

DOWNTOWN LA MARKET REPORT



Photo by Luke Gibson

ABOUT THE DCBID

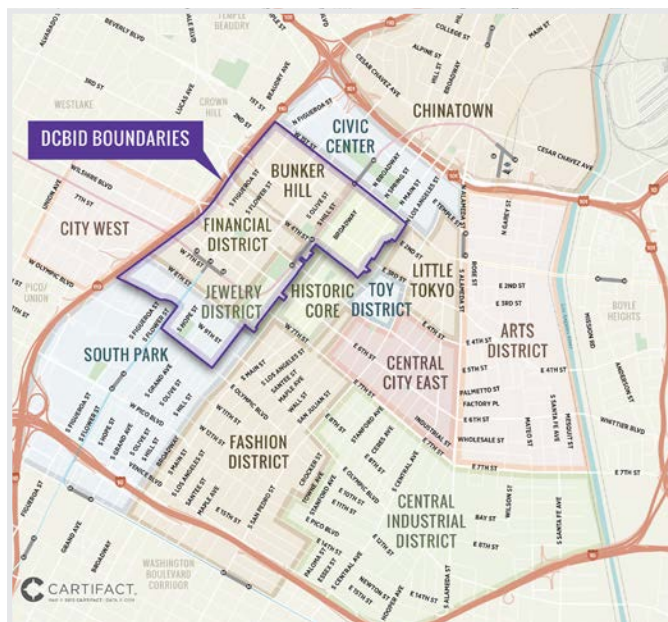
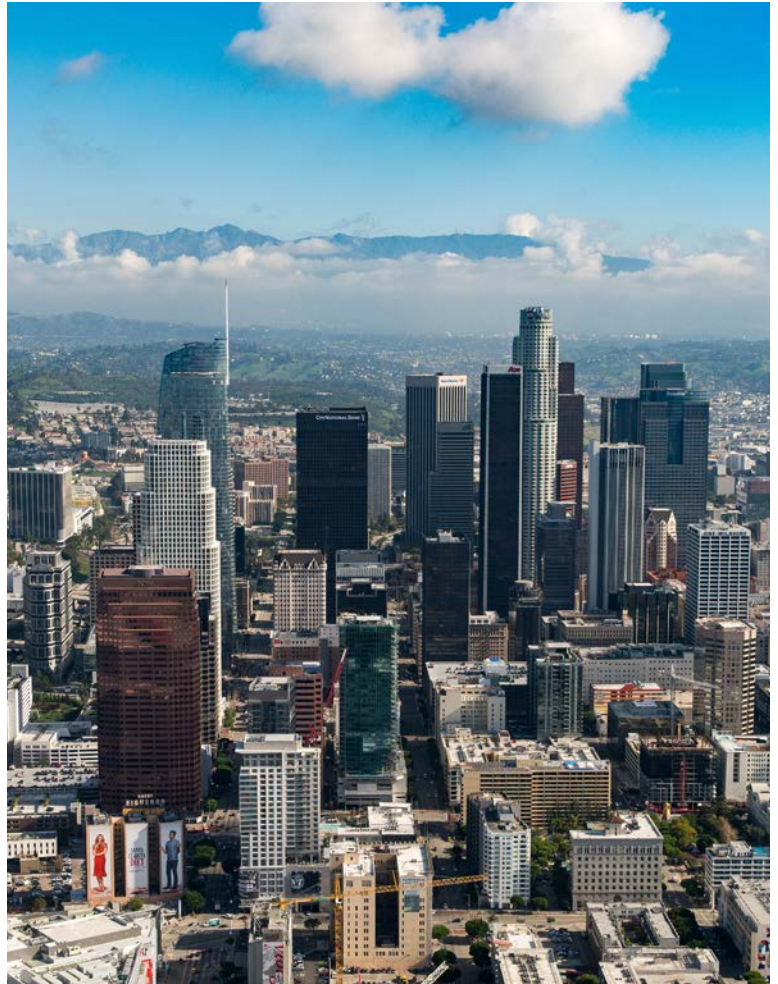
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

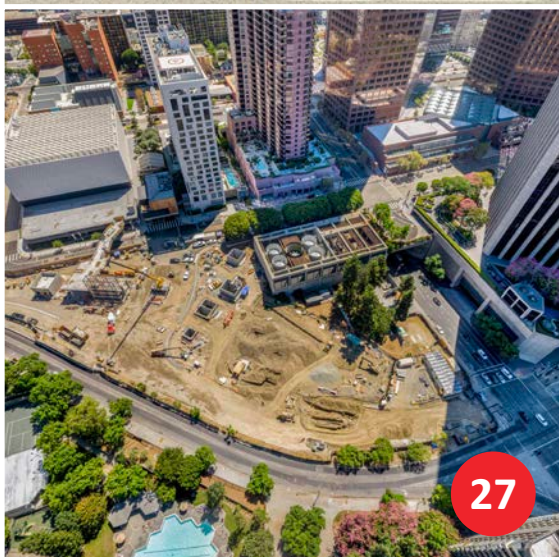
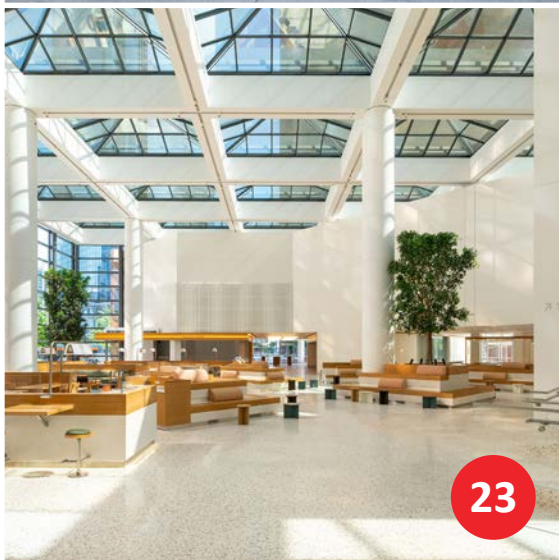
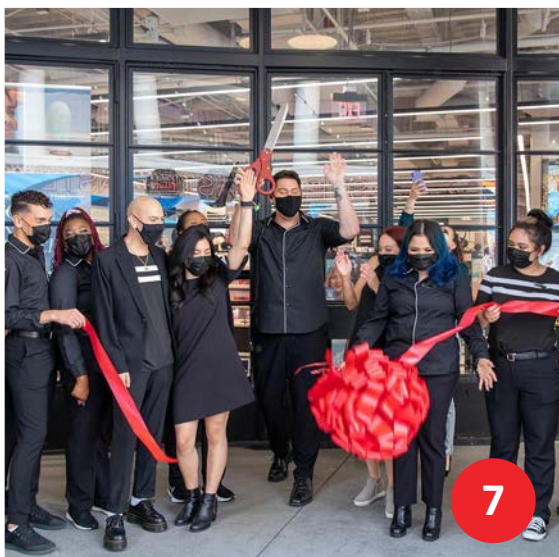
To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



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

Despite continuing challenges presented by the ongoing pandemic, 2021 offered its share of good news for Downtown LA and reasons for optimism about its future as the crisis recedes.

Residential was DTLA's strongest sector in 2021, rebounding robustly from 2020 and posting pre-pandemic record-level occupancy and rents. Hotels made steady progress toward pre-pandemic RevPAR levels as well, driven by increasing numbers of visitors to Downtown over the course of the year.

On the office front, after remaining at a virtual standstill through most of the pandemic, leasing picked up in Q4 with several notable signings, none bigger than Adidas America's 107K sf deal to move their North American headquarters to the newly-renovated California Market Center. Two other properties landed their first office tenants, with fashion designer Johnny Was taking 30K sf at 7th & Olive and Bambee HR taking three floors at Fabric—one of two new creative office properties in the Fashion District to open this quarter.

Beyond the traditional stats, three key projects marked head-turning progress for Downtown in 2021. The long-awaited opening of the Apple Tower Theatre was a major event that drew attention from around the world. Less publicized, but no less significant, the 1,000+ room Moxy/AC Hotel topped out in 2021, serving as a reminder of the massive changes coming to the LA Convention Center and Sports & Entertainment District. And finally, The Grand LA announced The Conrad as its luxury hotel operator and internationally acclaimed chef José Andrés as the leader of its food and beverage services which will feature three new restaurants.

Looking forward to 2022, two major restaurant re-openings in Q4 provided tangible (and tasty) evidence of Downtown's comeback. In the Financial District, residents and workers cheered the return of local institution Bottega Louie, while in the Arts District, popular favorite Father's Office—which initially opened in January 2020 only to close two months later—began welcoming diners again. Coupled with the January 2022 announcement that Forever 21 was also moving their corporate headquarters to DTLA in a 150K sf deal also at the California Market Center, there is reason to be optimistic about the coming year.

As we emerge from the pandemic, the DCBID will continue to serve as the premier source of information on DTLA, providing the real estate community with the most comprehensive outlook and relevant insights on the Downtown market. In the coming months, we will publish **DTLA 2022: Outlook & Insights**, our latest survey and demographic report, as well as four individual market sector reports. We are also expanding our **DTLA Virtual** platform to add hospitality, retail, office, and residential tours, enhancing its utility as a tool for exploring the Downtown market and attracting new tenants, residents, visitors, and investment. We invite you to make use of these resources and let us know how else we can help you as together we build the future of Downtown LA.

Q4 KEY STATS

\$3.80

Average Class A Office
Rent Per Square Foot

\$3.29

Apartment Asking Rent
Per Square Foot

19.8% Office Vacancy Rate

93.5% Residential Occupancy Rate

\$96.00 Hotel RevPAR

Q4 KEY HIGHLIGHTS

Residential rents and occupancies continued at pre-pandemic record levels for DTLA.

Adidas signed a lease for 107K sf—the biggest of the year—at the newly renovated California Market Center.

José Andrés' ThinkFoodGroup will be the food and beverage operator at The Conrad Hotel and open 3 new restaurants at The Grand LA.

MARKET OVERVIEW

RESIDENTIAL

	Q4 2021	Q4 2020
Apartment Occupancy Rate	93.5%	86.0%
Apartment Asking Rent PSF	\$3.29	\$2.91
Average Effective Rent Per Unit	\$2,759	\$2,363
Condo Sales	138	81
Condo Price PSF	\$678	\$650

Source: DTLA Life, CoStar

OFFICE

	Q4 2021	Q4 2020
Vacancy Rate	19.8%	16.9%
Class A Rent PSF	\$3.80	\$3.85
Overall Rent PSF	\$3.70	\$3.75
YTD Net Absorption	-854,408	-665,327

Source: CBRE

RETAIL

	Q4 2021	Q4 2020
Vacancy Rate	6.0%	6.2%
Average Rent PSF	\$3.01	\$2.99
YTD Net Absorption	-34,509	-41,274

Source: CoStar

HOTEL

	Q4 2021	Q4 2020
YTD Occupancy Rate	53.8%	35.6%
YTD Average Daily Rate	\$179.00	\$174.00
YTD RevPAR	\$96.00	\$61.00

Source: LA Tourism and Convention Board

INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	31,082	3,088	34,170	25,174
Condos	7,210	504	7,714	3,380
Affordable	12,290	945	13,235	3,239
Total	50,582	4,537	55,119	31,793
Projected Population*	86,495	7,758	94,253	
Office Space	40m sf	2.7m sf	43m sf	4m sf
Retail Space	4.3m sf	1.2m sf	5.5m sf	2.1m sf
Hotel Rooms	7,775	2,555	10,330	7,358

*1.8 residents per unit X 95% occupancy

Office Space Source: CBRE / Retail Space Source: CoStar

2021 MARKET HIGHLIGHTS

PROJECTS OPENED

Name	Neighborhood	Description
Llewellyn	Chinatown	Low-rise with 318 market-rate apartments
Herald Examiner	Fashion District	Historic property revitalized for Arizona State University
Apple Tower Theatre	Fashion District	Historic revitalization into a signature retail location
TENTEN Wilshire Phase II	City West	Low-rise with 376 market-rate apartments
citizenM	Historic Core	Innovative hotel concept with 315 rooms
The LA Proper	Fashion District	Boutique 148-room hotel in a historic building on Broadway
7MAIN*	Fashion District	Renovation and restoration for former Dearden's store
Fabric*	Fashion District	Former manufacturing building converted to creative office

*Project opened in Q4

COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
OLiVe DTLA	1243 S. Olive St.	Waterton	Walker & Dunlop	\$121 million
The Boxyard	2425 E. 12th St.	Rexford Industrial Realty	Bridge Industrial	\$94 million
Greyhound building	1716 E. 7th St.	Prologis	Greyhound Lines, Inc.	\$91 million
The Switchyard	500 and 540 S. Santa Fe Ave.	SteelWave	CEG Construction	\$80 million
BankNote Press Building*	1330 W. Pico Blvd.	Neman Real Estate	Sandstone Properties	\$37 million
651-671 & 680 Rio St*	651-671 & 680 S. Rio St.	Atlas Capital	Byer California	\$35 million
1639 Main	1639 N. Main St.	Redcar Properties LTD	Vaughan Benz	\$28 million
Barclay Hotel*	101 W. 4th St.	AHF	Delson Investment	\$22 million
1736-1738 Industrial	1736-1738 Industrial St.	Wilshire Capital Group	Alan & Wendy Hart	\$15.5 million
717 W. Temple St.	717 W. Temple St.	California Community Fdn.	First City Credit Union	\$15 million

* Sale completed in Q4

2021 MARKET HIGHLIGHTS

OFFICE LEASES SIGNED

Tenant	Property Name	Address	Type	Sq ft
Skadden	One California Plaza	300 S. Grand Ave.	Renewal	120,000
Adidas America*	California Market Center	119 E. 9th St.	New	107,000
Bambee HR*	Fabric	755 S. Los Angeles St.	New	45,000
HNTB*	777 Tower	777 S. Figueroa St.	Relocation	42,747
Clark Hill	City National Plaza	555 S. Flower St.	Renewal	40,000
Nossaman LLP	777 Tower	777 S. Figueroa St.	Renewal	35,317
Huesten Hennigan	PacMutual	523 W. 6th St.	Renewal	34,000
Johnny Was*	7th & Olive	712 S. Olive St.	New	31,153
Califia Farms	The Maxwell	1019 E. 4th Place	Sublease	30,000
Burlington*	The Bloc	700 S. Flower St.	New	24,995
PeopleSpace	FourFortyFour South Flower	444 S. Flower St.	Renewal	22,500
Twitch	The Maxwell	1019 E. 4th St.	Sublease	20,000

* Lease signed in Q4



Apple Tower Theatre



Danny Boy's Famous Original



Sephora



V DTLA

RETAIL OPENINGS

Apple Tower Theatre	LA Cha Cha Cha
Bottega Louie*	Lüster
Caboco	Otium
Cara Cara	Percolate
Danny Boy's Famous Original	Sephora
Father's Office*	Shake Shack
Fixins Soul Kitchen	Shiku
Girl & The Goat	Sonorita's Prime Tacos
Gusto Green	The Capital Grille
Happy Sushi DTLA	Urli Bird*
Il Fiore DTLA	V DTLA
Kreation	Zankou Chicken
La Casita	

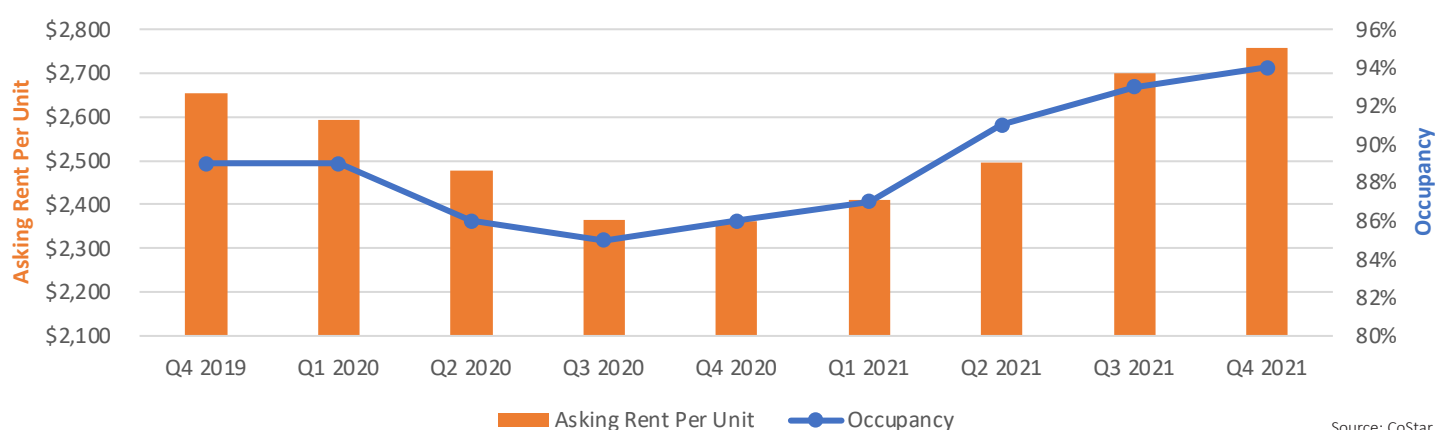
*Opened/Re-opened in Q4

QUARTERLY TRACKING STATS

RESIDENTIAL

The residential market has rebounded strongly after a substantial decline during the pandemic, with rents and occupancy levels currently at pre-pandemic 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	Q4 2021
Occupancy	89%	89%	86%	85%	86%	87%	91%	93%	94%
Asking Rent Per Unit	\$2,654	\$2,594	\$2,478	\$2,364	\$2,363	\$2,410	\$2,497	\$2,701	\$2,759

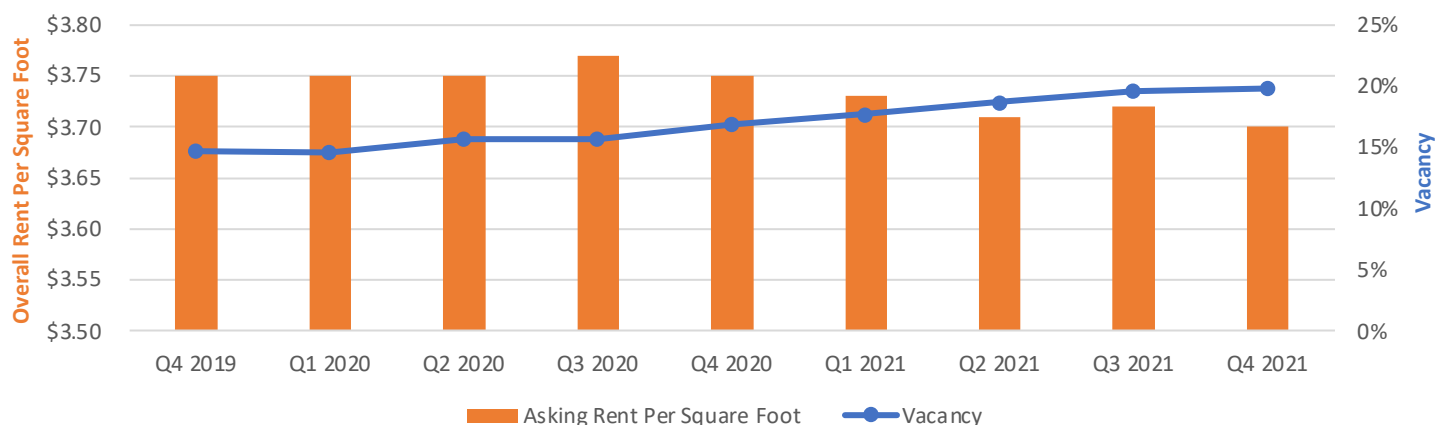


Source: CoStar

OFFICE

Rents and vacancy remained relatively flat compared to Q3 and, based on increased leasing activity in Q4, appear set to begin recovering in 2022.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Vacancy	15%	15%	16%	16%	17%	18%	19%	20%	20%
Overall Rent Per SF	\$3.75	\$3.75	\$3.75	\$3.77	\$3.75	\$3.73	\$3.71	\$3.72	\$3.70



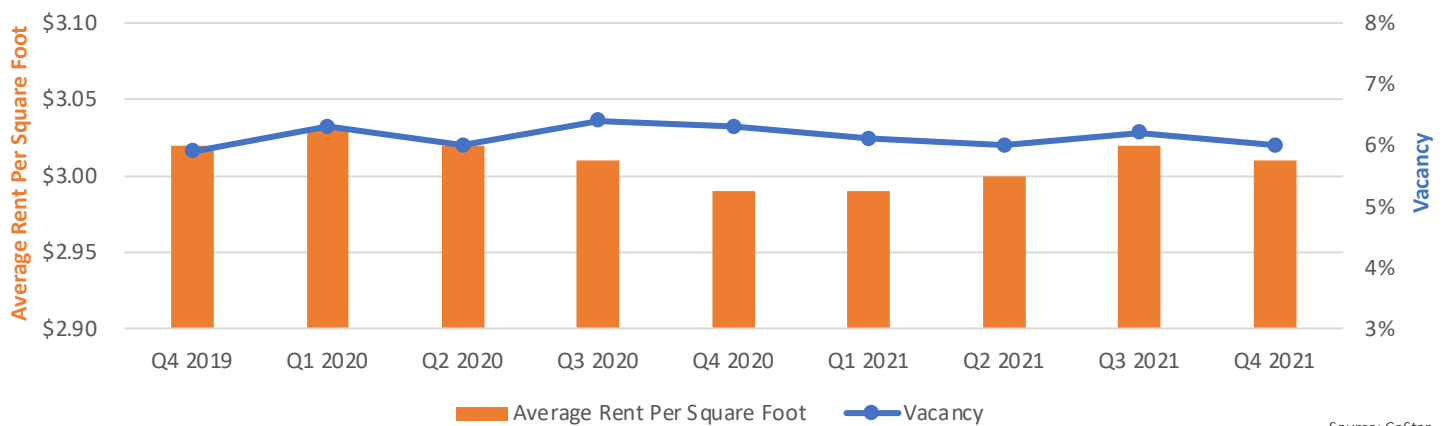
Source: CBRE

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	Q4 2021
Vacancy	6%	6%	6%	6%	6%	6%	6%	6%	6%
Average Rent Per SF	\$3.02	\$3.03	\$3.02	\$3.01	\$2.99	\$2.99	\$3.00	\$3.02	\$3.01

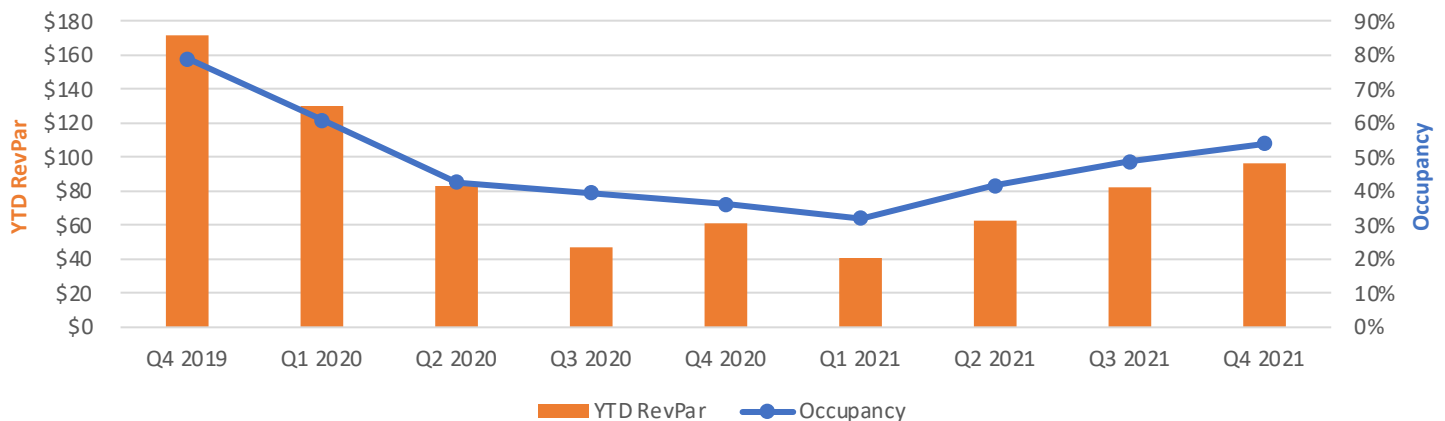


Source: CoStar

HOTEL

Although occupancy and RevPAR remain well below pre-pandemic levels, both made significant gains over the course of the year, winding up over 50% higher than where they started.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Occupancy	79%	61%	43%	40%	36%	32%	42%	49%	54%
YTD RevPAR	\$171	\$130	\$83	\$47	\$61	\$41	\$63	\$82	\$96



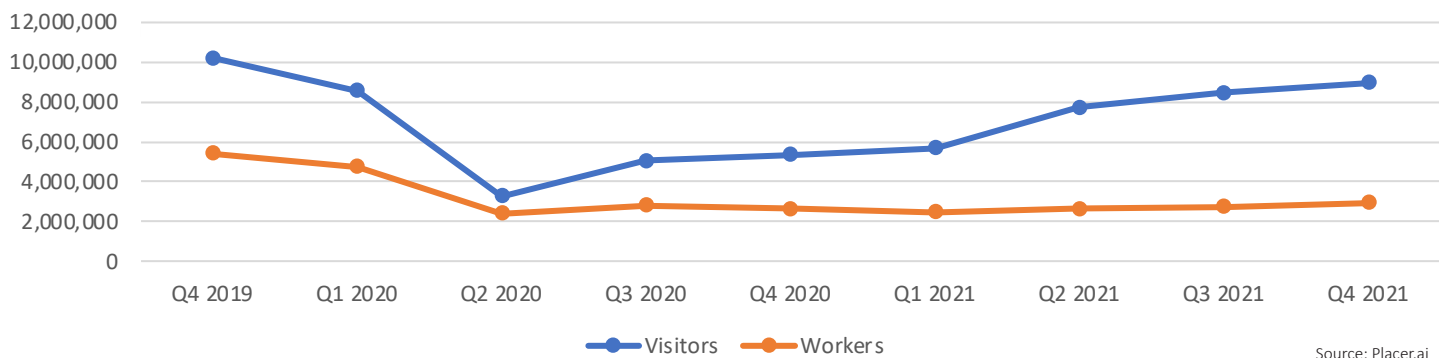
Source: LA Tourism & Convention Board

VISITATION INSIGHTS

DTLA AVERAGE MONTHLY VISITS

While growth in visitation to DTLA slowed towards the end of the year due to the rise of the Omicron variant, the total for Q4 was 60% higher than it was in Q1.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 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	8,978,079
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	2,931,159

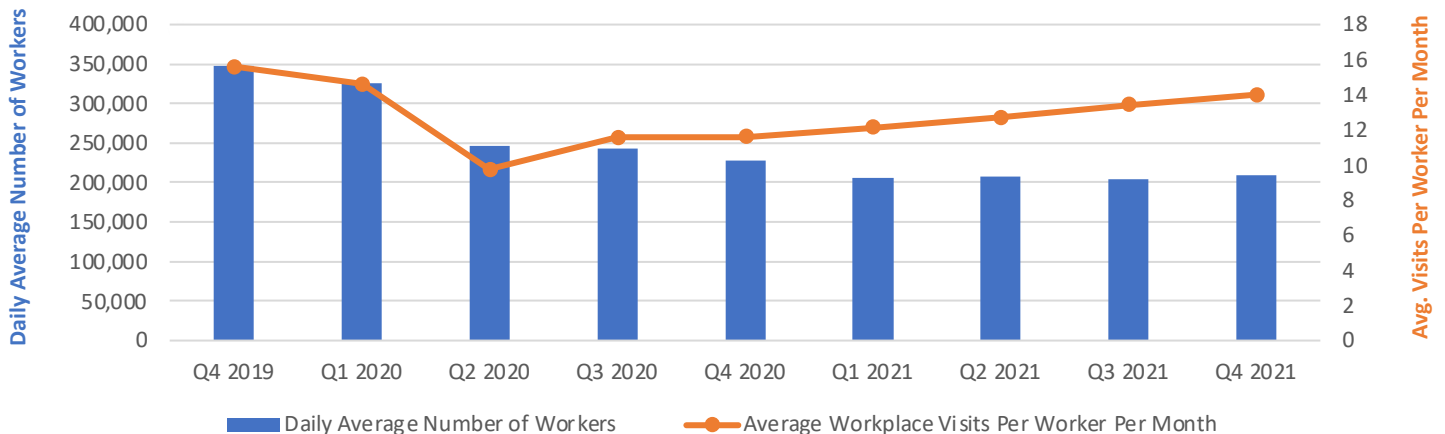


DTLA AVERAGE WORKPLACE VISITS

While the daily average number of workers in DTLA has remained constant throughout 2021, the number of days spent in DTLA per worker has climbed.

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Daily Average Workers	348,300	325,100	247,000	242,800	226,800	204,900	208,200	203,600	209,369
Avg. Visits Per Worker *	15.6	14.6	9.7	11.6	11.6	12.1	12.7	13.4	14
Total Workplace Visits *	5,430,000	4,743,333	2,406,667	2,810,000	2,630,000	2,490,000	2,643,333	2,753,333	2,931,159

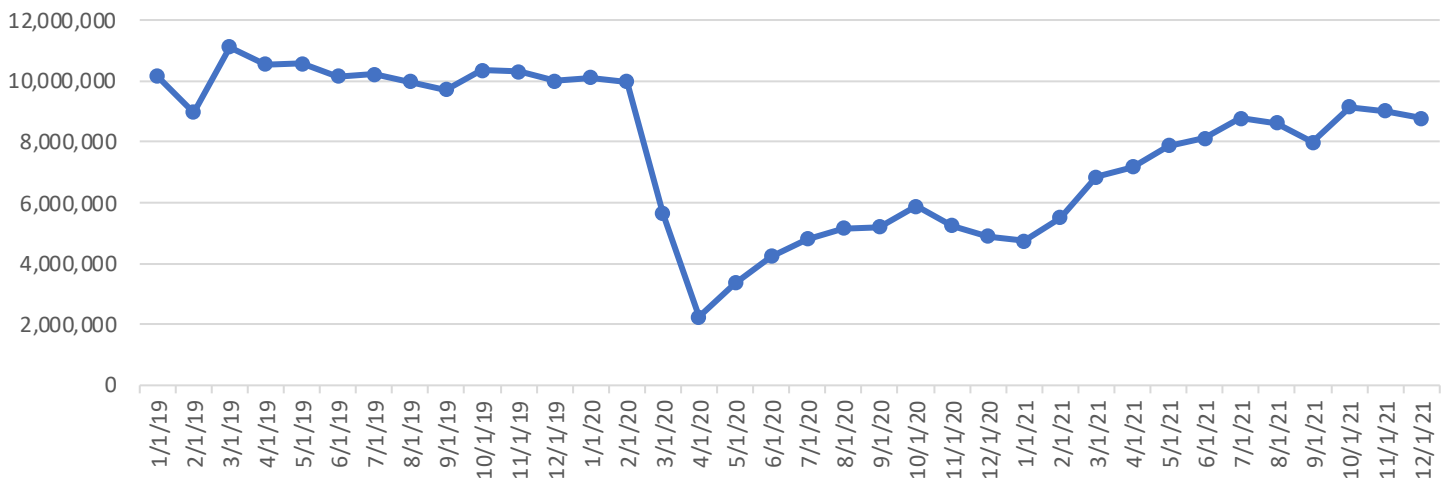
* Per month



VISITATION INSIGHTS

TOTAL VISITS PER MONTH - VISITORS

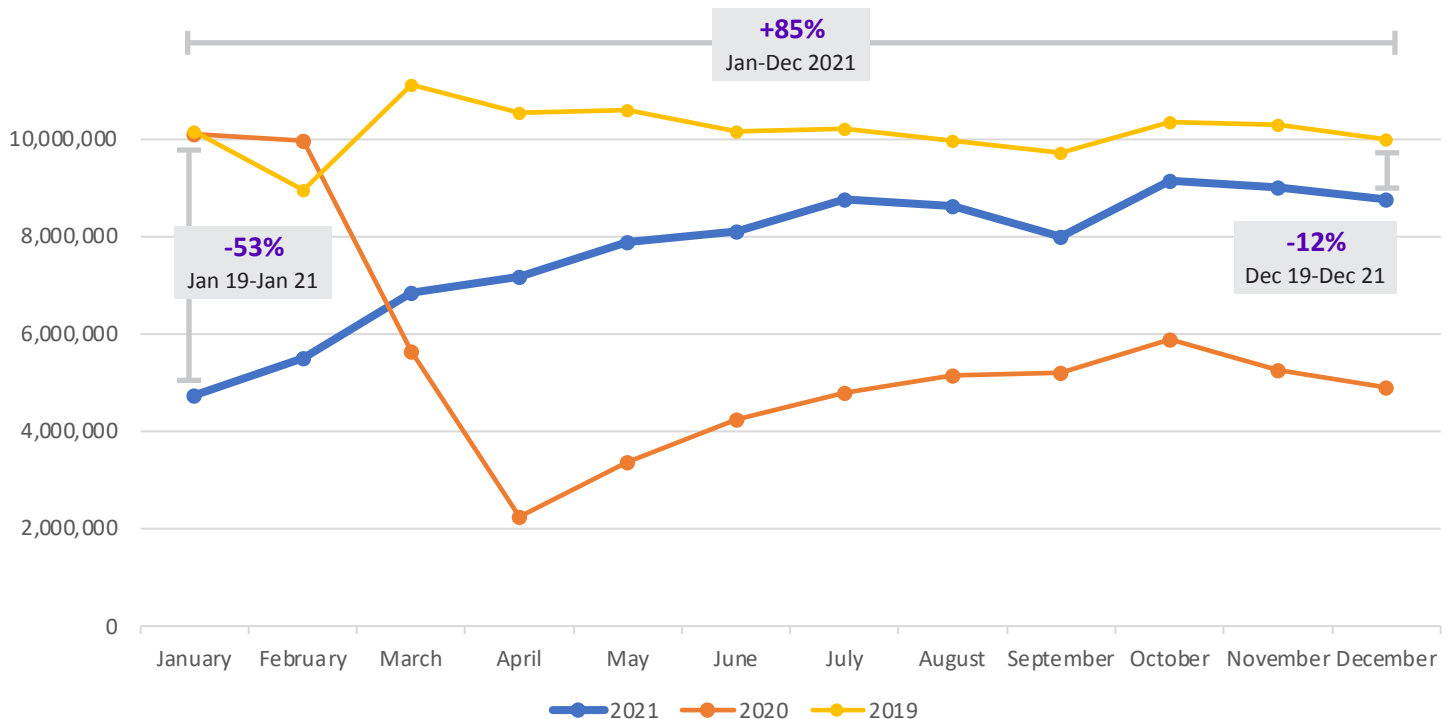
Although COVID affected communities across the region, DTLA was uniquely impacted by stay-at home-orders. As people remained in their residential communities, trips to DTLA dropped dramatically. However, despite the appearance of the Delta and Omicron variants, 2021 saw a substantial recovery in visits to DTLA.



Source: Placer.ai

YEAR-OVER-YEAR COMPARISON

Total visits per month to DTLA increased by 85% from January 2021 to December 2021. In January 2021, there were 53% fewer visits to DTLA compared to January 2019. By December 2021, that gap had narrowed to just 12%.



Source: Placer.ai

Commercial Development

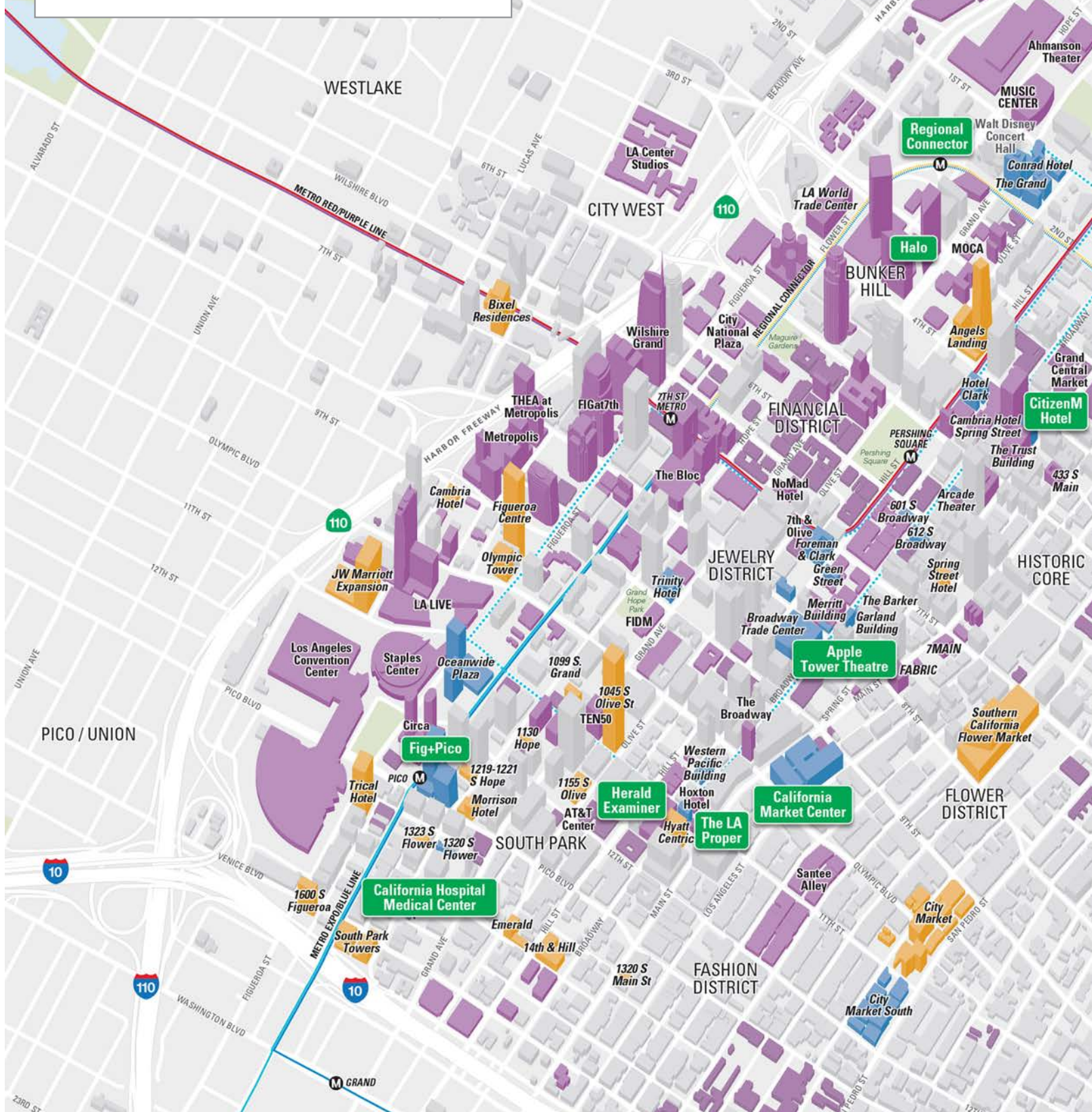
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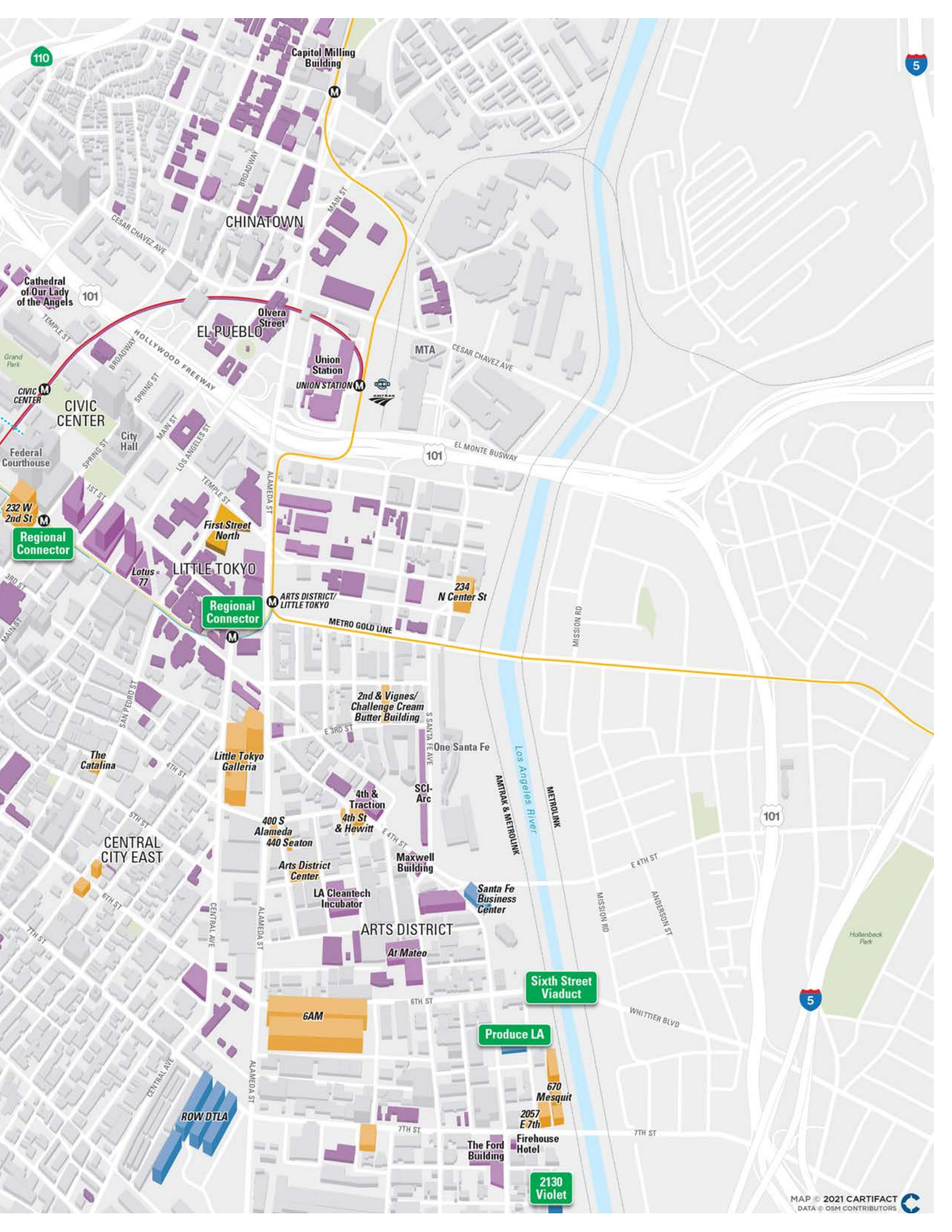
Under Construction/Renovation

Proposed

Featured Project

As of 12/31/2021



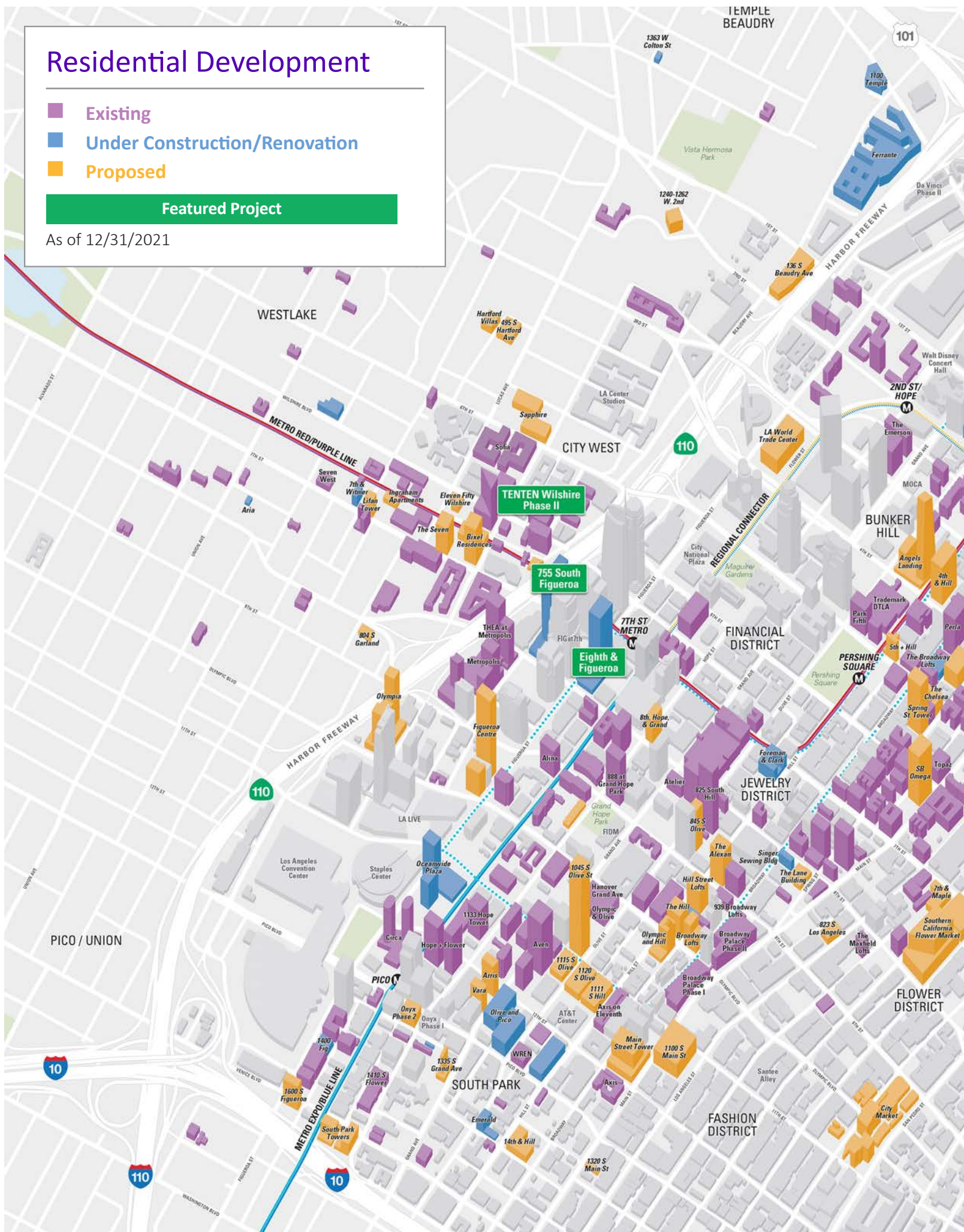


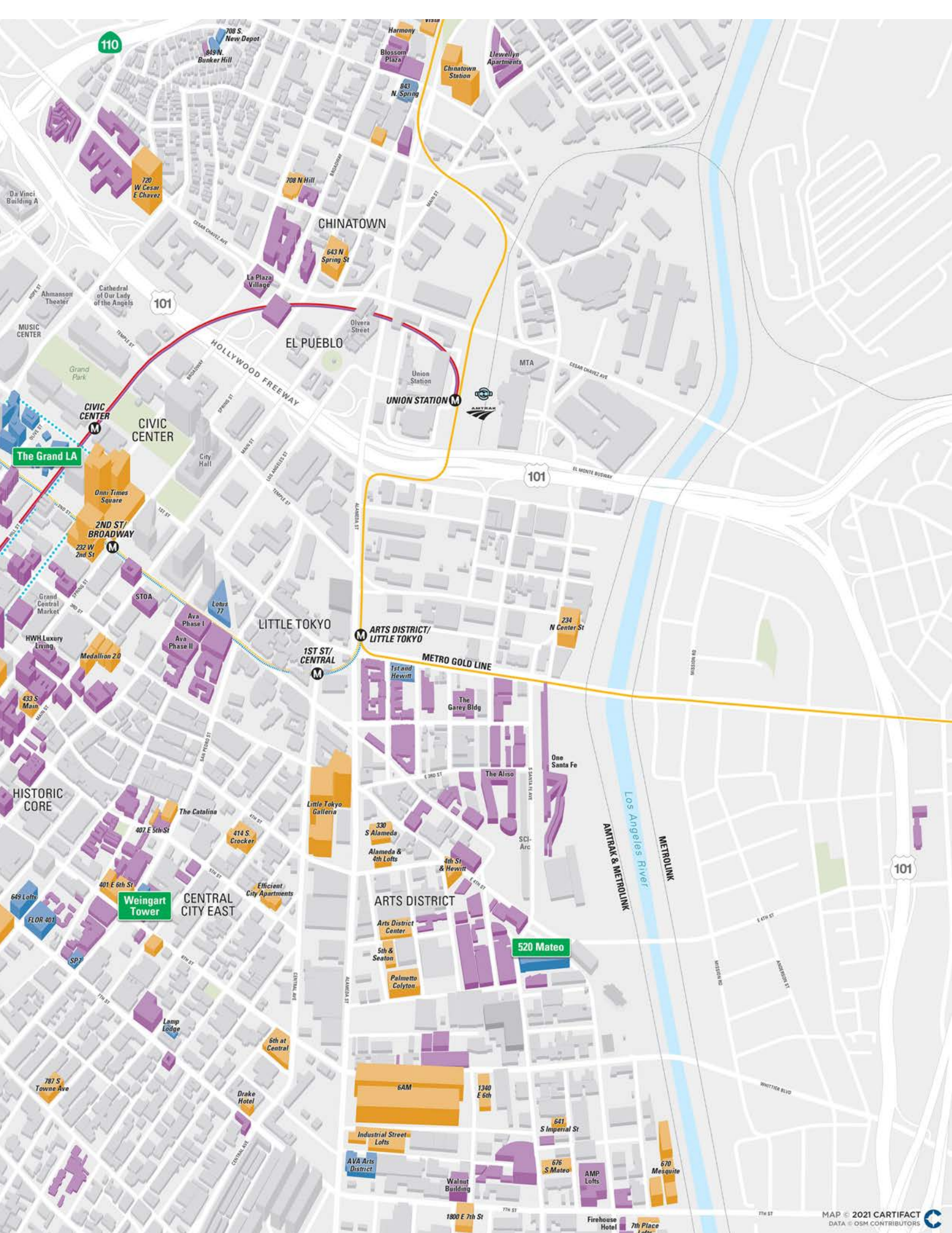
Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 12/31/2021





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	2022	Deep Green Housing
Aria	1532-1538 Cambria St.	56	—	—	—	2022	Affirmed Housing
FASHION DISTRICT							
649 Lofts	649 S. Wall St.	47	—	—	—	2022	Skid Row Housing Trust
FLOR 401	401 E. 7th St.	97	—	—	—	2022	Skid Row Housing Trust
FINANCIAL DISTRICT							
755 Fig	960 W. 7th 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	2022	640 S Broadway LLC
Singer Sewing Building	806 S. Broadway	6	—	—	TBD	2022	Anjac Fashion
INDUSTRIAL DISTRICT							
SP7	419 E. 7th St./647 S. San Pedro	81	—	—	—	2022	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	2022	Bonnis Properties
LITTLE TOKYO							
Ato	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2022	Etco Homes
600 E. 1st St.	600 E. 1st St.	69	—	—	14,000	2023	Boulevard Partners

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	2022	Jade Enterprises
1400 Fig	1400 S. Figueroa St.	106	—	—	1,400	2022	DHG Family Trust
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2022	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	—	—	2022	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	—	—	2022	1318 Flower, LLC
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	—	—	90,000	—	2022	Chalmers
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	2022	Atlas Capital
2130 Violet	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
AtTraction	800-810 Traction Ave.	-16	—	TBD	TBD	2023	LIVWRK and Kotzer
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	2022	Bow West Capital
HISTORIC CORE							
612 S. Broadway	612 S. Broadway	—	—	40,820	25,622	2022	Afton Properties
Garland Building	740 S. Broadway	—	—	59,000	6,000	2022	740 S Broadway Associates, LLC
Merritt Building	761 S. Broadway	—	—	50,000	9,400	2022	Bonnis Properties
The Barker	722 S. Broadway	—	—	46,000	11,000	2022	Satila Studios
Zukor's Building	314 W. 6th St.	50	—	51,000	—	2022	West 6th & Broadway Partnership
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2022	Dignity Health
TOTAL UNDER CONSTRUCTION		4,537 Residential Units	2,555 Hotel Rooms	2,714,384 Office Sq. Ft.	1,121,450 Retail Sq. Ft.	TOTAL # OF PROJECTS = 43	

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
2045 E. Violet St.	2045 E. Violet St.	—	—	435,000	15,500	Hines and Access Industries
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.	186	—	—	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
717 Hill	717 N. Hill St.	411	—	—	17,000	TRJLA
Homeboy Industries Housing	901-903 S. Main St.	157	—	—	—	Homeboy Industries
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.	329	—	—	5,300	Relevant Group

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
FINANCIAL DISTRICT (Cont.)						
Park Central	754 S. Hope St.	580	—	—	7,500	Mitsui Fudosan
The Bloc Tower	700 S. Flower St.	466	—	—	—	National Real Estate A
HISTORIC CORE						
Hill Street Lofts	920 S. Hill St.	239 C	—	—	5,600	Barry Shy
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.)						
1411 S. Flower St.	1411 S. Flower St.	227	—	—	—	Housing Diversity Corporation
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.	—	861	—	—	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.	—	—	74,000	30,600	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		31,793 Residential Units	7,358 Hotel Rooms	3,962,100 Office Sq. Ft.	2,148,295 Retail Sq. Ft.	TOTAL # OF PROJECTS = 120

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.

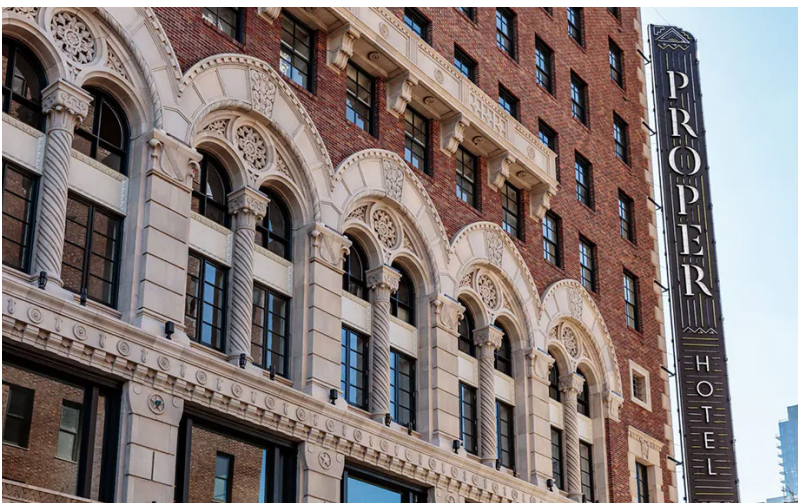


RESIDENTIAL

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 almost complete and opening is scheduled for 2022 on Bunker Hill. 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 FIG**

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.

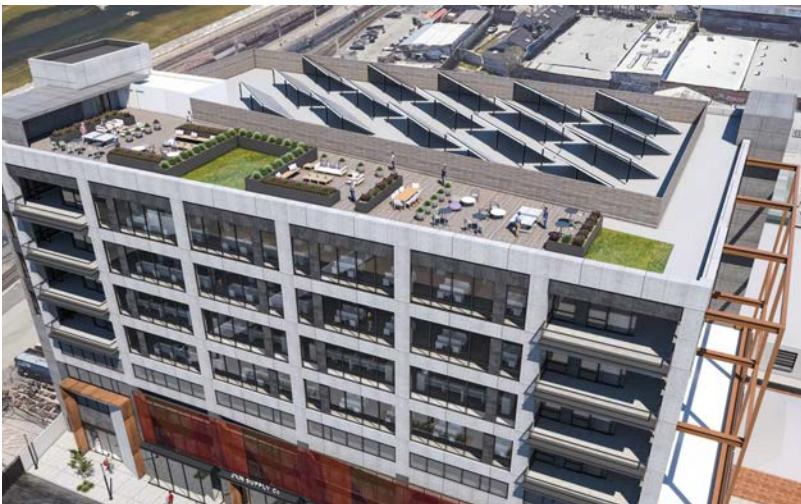


OFFICE

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 late-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

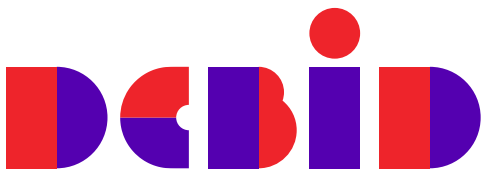
The Sixth Street Viaduct is being replaced. The new bridge will enhance the connection between the Arts District and historic Boyle Heights. Completion is scheduled for late-2022.



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.

Nick Griffin, Executive Director
(213) 416-7522 | ngriffin@downtownla.com

Elan Shore, Director of Research & Special Projects
(213) 416-7518 | eshore@downtownla.com

Cole Judge, Program Manager
(213) 416-7516 | cjudge@downtownla.com



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