

DOWNTOWN LA MARKET REPORT



Photo by Luke Gibson

ABOUT THE DCBID

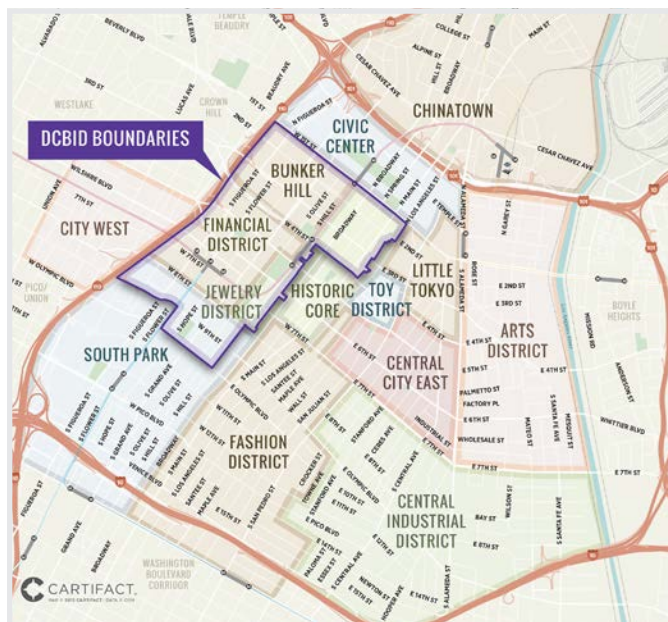
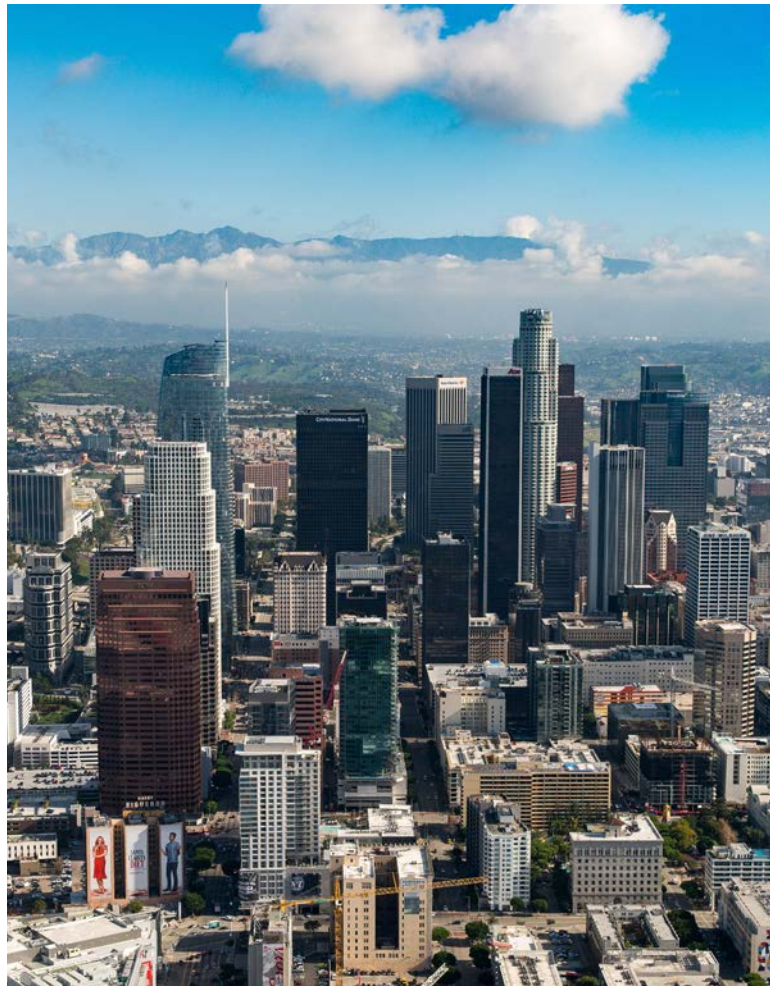
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of nearly 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the quality of life in Downtown LA.

The mission of the Economic Development team is to improve and revitalize the District and bring investment and new businesses to the area. We provide services to current and prospective residents, workers, and businesses, including:

- **Development Consulting**
- **Research and Information Requests**
- **Events and Marketing**
- **Housing and Office Tours**
- **Customized Tours and Reports**

Whether you need information on development, opening a business location, or you just want to learn more about Downtown's market sectors and dynamics, we are the portal for information about the District and DTLA.

To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



DEFINITION OF DOWNTOWN LA

The DCBID defines Downtown Los Angeles as the area bounded by the 110, 101 and 10 freeways and the LA River, plus Chinatown, City West, and Exposition Park. The projects contained in this report are within a portion of Downtown Los Angeles, shown on the map to the left.

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EXECUTIVE SUMMARY

The third quarter of 2021 saw the rise and fall of the Delta variant, which delayed the expected return of most office workers until the start of 2022. Although this has kept office leasing activity at a virtual standstill, in other sectors, recovery is well under way.

Most notable in that regard is the performance of the residential sector, with rents and occupancy at record highs compared to pre-pandemic levels. On the development side, 376 new apartments were added in City West at TENTEN Wilshire Phase II, and the Weingart Center broke ground on two towers of much-needed affordable housing with 382 units and space for a range of on-site services.

In hospitality, the big news was the announcement of The Conrad Hotel coming to The Grand LA on Bunker Hill. This will be the first hotel in California for this luxury brand from Hilton. Despite short-term challenges in this sector, this represents one of the strongest recent signals of long-term confidence in DTLA as a destination. When it opens next year, the Conrad will join two other newcomers, citizenM at 4th & Spring and The LA Proper at 11th & Broadway, which both opened this quarter.

Notable openings in other sectors included the debut of the Arizona State University campus at the Herald Examiner Building, adding to DTLA's growing reputation as a hub of education and innovation. Meanwhile, Downtown shoppers welcomed Sephora to FigAt7th, while popular restaurant chains Capital Grille and Zankou Chicken also opened their first DTLA locations.

As we emerge from the pandemic, the DCBID's role as the premier source of information about Downtown LA is more important than ever. To provide better context, detail, and insight about our current conditions and the trajectory of recovery, we are adding new content to our Market Report and enhancing our research toolkit with the addition of Placer.ai, a leading provider of place-based mobility and visitation data.

First, we have added charts tracking key market stats on a quarterly basis back to Q4 2019, the last full quarter before COVID-19. These charts provide a clear picture of both the impacts of the pandemic and the initial evidence of recovery. Next, using Placer.ai, we are tracking the growth of visitor, worker, and resident engagement with DTLA, demonstrating the central role that Downtown plays in the broader LA area.

Although the rest of 2021 will likely see more ups and downs, we are looking forward to the start of 2022 and the expected return of office workers in substantial numbers. This will be a critical factor for Downtown's recovery from the pandemic and will signal the start of a new period of revitalization for DTLA. During this time, the DCBID will be here to provide the insights and information needed to make sense of it all.

Q3 KEY STATS

\$3.85

Average Class A Office
Rent Per Square Foot

\$3.27

Apartment Asking Rent
Per Square Foot

19.6% Office Vacancy Rate

93.6% Residential Occupancy Rate

\$81.85 Hotel RevPar

Q3 KEY HIGHLIGHTS

Conrad Hotel announced as new operator at
The Grand LA

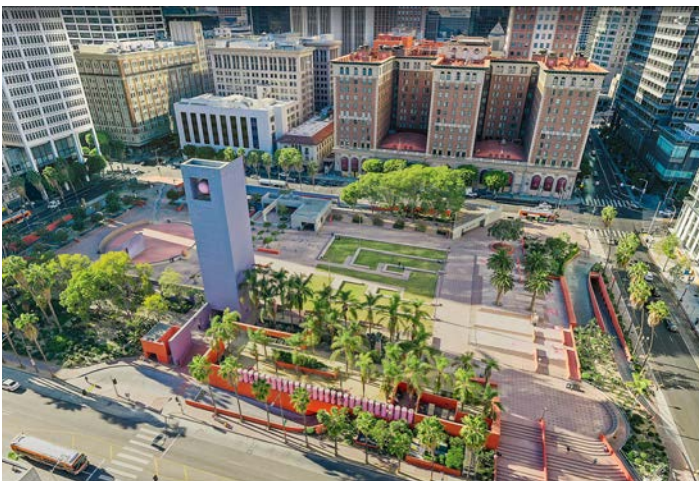
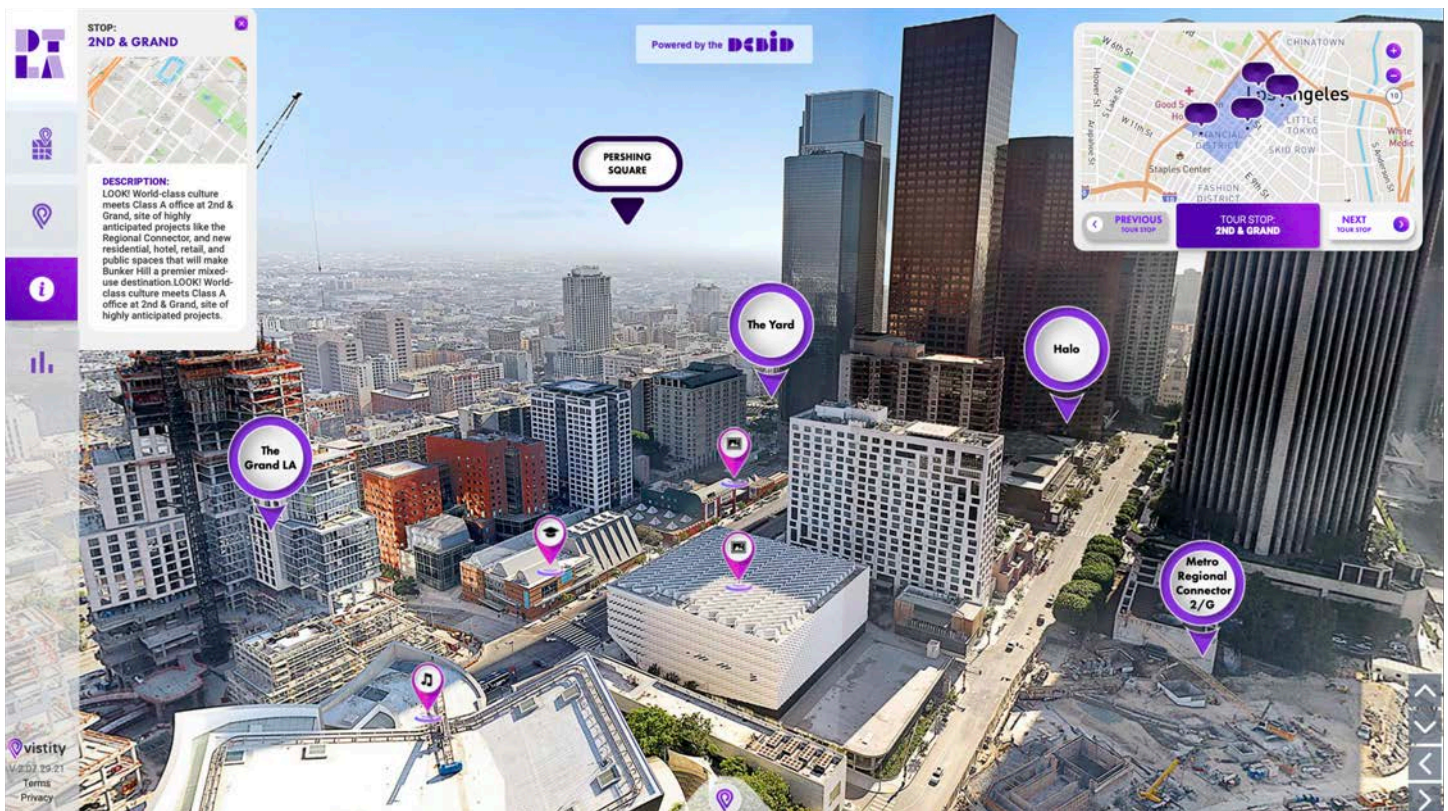
citizenM Hotel opens at 4th and Spring

Sephora became the latest national retail chain
at FigAt7th

DTLA VIRTUAL: DEVELOPMENT TOUR

A Virtual Exploration of DTLA

The DTLA Virtual: Development Tour is an innovative new way to explore the Downtown LA real estate market and its most significant current development projects. Through a dynamic platform combining interactive technology, digital mapping, high-definition photography, and drone video footage with in-depth market stats and project specs from the DCBID's industry-leading Quarterly Market Report, the DTLA Virtual: Development Tour offers both a bird's-eye view and a deep dive examination of the continuing transformation of one of the country's most exciting markets. Unlike our traditional bus tours, you can experience this tour from anywhere in the world, at any time of day or night. *Experience the tour at DowntownLA.com/VirtualTour*



Photos by Luke Gibson

MARKET OVERVIEW

RESIDENTIAL

	Q3 2021	Q3 2020
Apartment Occupancy Rate	93.6%	85.2%
Apartment Asking Rent PSF	\$3.27	\$2.94
Average Effective Rent Per Unit	\$2,734	\$2,376
Condo Sales	159	82
Condo Price PSF	\$659	\$662

Source: DTLA Life, CoStar

OFFICE

	Q3 2021	Q3 2020
Vacancy Rate	19.6%	15.7%
Class A Rent PSF	\$3.85	\$3.91
Overall Rent PSF	\$3.72	\$3.72
YTD Net Absorption	-803,075	-579,160

Source: CBRE

RETAIL

	Q3 2021	Q3 2020
Vacancy Rate	6.2%	6.3%
Average Rent PSF	\$2.99	\$2.99
YTD Net Absorption	-8,419	-124,429

Source: CoStar

HOTEL

	Q3 2021	Q3 2020
YTD Occupancy Rate	48.7%	39.5%
YTD Average Daily Rate	\$168.60	\$181.49
YTD RevPAR	\$81.85	\$71.69

Source: LA Tourism and Convention Board

RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	28,603	31,029	3,043	34,072	24,516
Condos	829	6,381	7,210	504	7,714	3,380
Affordable	8,371	3,919	12,290	937	13,227	2,978
Total	11,626	38,903	50,529	4,484	55,013	30,874

Estimated Population

86,405

7,668

94,072

Estimated Population = # of units x 1.8 residents per unit x 95% occupancy rate

MARKET OVERVIEW

COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
Dynasty Shopping Center	800-812 N. Broadway	Redcar Properties	Hyon Kim Trust	\$29.5 million
800 Traction	1639 N. Main Street	LIVWRK	DLJ Real Estate Partners	\$20 million

OFFICE LEASES

Tenant	Property Name	Address	Type	Sq ft
Huesten Hennigan	PacMutual	523 W. 6th St.	Renewal	34,000
Twitch	The Maxwell	1019 E. 4th St.	Sublease	20,000

PROJECTS OPENED

Name	Neighborhood	Description
Herald Examiner	Fashion District	Historic property revitalized for Arizona State University
TENTEN Wilshire Phase II	City West	Low-rise with 376 market-rate apartments
citizenM	Historic Core	Innovative hotel concept with 351 rooms
The LA Proper	Fashion District	Boutique 148-room hotel in a historic building on Broadway

4,484 RESIDENTIAL UNITS
UNDER CONSTRUCTION

30,874 PROPOSED

7,775 HOTEL ROOMS IN DTLA

2,555 UNDER CONSTRUCTION

7,347 PROPOSED

RETAIL OPENINGS

The Capital Grille	Zankou Chicken
Caboco	Lustern
Sephora	Sonorita's Prime Tacos
Danny Boy's Famous Original	



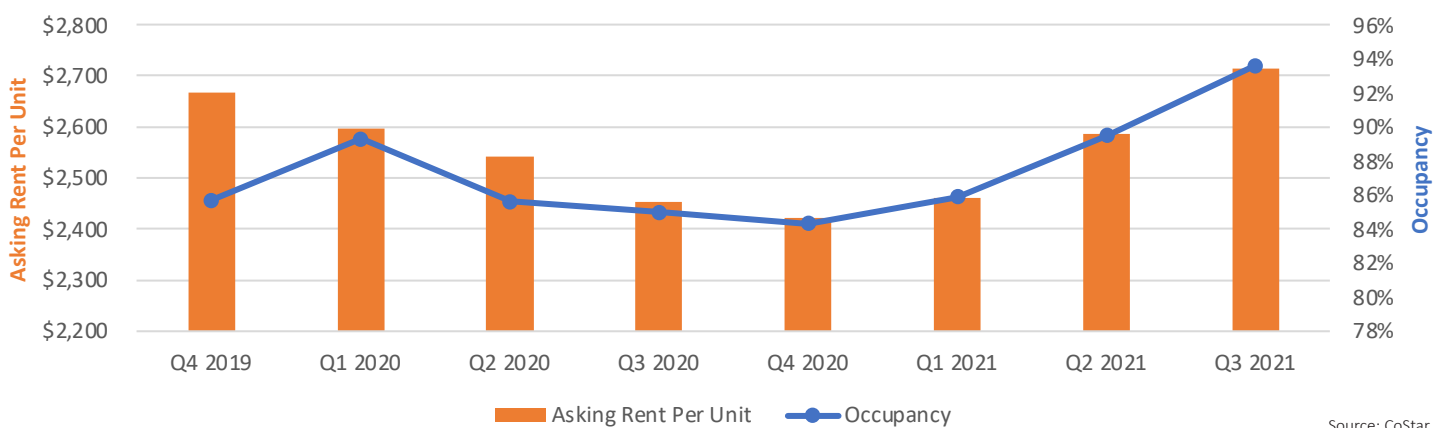
MARKET OVERVIEW

Quarterly Tracking Stats

RESIDENTIAL

The residential market has rebounded strongly after a substantial decline during the pandemic, with rents and occupancy levels currently at record highs due to growing demand and a relative pause in new deliveries.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Occupancy	85.7%	89.3%	85.6%	85.0%	84.3%	85.9%	89.5%	93.6%
Asking Rent Per Unit	\$2,668	\$2,597	\$2,541	\$2,452	\$2,422	\$2,461	\$2,585	\$2,713

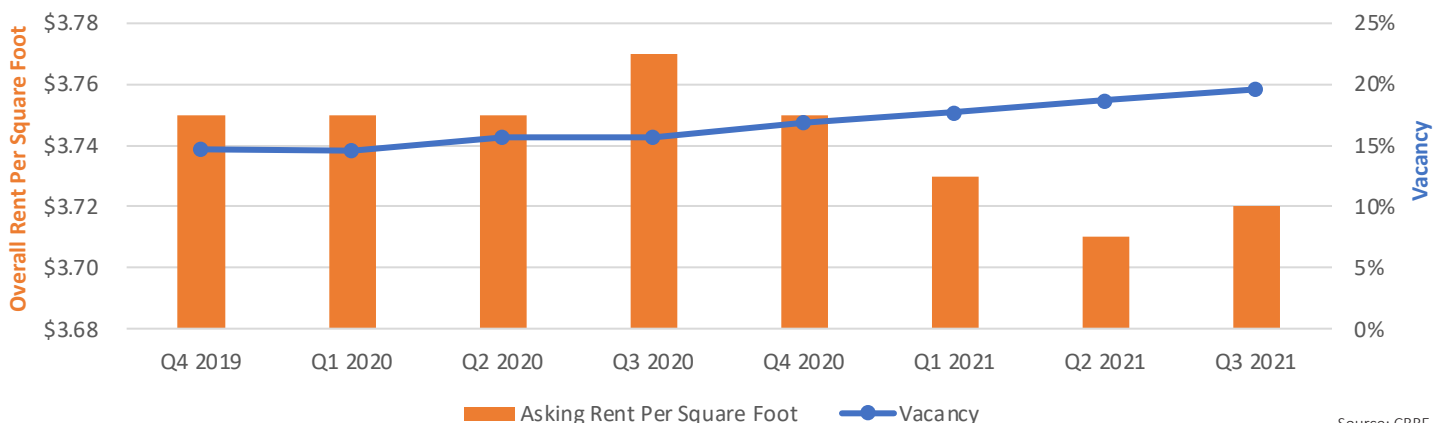


Source: CoStar

OFFICE

There has been minimal office leasing activity since the pandemic started, creating rising vacancy rates as leases expire and aren't renewed. This has kept rents flat as landlords wait to see how the return of office workers impacts demand for space.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Vacancy	14.7%	14.6%	15.7%	15.7%	16.9%	17.7%	18.7%	19.6%
Overall Rent Per Square Foot	\$3.75	\$3.75	\$3.75	\$3.77	\$3.75	\$3.73	\$3.71	\$3.72



Source: CBRE

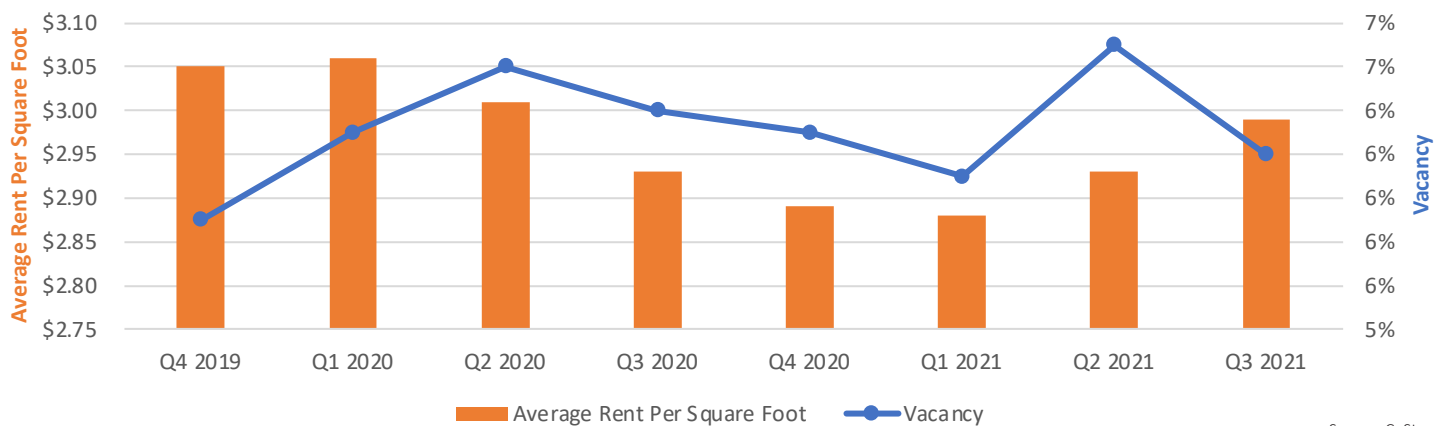
MARKET OVERVIEW

Quarterly Tracking Stats

RETAIL

Retail rents and vacancy have remained remarkably stable through the pandemic, indicating that interest in urban locations like Downtown LA remains strong among most national retail chains.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Vacancy	5.9%	6.3%	6.6%	6.4%	6.3%	6.1%	6.7%	6.2%
Average Rent Per Square Foot	\$3.05	\$3.06	\$3.01	\$2.93	\$2.89	\$2.88	\$2.93	\$2.99

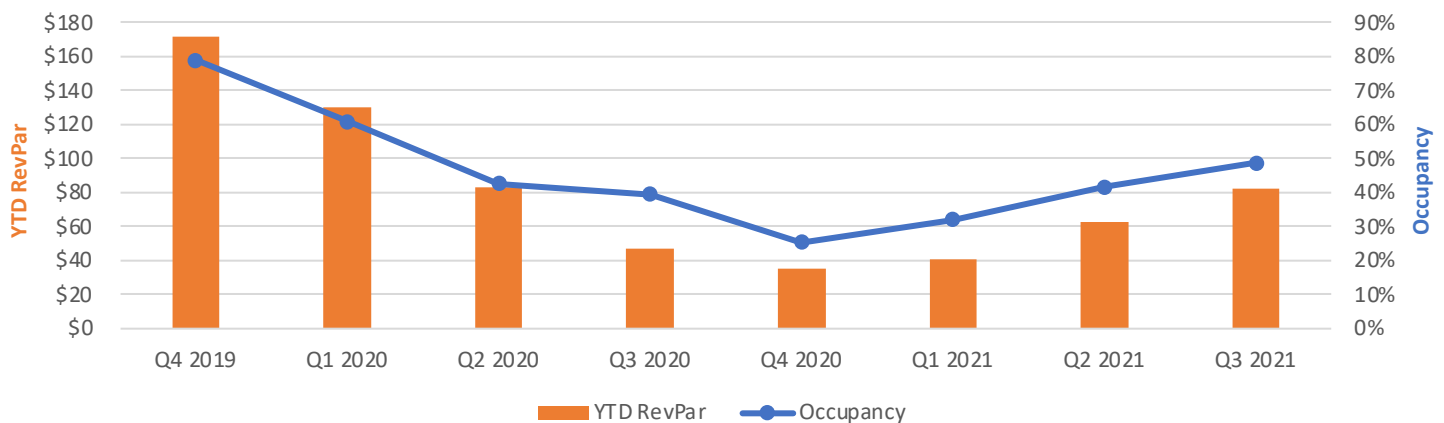


Source: CoStar

HOTEL

The pandemic hit the hospitality industry the hardest and it will likely take the longest to recover. Although RevPar has more than doubled since the lowest point of the pandemic, it is still less than halfway to its pre-pandemic levels.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Occupancy	78.9%	60.8%	42.5%	39.5%	25.3%	32.0%	41.6%	48.7%
YTD RevPar	\$171.27	\$129.82	\$82.90	\$47.29	\$34.85	\$40.82	\$62.51	\$81.85



Source: LA Tourism & Convention Board

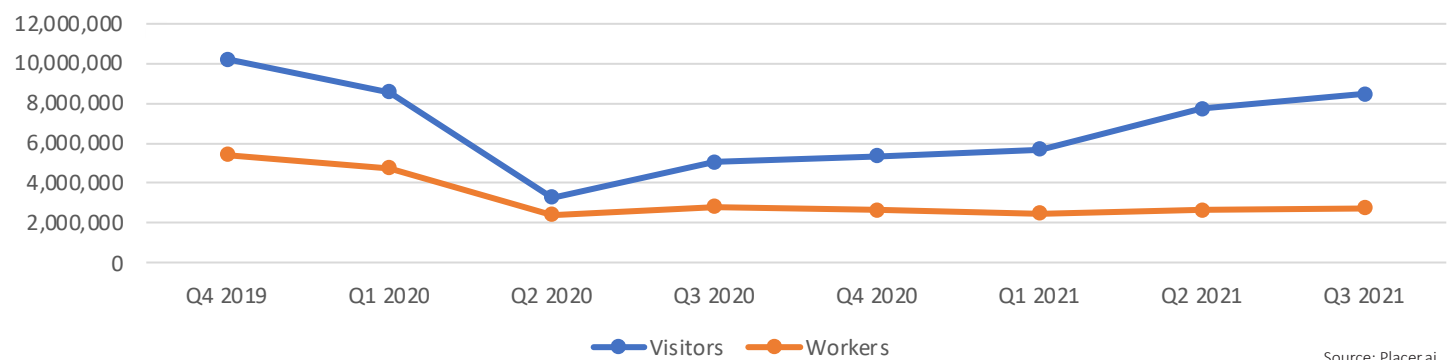
MARKET OVERVIEW

Visitation Insights

DTLA AVERAGE MONTHLY VISITS

After dropping dramatically at the start of the pandemic, visitation to DTLA has been on a steady climb since Q2 2020 with a significant bump in Q3 2021. Despite the rise of the Delta variant, visitation to DTLA continued to grow.

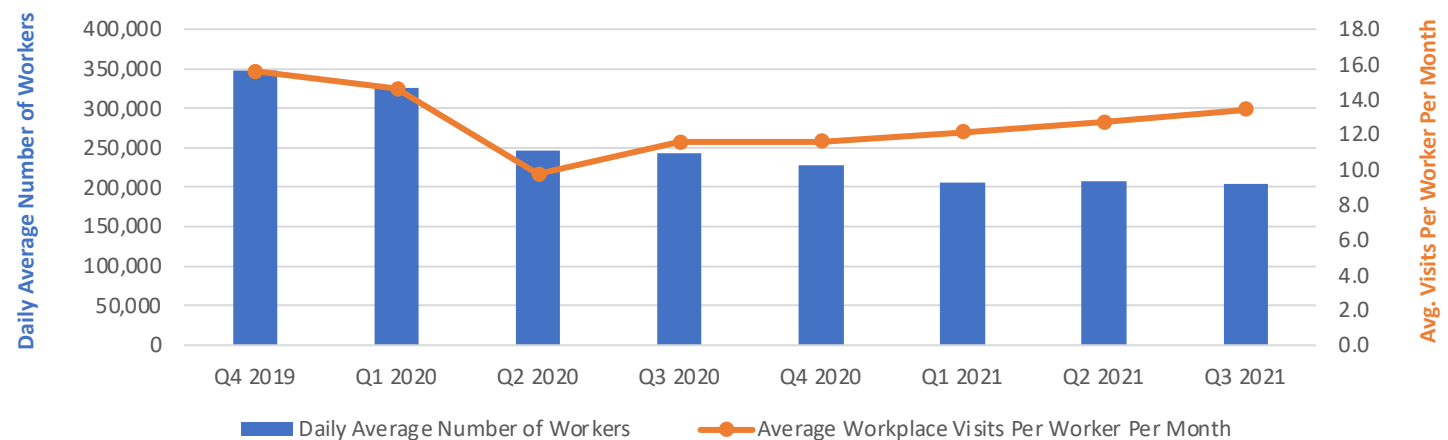
	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Visitors	10,219,421	8,573,585	3,282,523	5,057,839	5,345,214	5,700,084	7,725,028	8,460,547
Workers	5,430,000	4,743,333	2,406,667	2,810,000	2,630,000	2,490,000	2,643,333	2,753,333



DTLA AVERAGE WORKPLACE VISITS

Workers represent a significant portion of the DTLA economy. With most office towers seeing only 10-15% of their pre-pandemic volumes, growth in worker visits has proceeded more slowly. Interestingly, while the number of workers in DTLA has remained constant since the start of 2021, the number of days in DTLA per worker has risen.

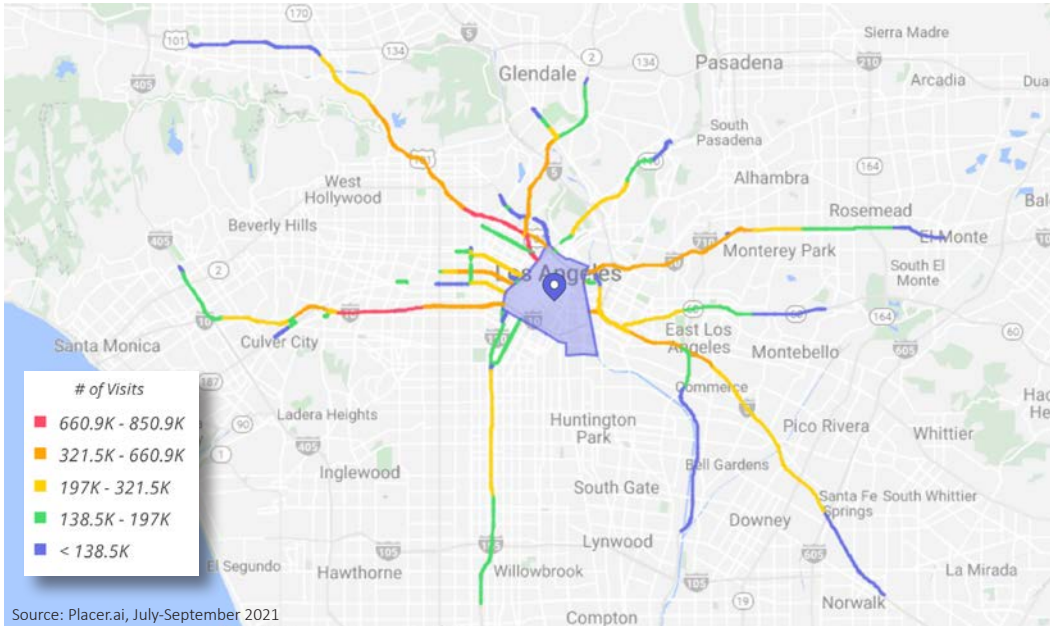
	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Daily Average Number of Workers	348,300	325,100	247,000	242,800	226,800	204,900	208,200	203,600
Avg. Visits Per Worker Per Month	15.6	14.6	9.7	11.6	11.6	12.1	12.7	13.4
Total Workplace Visits Per Month	5,430,000	4,743,333	2,406,667	2,810,000	2,630,000	2,490,000	2,643,333	2,753,333



MARKET OVERVIEW

Visitation Insights

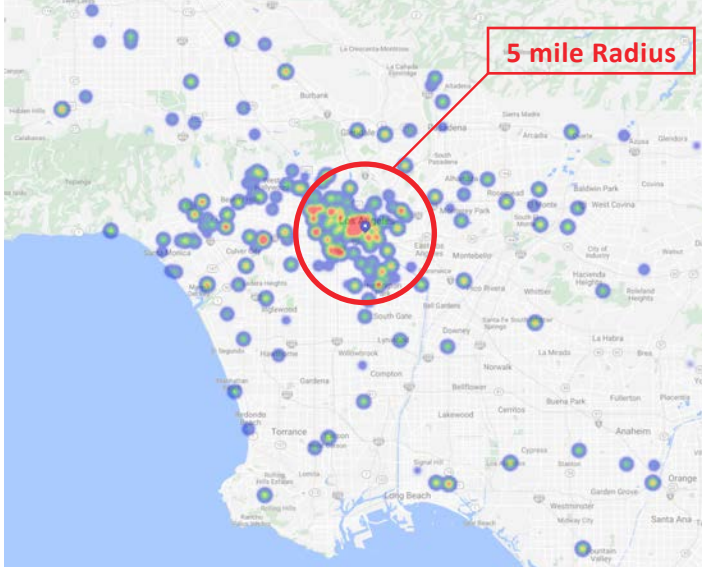
ROUTES TO DTLA



By mapping path of travel data, we see that DTLA draws visitors and workers from near and far and from every direction, illustrating DTLA's position as the economic center of the region.

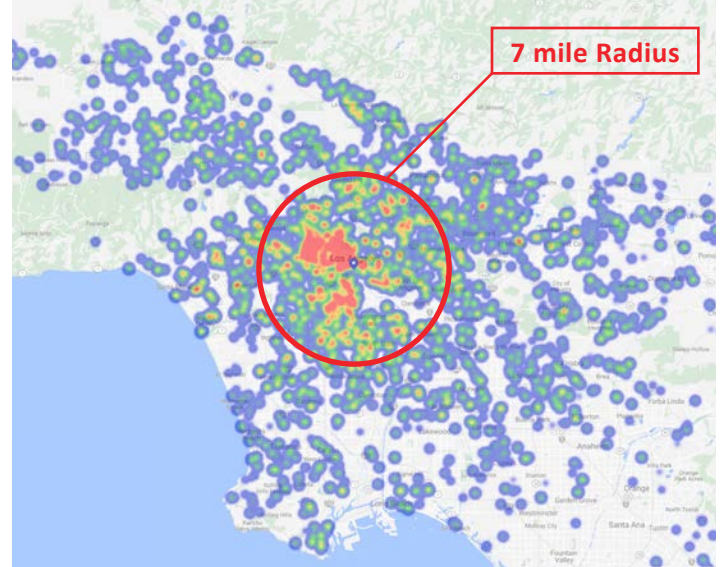
When we shift the focus to the home and work locations of DTLA residents and workers, the heat maps demonstrate how much of the region DTLA draws from for workers. It also shows that while Downtown residents work all over the region, a significant percentage of them both live and work in DTLA and the immediately surrounding area. It is this combination of reach and concentration that provides DTLA with its unique benefits as a location for businesses, residents, and workers.

DTLA RESIDENTS WORK LOCATION



62% travel less than 5 miles from DTLA to their workplace

DTLA WORKERS HOME LOCATION



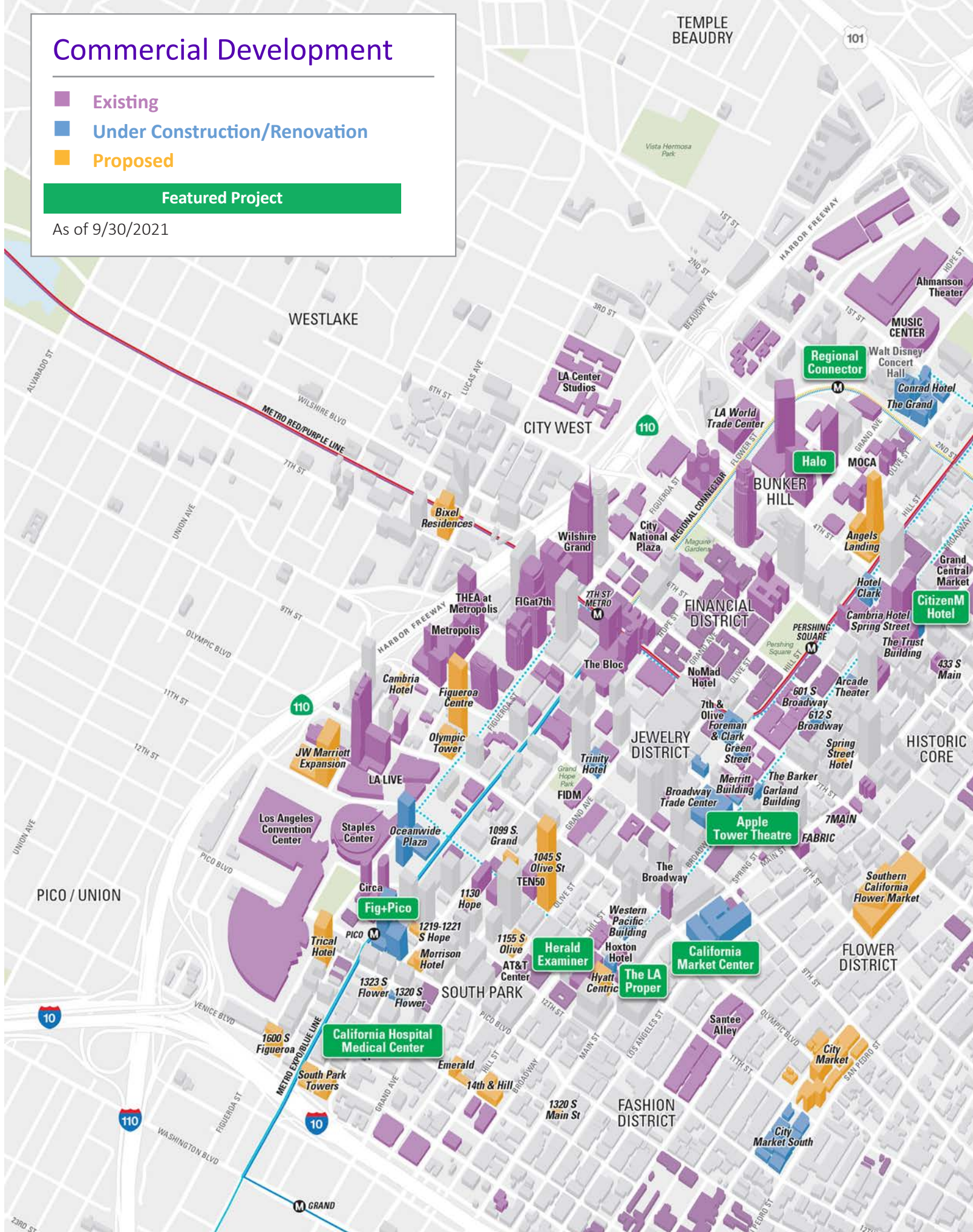
50% travel less than 7 miles to work in DTLA

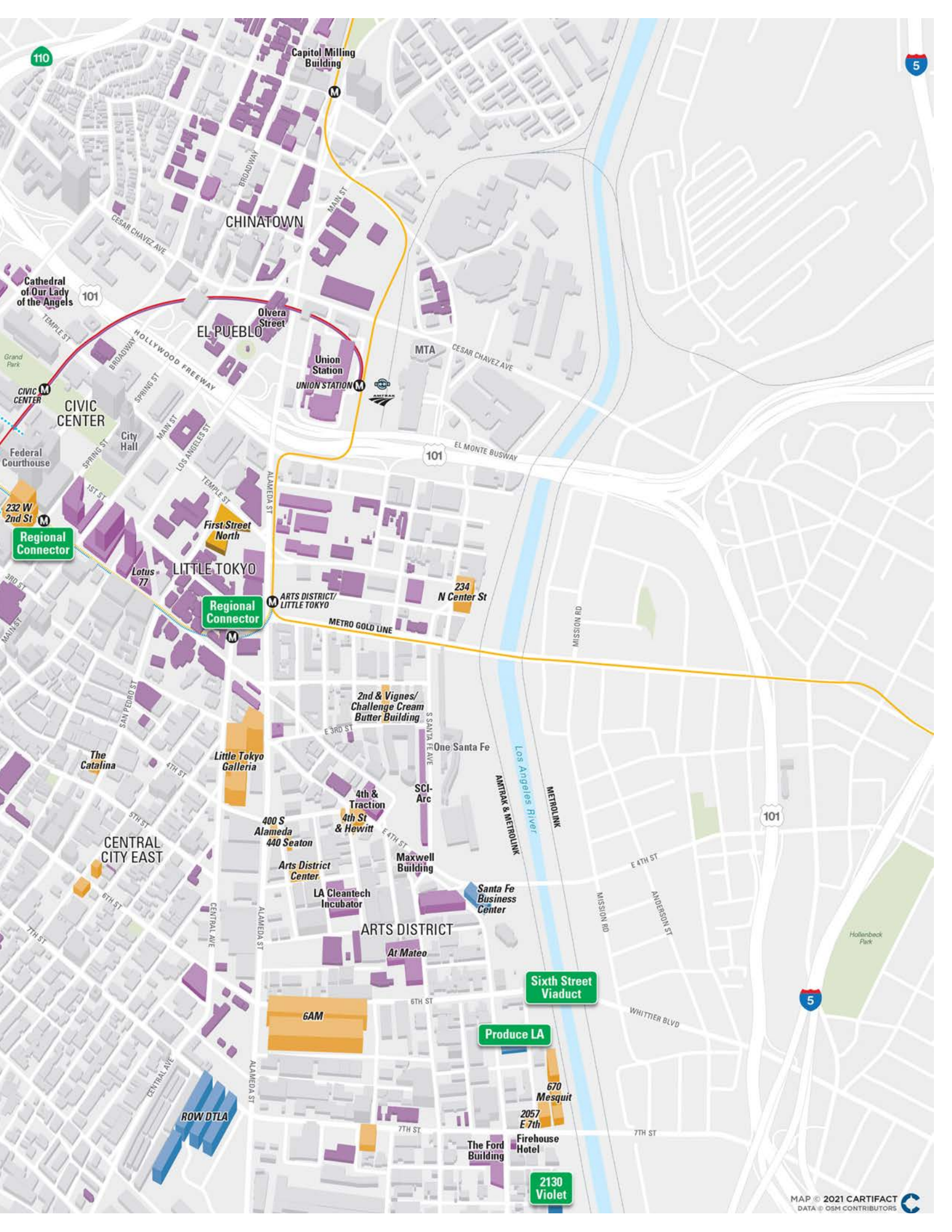
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 9/30/2021





110

5

Capitol Milling Building

CHINATOWN

Cathedral of Our Lady of the Angels

101

Olvera Street

EL PUEBLO

Union Station

MTA

CIVIC CENTER

Federal Courthouse

Regional Connector

First Street North

LITTLE TOKYO

Regional Connector

101

EL MONTE BUSWAY

234 N Center St

METRO GOLD LINE

2nd & Vignes/
Challenge Cream
Butter Building

4th & Traction
4th St & Hewitt

400 S Alameda
440 Seaton

Arts District Center

LA Cleantech Incubator

ARTS DISTRICT

At Mateo

6AM

Sixth Street Viaduct

Produce LA

670 Mesquit

2057 E 7th

2130 Violet

ROW DTLA

The Ford Building

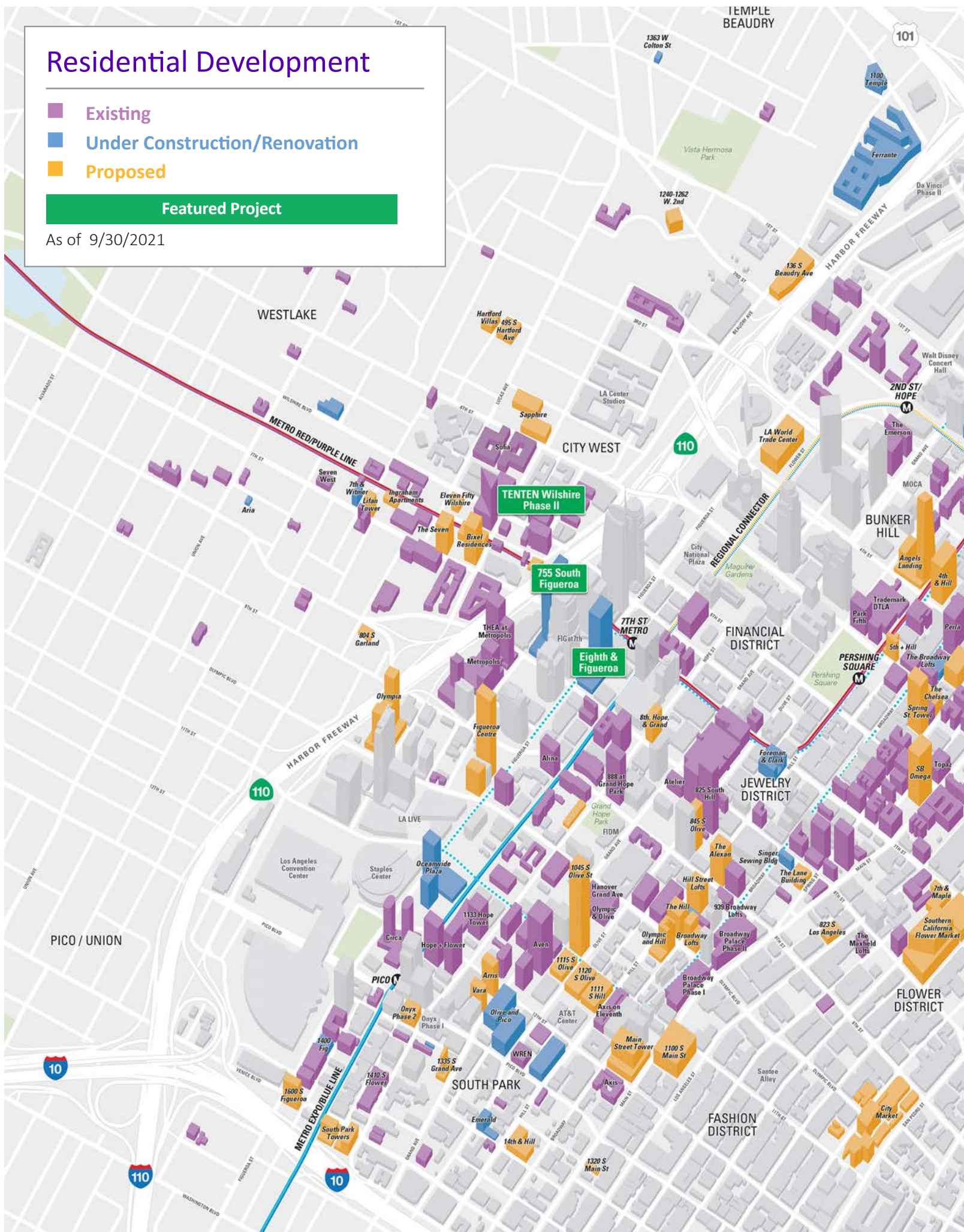
Firehouse Hotel

Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 9/30/2021



UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED-USE							
ARTS DISTRICT							
520 Mateo	520 S. Mateo St.	475	—	105,000	20,000	2023	Carmel Partners
BUNKER HILL							
The Grand LA	130 S. Grand Ave.	434	305	47,000	176,000	2022	The Related Companies
HISTORIC CORE							
Broadway Trade Center	801 S. Broadway	—	150	624,500	345,000	TBC	Waterbridge Capital
SOUTH PARK							
Oceanwide Plaza	11th & Figueroa	504 C	184	—	150,000	TBC	Oceanwide Holdings
RESIDENTIAL							
ARTS DISTRICT							
AVA Arts District	668 S. Alameda St.	475	—	—	61,000	2022	AvalonBay Communities
CHINATOWN							
849 N. Bunker Hill	849 N. Bunker Hill Ave.	37	—	—	—	2022	Bunker Heights, LLC
708 S. New Depot	708 S. New Depot St.	33	—	—	—	2022	ETO Doors Corp.
CITY WEST							
7th & Witmer	1301-1307 W. 7th St.	76	—	—	6,000	2021	Deep Green Housing
Aria	1532-1538 Cambria St.	56	—	—	—	2021	Affirmed Housing
FASHION DISTRICT							
649 Lofts	649 S. Wall St.	47	—	—	—	2021	Skid Row Housing Trust
FLOR 401	401 E. 7th St.	97	—	—	—	2021	Skid Row Housing Trust
FINANCIAL DISTRICT							
755 South Figueroa	755 S. Figueroa St.	785	—	—	6,700	2022	Brookfield Properties
Eighth & Figueroa	744 S. Figueroa St.	438	—	—	7,500	2022	Mitsui Fudosan
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	2021	640 S Broadway LLC
Singer Sewing Building	806 S. Broadway	6	—	—	TBD	2021	Anjac Fashion
INDUSTRIAL DISTRICT							
SP7	419 E. 7th St./647 S. San Pedro	81	—	—	—	2021	Skid Row Housing Trust
Lamp Lodge	660 Stanford Ave.	82	—	—	—	2022	Metal Housing Corp.
Weingart Tower 1A	554 S. San Pedro St.	278	—	—	—	2022	Weingart Center
JEWELRY DISTRICT							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2021	Bonnis Properties
LITTLE TOKYO							
Ato	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2021	Etco Homes

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
SOUTH PARK							
Emerald	1340 S. Olive St.	154	—	—	10,700	2021	Jade Enterprises
1400 Fig	1400 S. Figueroa St.	106	—	—	1,400	2021	DHG Family Trust
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2021	FMB Development
HOTEL							
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	—	348	—	—	TBC	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	TBC	Chetrit Group
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	2021	PNK Group
SOUTH PARK							
Fig+Pico	Figueroa St. & Pico Blvd.	—	1,162	—	13,000	2022	Lightstone Group
1320 S. Flower St.	1320 S. Flower St.	—	43	—	—	2021	1318 Flower, LLC
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	—	—	90,000	—	2021	Chalmers
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	2021	Atlas Capital
2130 E. Violet St.	2130 E. Violet St.	—	—	113,000	3,500	2022	Lowe Enterprises
Produce LA	640 S. Santa Fe Ave.	—	—	100,000	15,000	2022	Continuum Partners
CHINATOWN							
Redcar's 843 Spring St.	843 N. Spring St.	—	—	120,000	7,000	2022	Redcar Properties
JEWELRY DISTRICT							
Green Street	718 S. Hill St.	—	—	45,000	7,000	2021	Bow West Capital
HISTORIC CORE							
612 S. Broadway	612 S. Broadway	—	—	40,820	25,622	2021	Afton Properties
Garland Building	740 S. Broadway	—	—	59,000	6,000	2021	740 S Broadway Associates, LLC
Merritt Building	761 S. Broadway	—	—	50,000	9,400	2021	Bonnis Properties
The Barker	722 S. Broadway	—	—	46,000	11,000	2021	Satila Studios
Zukor's Building	314 W. 6th St.	50	—	51,000	—	2021	West 6th & Broadway Partnership
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2021	Dignity Health
TOTAL UNDER CONSTRUCTION		4,484 Residential Units	2,555 Hotel Rooms	2,714,384 Office Sq. Ft.	1,107,450 Retail Sq. Ft.	TOTAL # OF PROJECTS = 41	

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
MAJOR MIXED-USE						
ARTS DISTRICT						
6AM	6th & Alameda	1,305/431 C	510	254,000	128,000	SunCal
2110 Bay St.	2110 Bay St.	110	—	113,000	51,000	Bay Capital Fund
670 Mesquit St.	670 Mesquit St.	308	236	944,000	136,000	V.E. Equities
Arts District Center	1101 E. 5th St.	129 C	113	—	72,500	Arts District Development, LLC
2117 E. Violet St.	2117-2143 E. Violet St.	347	—	187,000	22,000	Onni Group
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
216 S. Spring St.	216 S. Spring St.	120	—	—	2,500	David Lawrence Gray Architects
Fourth & Central	400 S. Central Ave.	949/572 C	68	400,000	93,000	Continuum Partners
BUNKER HILL						
Angels Landing	361 S. Hill St.	261/180 C	515	—	72,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
CIVIC CENTER						
Times Mirror Square	100 S. Broadway	1,127	—	307,000	69,000	Onni Group
222 W. 2nd St.	222 W. 2nd St.	680	—	—	10,000	Tribune Real Estate Holdings
FASHION DISTRICT						
City Market	9th & San Pedro	948	210	TBD	225,000	Peter Fleming
LITTLE TOKYO						
Little Tokyo Galleria	333 S. Alameda St.	994	—	—	100,000	TBD
SOUTH PARK						
Olympic Tower	813 W. Olympic Blvd.	374 C	373	33,500	65,000	Neman Real Estate Development
1600 S. Figueroa St.	1600 S. Figueroa St.	134/202 C	250	6,500	9,000	L&R Group of Companies
South Park Towers	1600 S. Flower St.	250	300	—	13,000	Venice Hope Group, LLC
RESIDENTIAL						
ARTS DISTRICT						
Industrial Street Lofts	1525 Industrial St.	344	—	25,000	4,000	Camden
Alameda & 4th Lofts	360 S. Alameda St.	63	—	—	TBD	South Alameda Development
1800 E. 7th St.	1800 E. 7th St.	122	—	—	9,500	Hillcrest Company
Palmetto Colyton	527 S. Colyton St.	310	—	—	27,500	Bolour Associates
330 S. Alameda St.	330 S. Alameda St.	186	—	—	22,000	Greystar
5th & Seaton	5th & Seaton	220	—	—	44,500	WW-5th & Seaton
676 S. Mateo St.	676 S. Mateo St.	185	—	—	23,000	Maxxam Enterprises
1000 S. Mateo St.	1000 S. Mateo St.	106	—	—	120,000	Mateo Arts, LLC
234 N. Center St.	234 N. Center St.	430	—	—	8,700	Atlas Capital

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
ARTS DISTRICT (Cont.)						
4th St & Hewitt	940 E. 4th St.	93	—	—	20,000	Shoreham Capital
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
641	641 S. Imperial St.	140	—	7,000	7,000	Adam Lindemann
BUNKER HILL						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
CHINATOWN						
Chinatown Station	924 N. Spring St.	725	—	—	51,000	Atlas Capital
720 W. Cesar E Chavez	720 W. Cesar E Chavez	299	—	—	8,000	Zion Enterprises/TA Partners
211 W. Alpine St.	211 W. Alpine St.	153	—	—	2,500	Izek Shomoff
708 N. Hill St.	708 N. Hill St.	162	—	—	5,000	Avant Development
643 N. Spring St.	643 N. Spring St.	300	149	—	21,000	Compagnie de Phalsbourg/Creative Space
1201 N. Broadway	1201 N. Broadway	124	—	—	8,700	Johnson Fain
Buena Vista	1251 N. Spring St.	986	—	—	39,000	S&R Partners
Harmony	942 N. Broadway	178	—	32,000	5,000	Townline and Forme Development
1435-1465 N. Main St.	1435-1465 N. Main St.	243	—	—	—	1457 Main Property LLC
CITY WEST						
Eleven Fifty Wilshire	1150 Wilshire Blvd.	140 C	—	—	9,000	PacTen Partners
The Seven	1135 W. 7th St.	225	—	—	7,000	SEVEN Street Properties
Ingraham Apartments	1230 W. Ingraham St.	121	—	—	—	SRO Housing Corporation
Bixel Residences	675 S. Bixel St.	422	126	—	5,500	Career Lofts LA
Lifan Tower	1247 W. 7th St.	306	—	—	5,500	Lifan Group
804 S. Garland Ave.	804 S. Garland Ave.	118	—	TBD	TBD	WPDTLA
FASHION DISTRICT						
Fashion District Residences	222 E. 7th St.	452	—	—	13,500	Realm Group/Urban Offerings
1100 S. Main St.	1100 S. Main St.	379	—	—	26,000	Jade Enterprises
Broadway Lofts	955 S. Broadway	163 C	—	—	6,500	Barry Shy
The Lane Building	206-208 W. 8th St.	109	—	1,000	8,100	The Delijani Family
Main Street Tower	1123-1161 S. Main St.	363	—	—	12,500	Jade Enterprises
FINANCIAL DISTRICT						
949 S. Hope St.	949 S. Hope St.	236	—	—	6,700	Brookfield Properties
845 S. Olive St.	845 S. Olive St.	205	—	—	2,500	Heart Olive
8th, Hope & Grand	754 S. Hope St.	547	—	—	7,500	Mitsui Fudosan

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE						
Hill Street Lofts	920 S. Hill St.	239 C	—	—	5,600	Barry Shy
Medallion 2.0	4th & Main	500	—	—	38,000	Saeed Farkhondehpour
SB Omega	601 S. Main St.	452 C	—	—	21,500	Barry Shy
4th & Hill - Beacon Tower	340 S. Hill St.	428	—	—	5,500	Equity Residential
Spring St. Tower	525 S. Spring St.	360	—	—	25,000	Downtown Management
433 S. Main St.	433 S. Main St.	196	—	—	6,500	Main Street Tower, LLC
The Hill	940 S. Hill St.	232	—	—	14,000	940 Hill LLC
The Alexan	850 S. Hill St.	305	—	—	6,200	Trammell Crow Residential
216 Spring St.	216 S. Spring St.	120	—	—	2,500	David Lawrence Gray Architects
INDUSTRIAL DISTRICT						
Weingart Tower 1B	554 S. San Pedro St.	104	—	—	—	Weingart Center
803 E. 5th St.	803-821 E. 5th St.	94	—	—	16,000	Coalition for Responsible Community Development
6th Street Place	401 E. 6th St.	94	—	—	1,800	Mercy Housing of California
407 E. 5th St.	407 E. 5th St.	150	—	—	—	Relevant Group
Drake Hotel	675 Kohler St.	33	—	—	—	David Duel
6th at Central	601 S. Central Ave.	236	—	—	12,000	Triangle Plaza LLC
The Catalina	443 S. San Pedro St.	78	—	—	7,000	Statewide Acquisitions Corp
787 S. Towne Ave.	787 S. Towne Ave.	60	—	—	—	Towne Plaza, LLC
LITTLE TOKYO						
414 S. Crocker St.	414 S. Crocker St.	175	—	—	8,500	Little Tokyo Service Center
SOUTH PARK						
Arris	1201 S. Grand Ave.	312	—	—	7,000	City Century
Vara	1233 S. Grand Ave.	148 C	—	—	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	—	—	6,500	Oxley Place, LLC
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	—	—	40,000	City Century
Olympic and Hill	1000-1034 S. Hill St.	700	—	—	15,000	Onni Group
1045 S. Olive St.	1045 S. Olive St.	794	—	—	12,500	Crescent Heights
Onyx Phase 2	1301 S. Hope St.	248	—	—	30,000	Jade Enterprises
1335 S. Grand Ave.	1323-1349 S. Grand Ave.	284	—	—	6,500	M&A Gabae
1334 S. Flower St.	1334-1348 S. Flower St.	177	—	—	2,500	The Condor
The Eden	1340 S. Hill St.	233	—	—	9,000	Suncoast Hill Street, LLC
1111 S. Hill St.	1111 S. Hill St.	319 C	160	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,000	Mack Urban / AECOM

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
SOUTH PARK (Cont.)						
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,500	Mack Urban / AECOM
1317 S. Grand Ave.	1317 S. Grand Ave.	151	—	—	—	Housing Diversity Corporation
HOTEL						
ARTS DISTRICT						
400 S. Alameda St.	400 S. Alameda St.	—	66	—	—	Habita Arts District, LLC
2057 E. 7th St.	2057 E. 7th St.	—	50	—	—	1711 Lincoln, LLC
Radisson RED Hotel	440 S. Hewitt St.	—	140	—	—	Radisson Hotel Group
FASHION DISTRICT						
Mart South Hotel	124 E. Olympic Blvd.	—	149	—	—	Jamison
HISTORIC CORE						
Spring Street Hotel	631-633 S. Spring St.	—	170	—	—	Lizard Capital
5th and Hill	319-323 W. 5th St.	31 C	190	—	—	JMF Development
SOUTH PARK						
Morrison Hotel	1246 S. Hope St.	135	450	—	15,000	Relevant Group
Trical Hotel	1300 S. Figueroa St.	—	1,024	—	TBD	Trical Construction Inc.
1155 S. Olive St.	1155 S. Olive St.	—	243	—	—	Mack Urban / AECOM
Hyatt Centric	1138 S. Broadway	—	139	—	—	United Broadway, LLC
JW Marriott LA LIVE expansion	900 W. Olympic Blvd.	—	850	—	—	AEG
1323-1331 S. Flower St.	1323-1331 S. Flower St.	48	132	—	—	Elliot Tishbi
Cambria Hotel	920-928 James M. Wood Blvd.	—	247	—	—	Sun Capital & Pacific Property Partners
1219-1221 S. Hope St.	1219-1221 S. Hope St.	—	75	—	—	1221 S Hope St, LLC
1099 Grand	1099 S. Grand Ave.	—	160	—	—	AEG
1130 S. Hope	1130 S. Hope St.	—	112	—	528	Bryan Domyan
OFFICE & RETAIL						
ARTS DISTRICT						
2nd & Vignes	929 E. 2nd St.	—	—	65,000	32,000	Est4te Four Capital
405 S. Hewitt St.	405 S. Hewitt St.	—	—	255,000	15,000	Legendary Development
2159 E. Bay St.	2159 E. Bay St.	—	—	203,000	16,000	Tishman Speyer
440 Seaton St.	440 Seaton St.	—	—	50,000	—	Urbanlime Real Estate
Hines - 2045 E. Violet	2045 E. Violet St.	—	—	450,000	17,800	Hines
TOTAL PROPOSED		30,874 Residential Units	7,347 Hotel Rooms	3,968,100 Office Sq. Ft.	2,170,095 Retail Sq. Ft.	TOTAL # OF PROJECTS = 117

FEATURED PROJECTS

Now Open



EDUCATION

HERALD EXAMINER

Developer: Georgetown

An architectural gem, the building has been lovingly restored as an education and innovation center for Arizona State University.

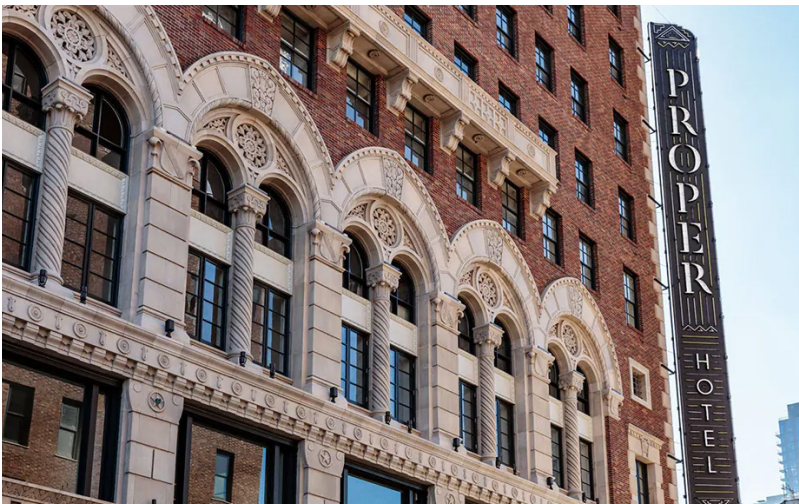


RESIDENTIAL

TENTEN WILSHIRE PHASE II

Developer: Amidi Group

Located in City West, this low-rise residential project includes 376 market rate apartments.



HOTEL

THE LA PROPER

Developer: KOR Group

Joining The Hoxton across the street, this historic conversion in the Fashion District continues the growth of boutique hospitality options.

FEATURED PROJECTS

Now Open



HOTEL CITIZENM

Developer: citizenM

This 315-room hotel at the corner of 4th and Spring is the Dutch hotel chain's first in Southern California.



RETAIL HALO

Developer: Brookfield Properties

Next generation food hall – with several prominent tenants such as Trejo's Tacos and Shake Shack – opened in early 2021.



RETAIL APPLE TOWER THEATRE

Developer: Apple

Work is complete on the highly anticipated Apple Store at the historic Tower Theater at 8th and Broadway. It opened in early Q3.

FEATURED PROJECTS



Under Construction

MAJOR MIXED-USE **THE GRAND LA**

Developer: The Related Companies

Construction is progressing quickly on this Bunker Hill project. Designed by Frank Gehry, it will feature over 400 residential units, a 305-room Conrad Hotel, and over 175,000 SF of retail space.



RESIDENTIAL **755 SOUTH FIGUEROA**

Developer: Brookfield

Situated behind FIGat7th, this residential tower will rise to 64 stories and contain 785 residential units.



RESIDENTIAL **EIGHTH & FIGUEROA**

Developer: Mitsui Fudosan

41-story residential tower with 438 units developed by Japanese ownership who have held the property since the 1980s.

FEATURED PROJECTS



HOTEL **FIG+PICO**

Developer: Lightstone

1,162-room hotel featuring Marriott brands Moxy and AC Hotels. One of several major hotel projects in the pipeline near the LA Convention Center.



MAJOR MIXED-USE **520 MATEO**

Developer: Carmel Partners

The first high-rise development in the Arts District will feature 475 apartments and over 100K SF of office space.



OFFICE **PRODUCE LA**

Developer: Continuum Partners

100K of office SF and 15K of retail SF has completed construction near 6th and Santa Fe.

FEATURED PROJECTS

Under Construction



AFFORDABLE HOUSING

WEINGART TOWER 1A

Developer: Weingart Center Foundation

One of the largest permanent supportive housing projects in DTLA, this 19-story development includes 278 units.

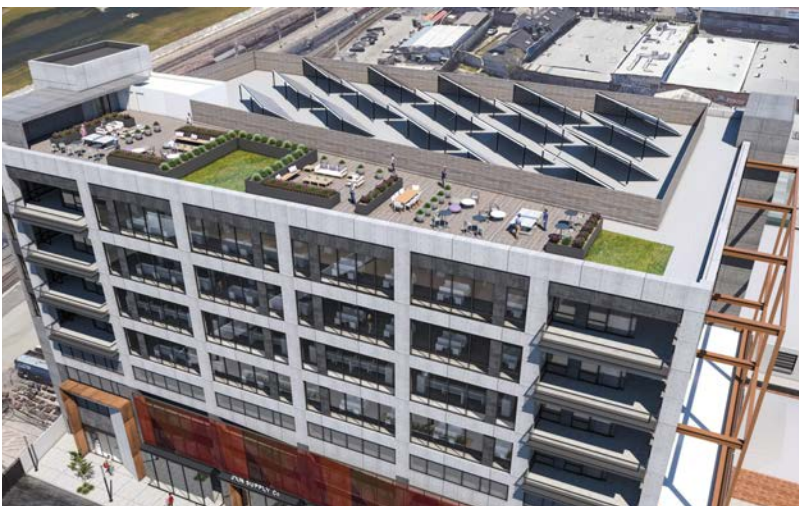


OFFICE

CALIFORNIA MARKET CENTER

Developer: Brookfield Properties

\$170-million renovation of 1.8 million SF property at 9th & Broadway.



OFFICE

2130 VIOLET

Developer: Lowe/Related

New office construction in the Arts District to rise eight stories with over 100K SF of office space and on-site parking.

FEATURED PROJECTS



Under Construction

CIVIC & CULTURAL REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, \$1.58 billion underground light rail extension, set to open in 2022, will provide a one-seat ride for north/south and east/west travel across Los Angeles County through the heart of Downtown.



CIVIC & CULTURAL SIXTH STREET VIADUCT

Developer: City of Los Angeles

The Sixth Street Viaduct is being replaced. The new bridge will enhance the connection between the Arts District and historic Boyle Heights. Completion is scheduled for 2023.



CIVIC & CULTURAL CALIFORNIA HOSPITAL MEDICAL CENTER

Developer: Dignity Health California

The hospital campus is adding a four-story, 150K SF patient tower to expand its ER, trauma, and maternity departments.



PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE.

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