

FOR LEASE · GROUND-FLOOR RETAIL AT A 606-UNIT APARTMENT COMMUNITY

CBRE

Be DTLA

1120 W 6TH ST · LOS ANGELES, CALIFORNIA

6TH ST AT BIXEL ST · NEXT TO GROCERY OUTLET

Two retail suites of ±1,030–1,250 SF, with 606 apartments upstairs



01 — THE OPPORTUNITY

Built-in customers upstairs and a grocer next door.

Be DTLA is a 606-unit apartment community on 6th Street near the Financial District, about 95% leased. Two ground-floor retail suites are available next to Grocery Outlet, one of only a few full grocers downtown. Starbucks, Chipotle and Teriyaki Madness are co-tenants.

606
Apartments on site, ±95% leased

568.7K
Visits a year around Grocery Outlet

17,340
Cars a day on 6th St

±1,250 SF
Suite 104

±1,030 SF
Suite 106

95
Walk Score, Walker's Paradise

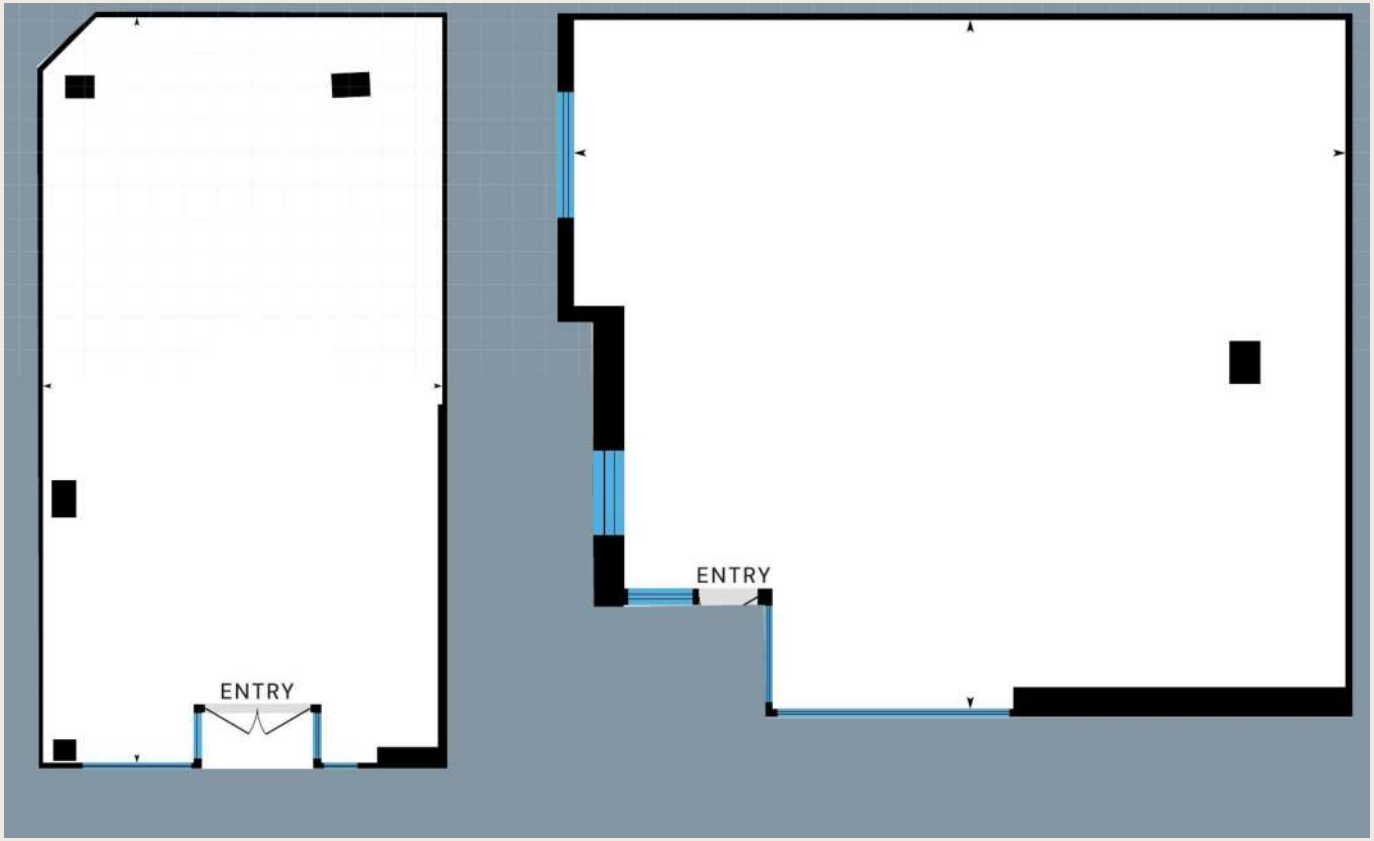
349,994
People within 3 miles

655,889
Daytime population, 3 miles

Contact
Broker for rate and terms

02 — AVAILABILITY

Two suites next to Grocery Outlet.



Floor plans for Suites 104 (left) and 106 (right). Not to scale.

AVAILABLE

Suite 104 · ±1,250 SF

Ground floor on 6th Street.

AVAILABLE

Suite 106 · ±1,030 SF

Ground floor next to the residential entry.

PROPERTY DETAILS

ADDRESS
1120 W 6th St, Los Angeles, CA 90017

PROPERTY
Be DTLA, 606 apartments

SUITES
±1,250 SF and ±1,030 SF

NEIGHBOR
Grocery Outlet Bargain Market

CO-TENANTS
Starbucks, Chipotle, Teriyaki Madness

PARKING
On-site parking for retail guests

RENT
Contact broker



03 — THE TRAFFIC

Over half a million visits a year at this corner.

Placer.ai counts 568,700 visits a year within 250 feet of Grocery Outlet at Be DTLA, up 3.5%, from about 155,000 people. Visitors stay 49 minutes on average, which reflects how much of this traffic is residents and repeat shoppers.

568.7K	**GROCERY OUTLET BLOCK (250 FT)** Visits a year, up 3.5%
155.1K	**UNIQUE VISITORS** Visiting 3.7 times a year on average
17,340	**6TH STREET** Cars a day in front of the building
606 + 561	**BE DTLA AND THE PIERO** Apartments on this block

Placer.ai, Nov 2025–Oct 2026 (last 12 months). Placer.ai Nearby Activity, 250 ft around Grocery Outlet (venue-level visits are not available here). Traffic count from the prior marketing package.



04 — THE LOCATION

Between the Financial District and Westlake.

NEXT DOOR
Grocery Outlet, Starbucks, Chipotle

BLOCK
Be DTLA (606 units) and The Piero (561 units)

NEARBY
PIH Health Good Samaritan Hospital

FREEWAY
Direct 110 access from 6th Street



Be DTLA

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EXCLUSIVE LEASING

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