

Grocery Outlet inks 16,500 sf lease at Holland Partner's Sofia development

Supermarket is first retail tenant at mixed-use project in City West

By [Subrina Hudson](#) | May 03, 2017 05:12PM



Rendering of Sofia Los Angeles (Holland Partner Group)

Updated Friday, May 5, 2017 at 2:19 p.m.: Supermarket chain Grocery Outlet Inc. will soon be stocking shelves in the City West neighborhood near Downtown Los Angeles.

The company recently signed a lease for a 16,500-square-foot retail space inside Holland Partner Group's under-construction mixed-use development, The Real Deal has learned. Located at 1106 W. Sixth Street, the luxury project, dubbed Sofia Los Angeles, has 606 residential units and roughly 26,500 square feet of retail space. It is expected to be completed this year.

Adam Tischer of Colliers, who represented the landlord, said the first tenant signed at the development is much needed in a pocket with few grocery options. The store will help drive foot traffic in the area and bring in additional retailers, he said.

"We're ultimately looking for retailers that would add to the amenities available to the residents in the property and surrounding area," including a fitness concept, he said.

Maryl Haire Binney of Highland Partners Corp. also represented the landlord in the lease deal.

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Grocery Outlet announced in December that it planned to aggressively expand in the Los Angeles area by opening 14 stores. It has plans to open as many as 30 stores over the next several years in Southern California, according to the San Gabriel Valley Tribune.

The Emeryville-based company has more than 270 locations throughout California, Idaho, Nevada, Oregon, Pennsylvania and Washington.

The discount chain touts pricetags that are 40 to 70 percent below “conventional retail prices,” according to its website. Its locations are independently owned, with a curated selection of goods tailored to the community at hand. Sofia, one of several luxury developments in the pipeline for City West, offers a plethora of amenities such as two rooftop decks, a pool house, a speakeasy bar, a fitness center and a pet area. Rents range from around \$2,000 for a studio apartment to around \$4,250 for a three-bedroom, according to the property’s website.

The 42-unit Mint project, another Holland development, is rising on the same block at 1136 W. Sixth Street.

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