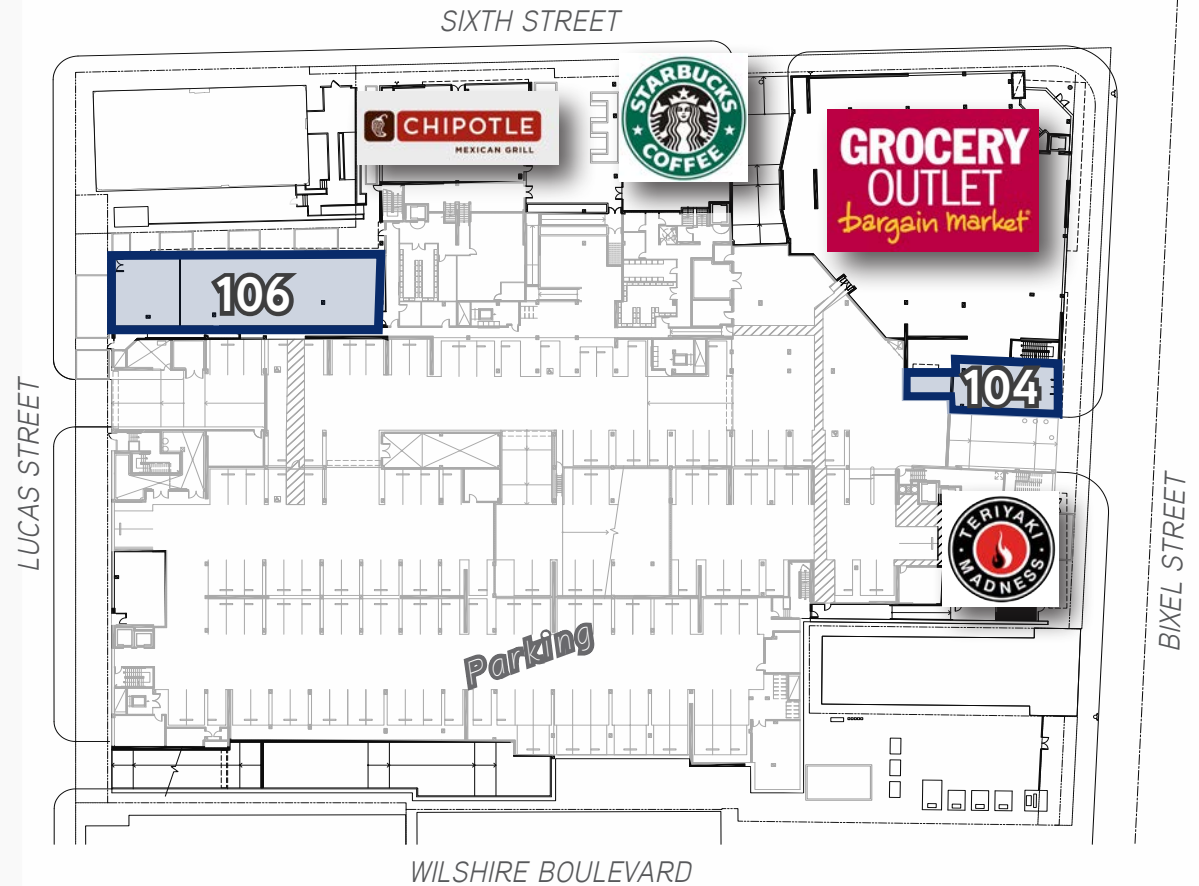


**HIGHLAND**  
PARTNERS CORP

**AVAILABLE SPACES:**

Suite 104 (B):	1,374 SF
Suite 106 (F):	4,000 SF

**\$3.50 PSF, NNN**



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**DOWNTOWN DEMOGRAPHIC OVERVIEW:**  
 SMART PEOPLE WITH RESOURCES



Approximately 23,894 people resided in DTLA in 2004. Today, it is approximately 65,000. The population has nearly tripled in the last 14 years.



The daily working population is 500,000+ employees. With median incomes over \$97,800, they are affluent Millennials.



76% of residents who also work in Downtown have completed four-year degrees or higher.



The median age of DTLA residents is 39.

*\*Source - Spotlight 2018 DCBID Survey*



**DOWNTOWN LOS ANGELES**

LA LIVE

METROPOLIS  
1458 UNITS



1100 WILSHIRE  
228 UNITS

MEDICI  
586 UNITS

675 S. BIXEL  
422 UNITS

1010 WILSHIRE  
217 UNITS

1027 WILSHIRE  
376 UNITS

GLO  
201 UNITS

1111 WILSHIRE  
210 UNITS

PIERO I  
225 UNITS

PIERO II  
335 UNITS

LA CENTER STUDIOS  
±2,500 EMPLOYEES

**SOFIA**  
606 UNITS

GOOD SAMARITAN  
HOSPITAL  
±2,400 EMPLOYEES

BIXEL @ 5TH  
80 UNITS

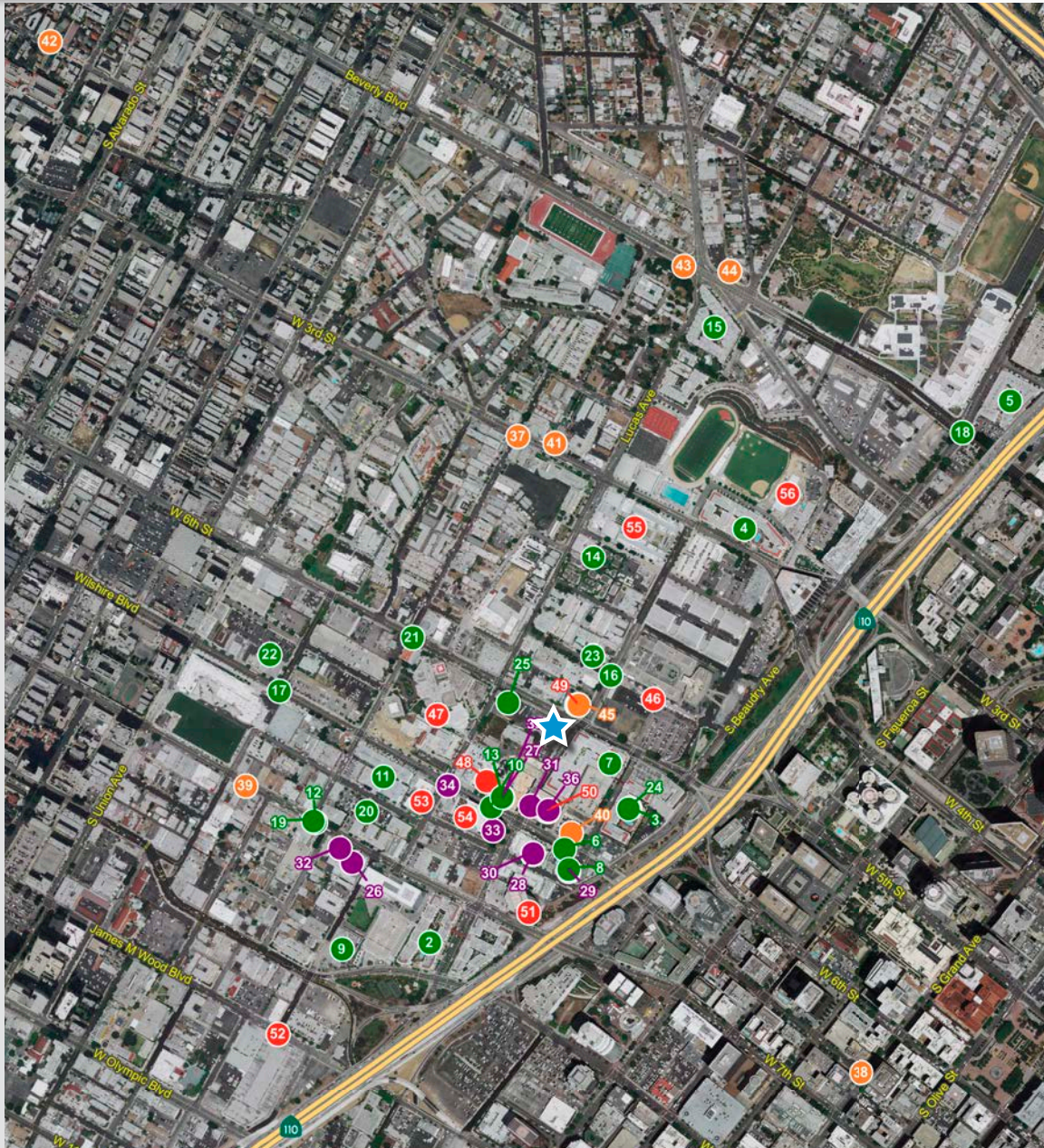
PROPOSED  
345 UNITS

THE MINT  
42 UNITS

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**SUBJECT PROPERTY**

1106 W. 6th St

**EXISTING PROPERTIES**

- 2 The Medici
- 3 The Piero
- 4 The Visconti
- 5 138 N Beaudry Ave
- 6 1034 Wilshire Blvd
- 7 1052 W 6th St
- 8 TenTen Wilshire
- 9 The Flat
- 10 1110 Wilshire Blvd
- 11 Vero Lofts
- 12 1256 7th St
- 13 City Central West LA
- 14 1340 W 4th St
- 15 1304 W 2nd St
- 16 1301 W 5th St
- 17 Wilshire Valencia
- 18 1st and Beaudry
- 19 7th St and Witmer
- 20 1230 W Ingraham St
- 21 6th St and Witmer
- 22 1515 Wilshire Blvd
- 23 Bixel at Fifth
- 24 616 St Paul Ave
- 25 The Mint

**SELECTED RETAILERS**

- 26 Monty Bar
- 27 Plan Check Kitchen + Bar
- 28 The Starving Actor
- 29 Ten Ten Aveda Salon + Spa
- 30 Starbucks
- 31 The Medici
- 32 The Teragram Ballroom
- 33 Chase Bank
- 34 Café Wilshire
- 35 Togo's Sandwiches
- 36 Kachi Deli Café & Grill

**PIPELINE DEVELOPMENTS**

- 37 3rd St and Witmer St
- 38 1324 1/2 Wilshire Blvd
- 39 1419 W 7th St
- 40 1027 Wilshire Blvd
- 41 1435 W 3rd St
- 42 2227 Valley St
- 43 1416 W Beverly Blvd
- 44 1345 W 1st St
- 45 1111 W 6th St

**HOSPITALS/SCHOOLS/ETC**

- 46 Chef Apprentice School of the Arts
- 47 Good Samaritan Hospital
- 48 National Dental Institute
- 49 Total Education Solutions
- 50 Partnership for LA Schools
- 51 Urban Traffic School
- 52 Miguel Contreras High School
- 53 Camino Nuevo High School
- 54 Girardi Keese
- 55 LA School of Global Studies
- 56 Camino Nuevo High School Miramar

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