

# **DOWNTOWN LA** **MARKET** **REPORT**



Photo by Vistity



# ABOUT THE DCBID

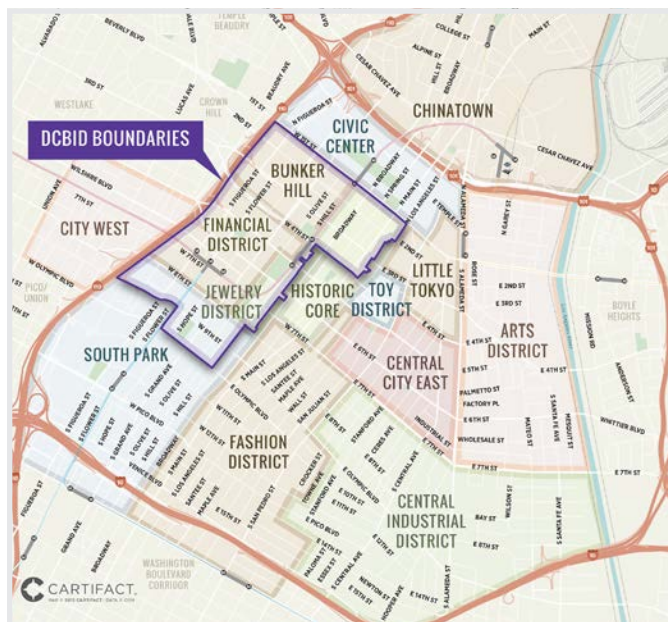
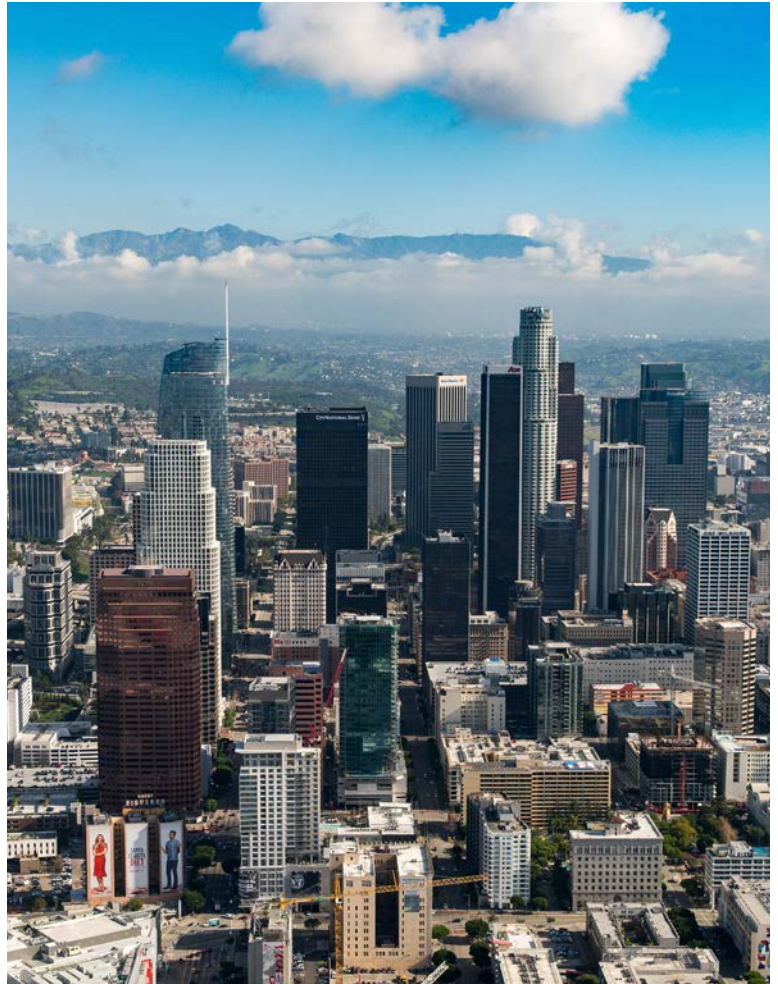
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

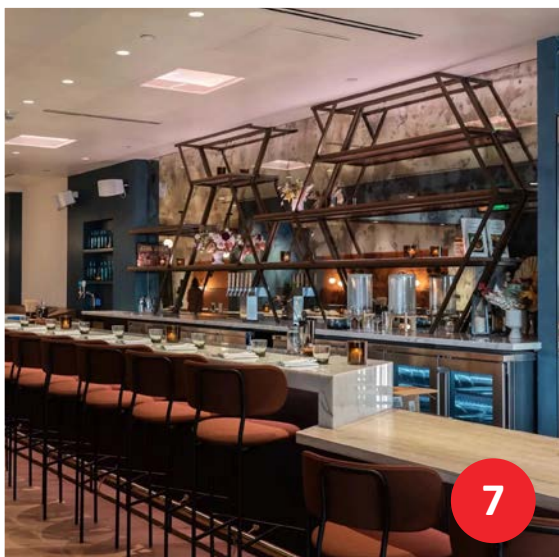
To learn more about Downtown's Renaissance and how to join us, visit [www.DowntownLA.com](http://www.DowntownLA.com).



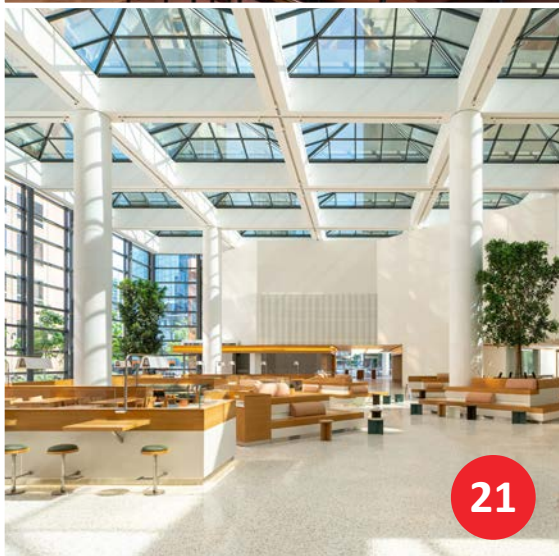
## DEFINITION OF DOWNTOWN LA

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.

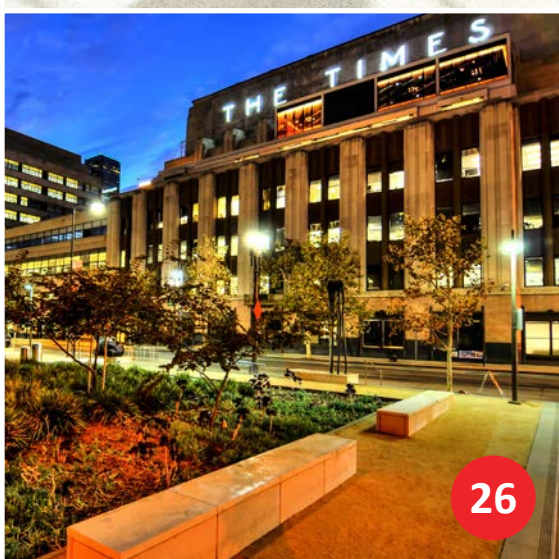
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## EXECUTIVE SUMMARY

The first quarter of 2022 saw welcome signs of a new dawn in DTLA. Chief among these was accelerated growth in workplace visits, which increased by 33% from the first week of the new year until the last week of March.

The quarter was highlighted by LA's hosting of the Super Bowl at the start of February, which provided a welcome boost to the local hospitality industry—with RevPAR for the week up 116% over the prior week.\* Similarly, data from Placer.ai showed that on the day before the Super Bowl, there were over 465,000 visits to DTLA, which was the highest number since before the pandemic. With more major events slated for the coming years, another important milestone came with City approvals for AEG's proposed renovation and expansion of the LA Convention Center.

On the residential side, occupancy rates and rents remained at or near record highs, demonstrating the continuing appeal of DTLA's urban lifestyle. New inventory is expected to arrive soon, with **The Grand** by Gehry opening later this year, and new high-rise towers from **Brookfield** and **Mitsui Fudosan** moving quickly towards completion. For the longer term, **Angels Landing** received approval to move forward.

After minimal activity through 2020 and the first half of 2021, office leasing has begun to pick up—with several notable signings including **HOK's** relocation from Culver City and **Buchalter's** renewal for over 80K SF at the **Wedbush Center**. Meanwhile, **Buck Design** made an even more significant commitment to DTLA with their purchase of a 79K SF office property at 1st & San Pedro, which will serve as their new headquarters.

Finally, DTLA's restaurant scene welcomed several new offerings including Ray Garcia's **Asterid**, **Gusto Green**, **Rosemary Grill**, and **Cabra** at the **Hoxton Hotel**. As in past quarters, Downtowners also celebrated a special re-opening—the return of local icon **Clifton's Republic**, just in time for the Super Bowl.

\*Source: LA Tourism Weekly Lodging Report

**4,577**  
RESIDENTIAL UNITS  
UNDER CONSTRUCTION

**32,413**  
PROPOSED

**8,814**  
HOTEL ROOMS IN DTLA

**2,555**  
UNDER CONSTRUCTION

**7,352**  
PROPOSED

### Q1 KEY STATS

**\$3.81**

Average Class A Office  
Rent Per Square Foot

**\$3.37**

Apartment Asking Rent  
Per Square Foot

**20.3%** Office Vacancy Rate

**93.5%** Residential Occupancy Rate

**\$112.80** Hotel RevPar

### Q1 KEY HIGHLIGHTS

City of LA issued key approvals for the **LA Convention Center** expansion and the **Angels Landing** major mixed-use project

**HOK** leased 40K SF at ROW DTLA to relocate their offices from Culver City

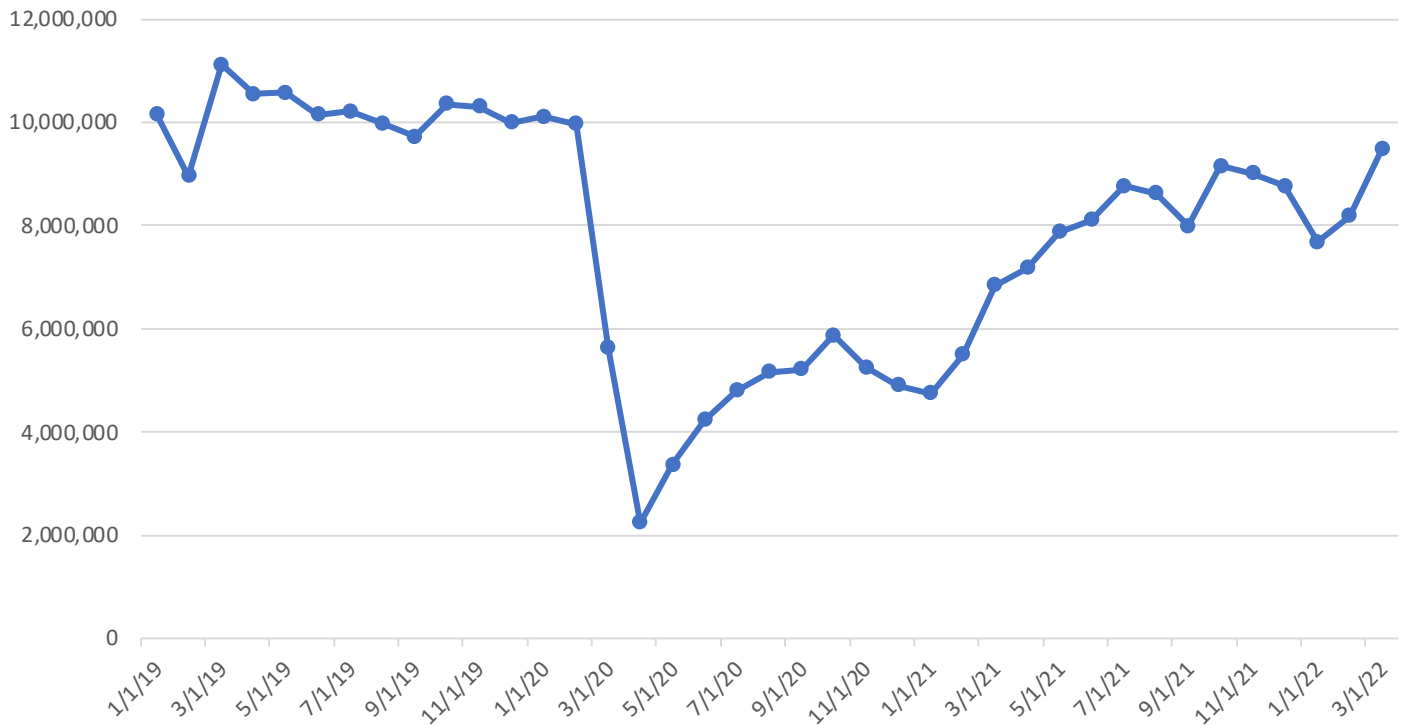
**Buck Design** purchased 120 S. San Pedro and will relocate from West LA

# MARKET OVERVIEW

## Visitation Insights

### DTLA AVERAGE MONTHLY VISITS

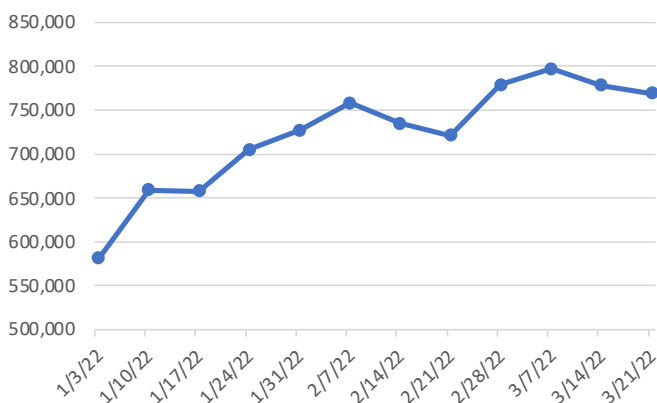
Although COVID affected communities across the region, DTLA was uniquely impacted by stay-at-home orders. As people remained in their residential communities, trips to DTLA dropped dramatically. 2021 saw significant gains overall but was slowed by the Delta and Omicron variants. With the growth trend resuming in Q1, 2022, it is now virtually at pre-pandemic levels.



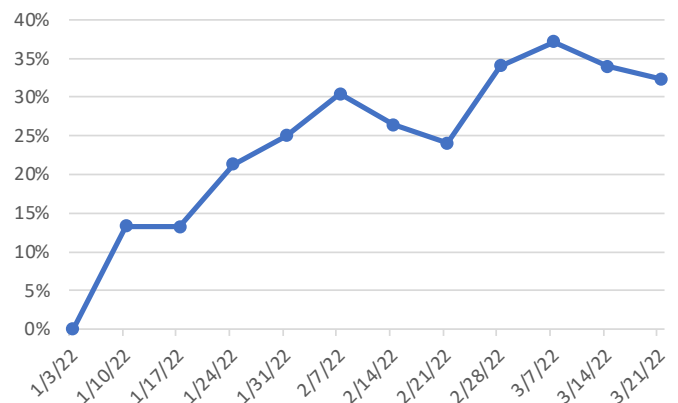
### DTLA AVERAGE WORKPLACE VISITS

While worker visits to DTLA were slow to increase in 2021 due to repeated delays in return to work, the pace has now accelerated with weekly workplace visits rising by 33% from the start of 2022 to the end of Q1.

#### WORKPLACE VISITS PER WEEK



#### 2022 YTD % CHANGE



# MARKET OVERVIEW

## RESIDENTIAL

	Q1 2022	Q1 2021
Apartment Occupancy Rate	93.5%	90.4%
Apartment Asking Rent PSF	\$3.37	\$3.01
Average Effective Rent Per Unit	\$2,839	\$2,463
Condo Sales	120	95
Condo Price PSF	\$699	\$664

Source: DTLA Life, CoStar

## OFFICE

	Q1 2022	Q1 2021
Vacancy Rate	20.3%	17.7%
Class A Rent PSF	\$3.81	\$3.83
Overall Rent PSF	\$3.72	\$3.73
YTD Net Absorption	-14,775	-319,278
YTD Leasing Activity	456K	316K

Source: CBRE

## RETAIL

	Q1 2022	Q1 2021
Vacancy Rate	6.6%	5.9%
Average Rent PSF	\$3.10	\$3.01
YTD Net Absorption	-139,123	-41,462

Source: CoStar

## HOTEL

	Q1 2022	Q1 2021
YTD Occupancy Rate	58.4%	32.0%
YTD Average Daily Rate	\$193.00	\$127.41
YTD RevPAR	\$112.80	\$40.82

Source: LA Tourism and Convention Board

## INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	33,508	3,090	36,598	25,887
Condos	7,210	504	7,714	3,380
Affordable	12,346	983	13,329	3,146
Total	53,064	4,577	57,641	32,413
Projected Population*	90,739	7,827	98,566	
Office Space	40m SF	2.7m SF	43m SF	4m SF
Retail Space	4.3m SF	1.1m SF	5.1m SF	2.2m SF
Hotel Rooms	8,814	2,555	11,369	7,352

\*1.8 residents per unit X 95% occupancy

Office Space Source: CBRE / Retail Space Source: CoStar

# MARKET OVERVIEW

## COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
Los Angeles Athletic Club	431 W. 7th St.	Stockdale Capital Partners	LAACO	\$44.0M
SP One-Twenty	120 S. San Pedro St.	Buck Design	Brickstar Capital	\$26.5M
710 S. Broadway	710 S. Broadway	Faramarzi Family Trust	Gill Family Properties	\$12.2M

## OFFICE LEASES

Tenant	Property Name	Address	Type	Sq ft
Buchalter	Wedbush Center	1000 Wilshire Blvd.	Renewal	82,335
HOK	ROW DTLA	777 Alameda St.	New	40,000
Pacific Western Bank	Wilshire Grand Center	900 Wilshire Blvd.	New	8,010

## RETAIL OPENINGS

Asterid  
 Basil and Cheese Café  
 Bond Collective  
 Bossa Nova Brazilian Cuisine  
 Civil Coffee  
 El Patron Cantina  
 Gusto Green  
 Gyu-Kaku Japanese BBQ  
 Marlou DTLA  
 Pizzeria Bianco  
 Polanco DTLA  
 Rosemary Grill  
 Smoke City Char Bar



Asterid



Marlou DTLA



Polanco DTLA



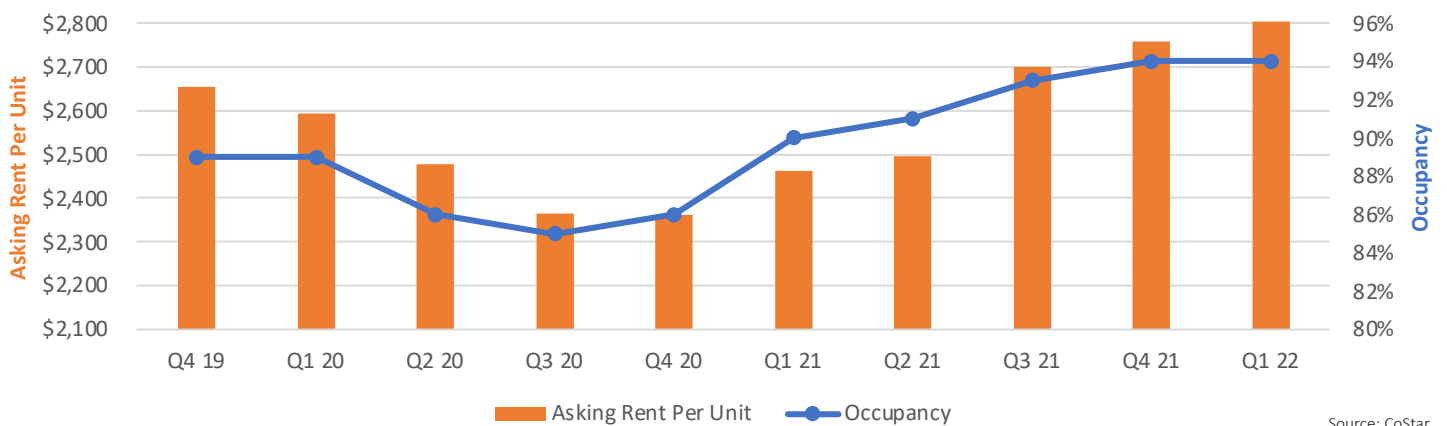
Gusto Green

# QUARTERLY TRACKING STATS

## RESIDENTIAL

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

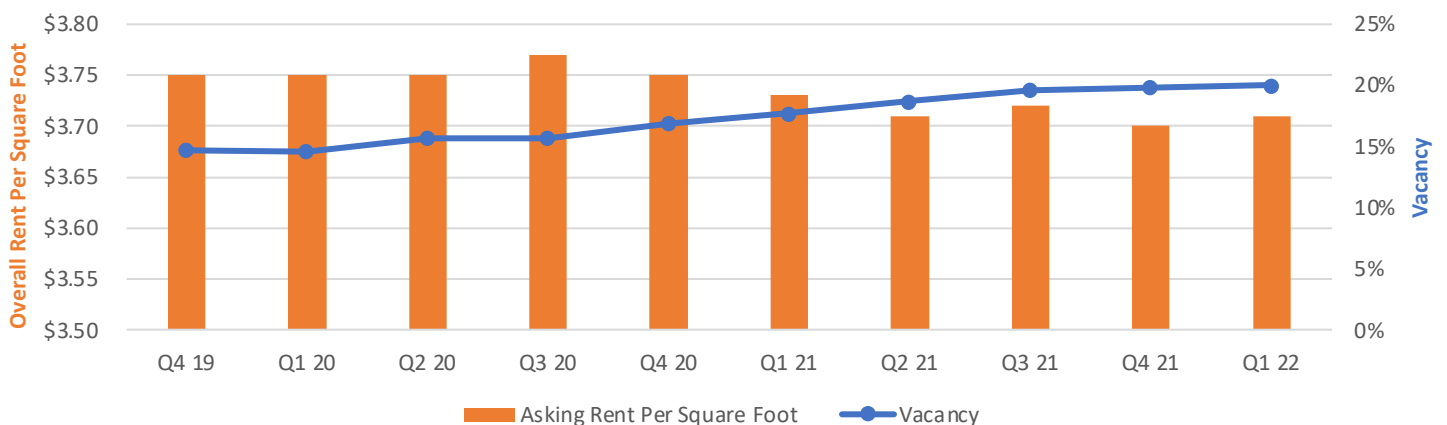
	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
<b>Occupancy</b>	89%	89%	86%	85%	86%	87%	91%	93%	94%	94%
<b>Asking Rent Per Unit</b>	\$2,654	\$2,594	\$2,478	\$2,364	\$2,363	\$2,410	\$2,497	\$2,701	\$2,759	\$2,839



## 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 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
<b>Vacancy</b>	15%	15%	16%	16%	17%	18%	19%	20%	20%	20%
<b>Overall Rent Per SF</b>	\$3.75	\$3.75	\$3.75	\$3.77	\$3.75	\$3.73	\$3.71	\$3.72	\$3.70	\$3.71



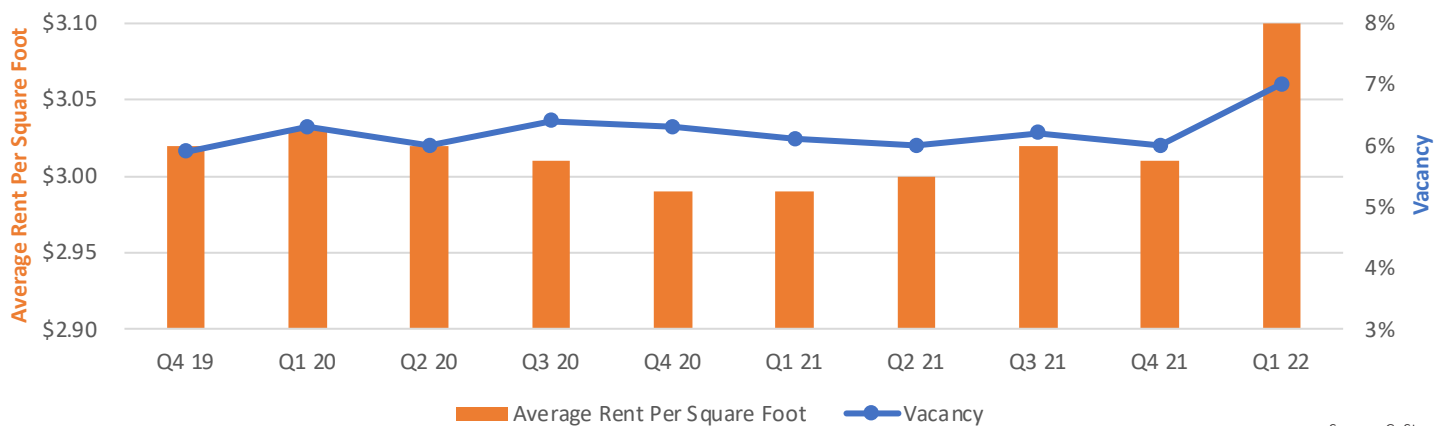


# QUARTERLY TRACKING STATS

## 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.

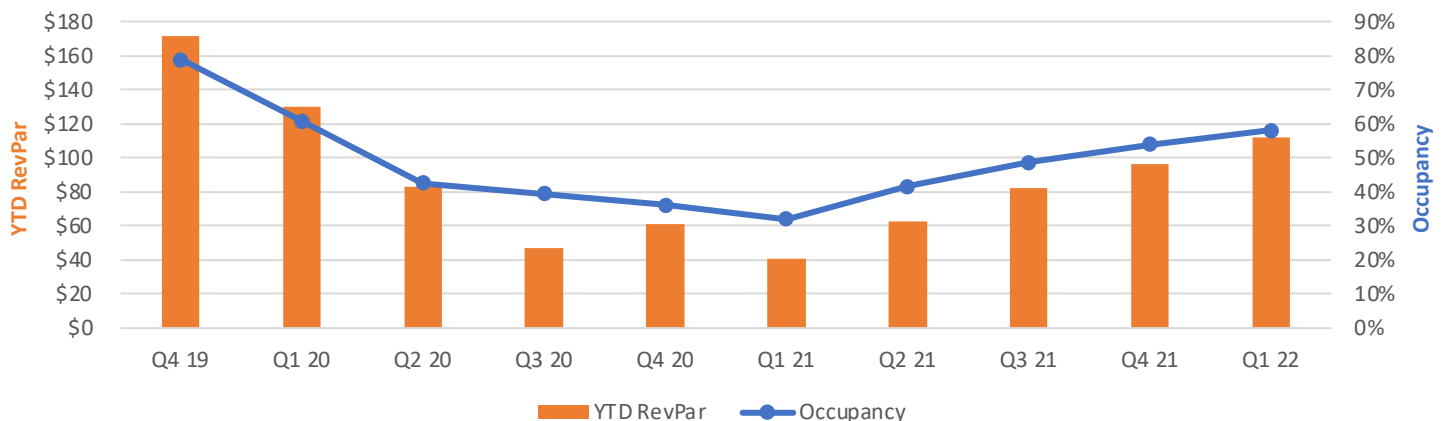
	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
<b>Vacancy</b>	6%	6%	6%	6%	6%	6%	6%	6%	6%	7%
<b>Average Rent Per SF</b>	\$3.02	\$3.03	\$3.02	\$3.01	\$2.99	\$2.99	\$3.00	\$3.02	\$3.01	\$3.10



## 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 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22
<b>Occupancy</b>	79%	61%	43%	40%	36%	32%	42%	49%	54%	58%
<b>YTD RevPAR</b>	\$171	\$130	\$83	\$47	\$61	\$41	\$63	\$82	\$96	\$112

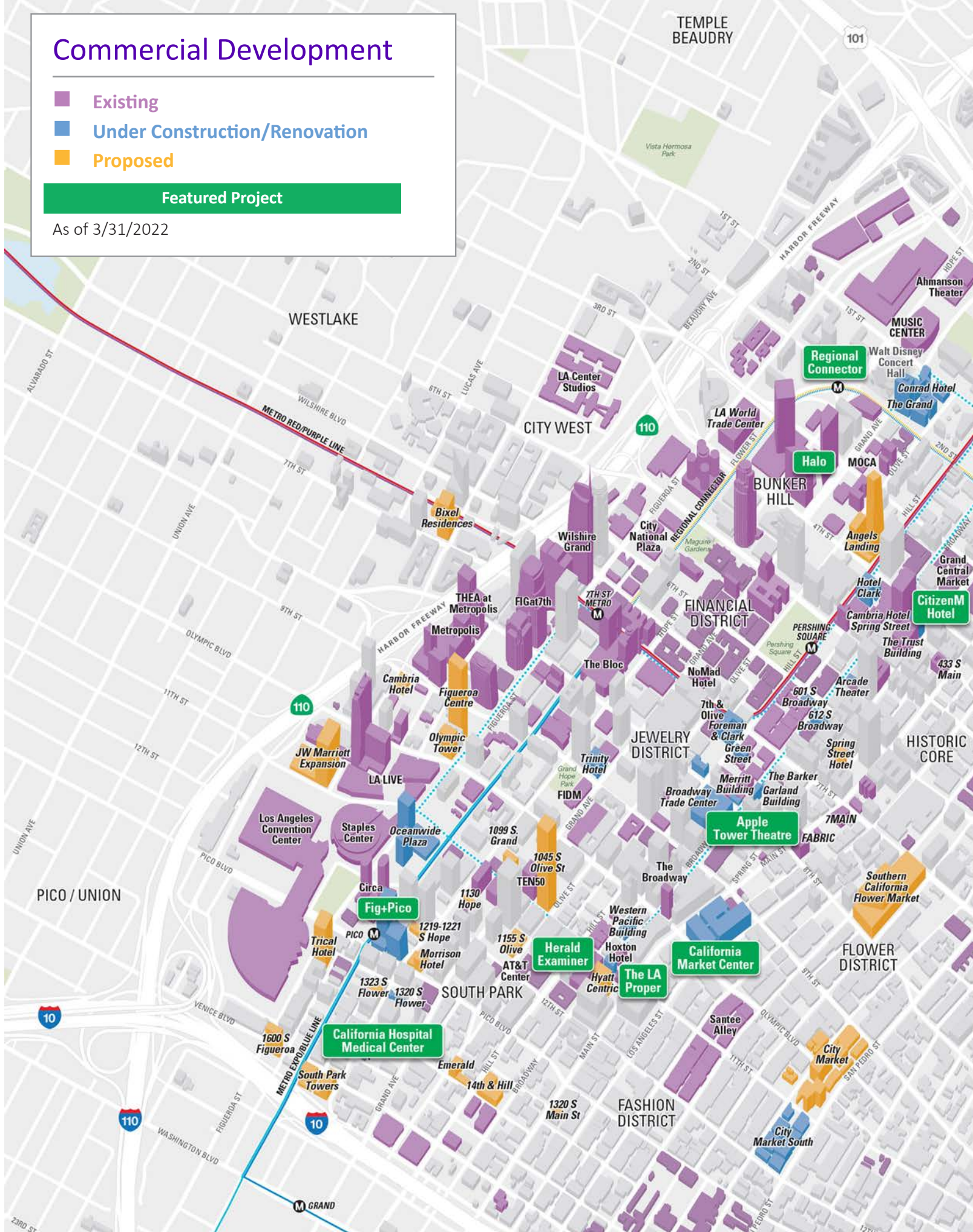


# Commercial Development

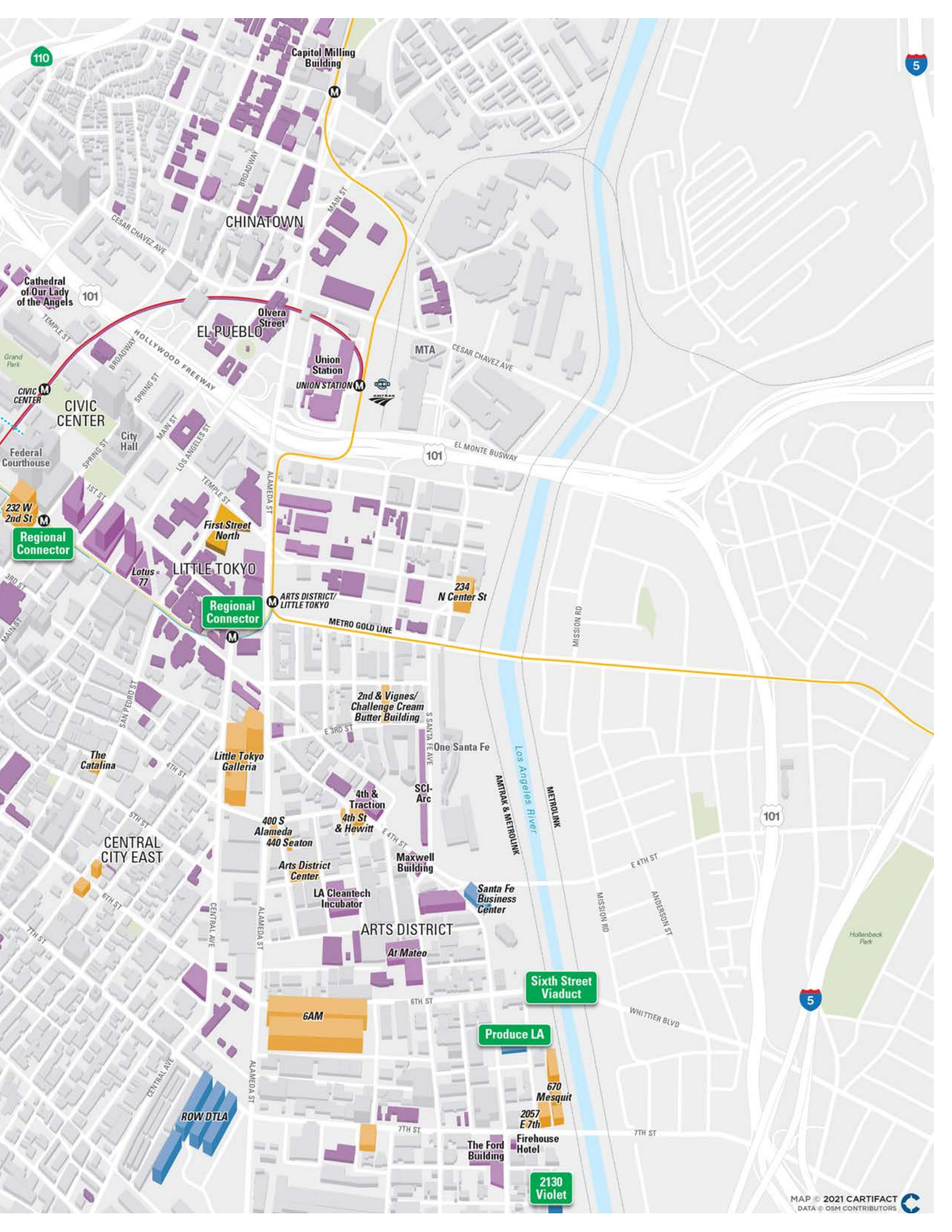
- Existing
- Under Construction/Renovation
- Proposed

## Featured Project

As of 3/31/2022







110

5

Capitol Milling Building

CHINATOWN

Cathedral of Our Lady of the Angels

101

EL PUEBLO

Olvera Street

Union Station

MTA

CIVIC CENTER

Federal Courthouse

Regional Connector

LITTLE TOKYO

Regional Connector

METRO GOLD LINE

101

EL MONTE BUSWAY

234 N Center St

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

Firehouse Hotel

2130 Violet

ROW DTLA

The Ford Building

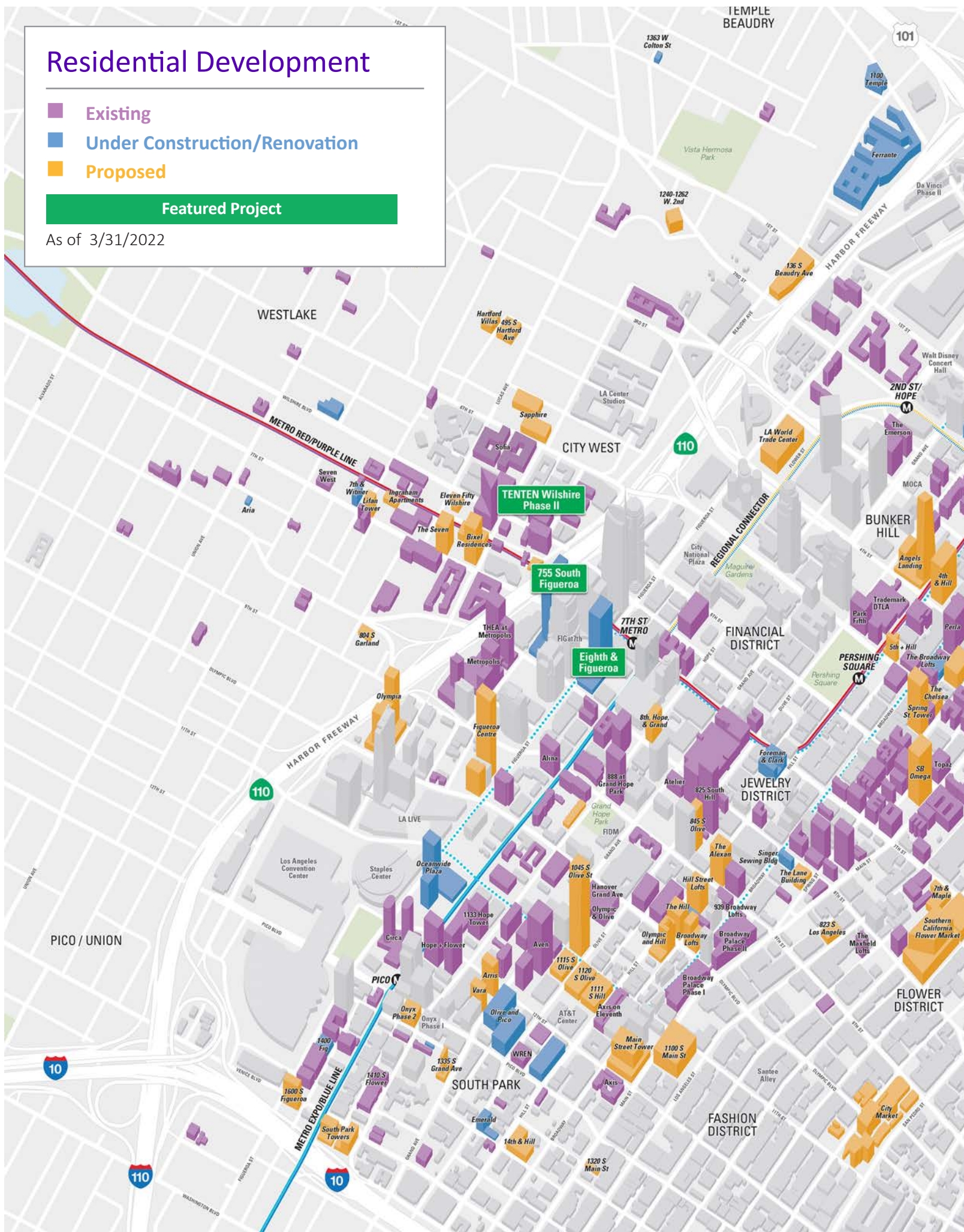


# Residential Development

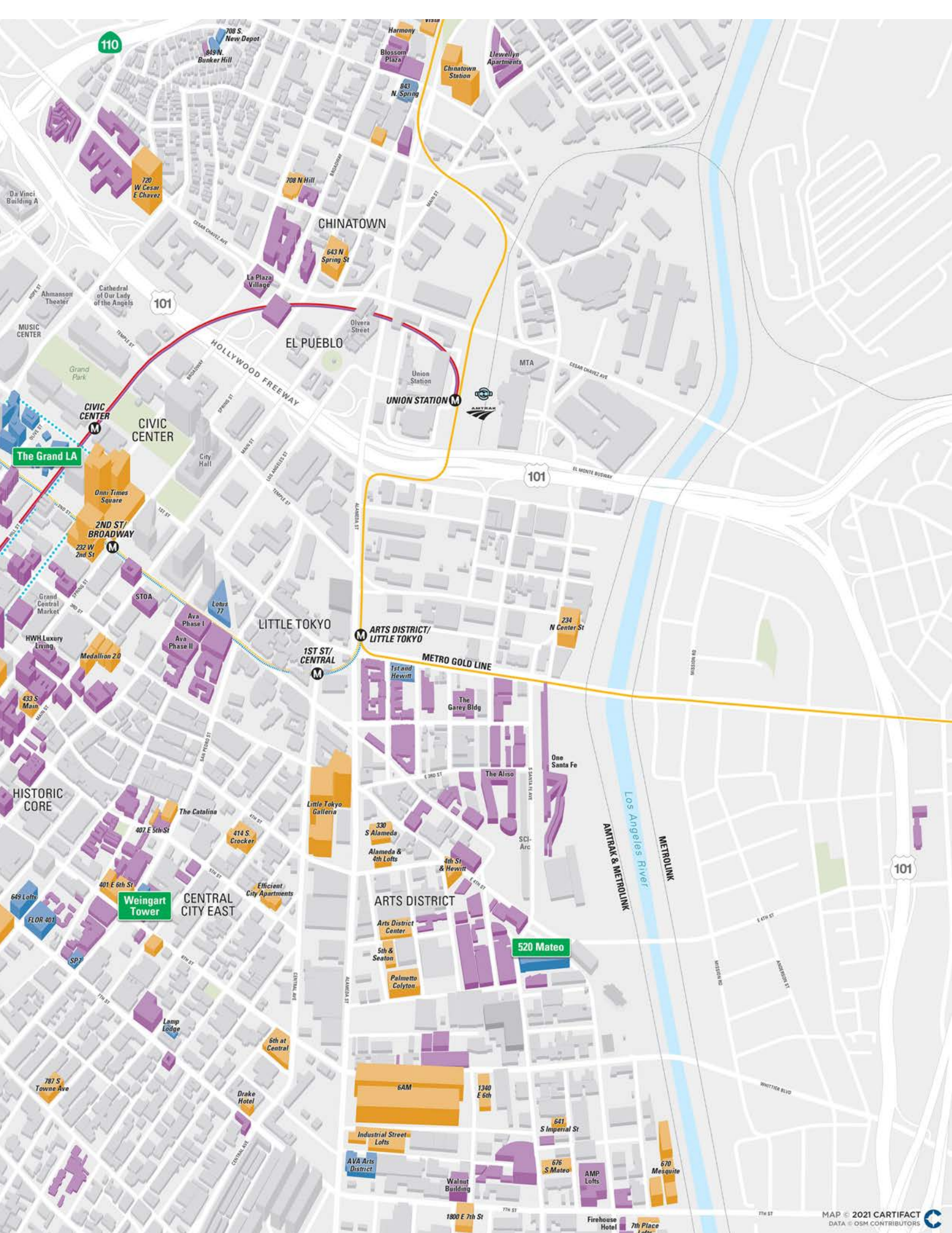
- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 3/31/2022







# UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
<b>MAJOR MIXED-USE</b>							
<b>ARTS DISTRICT</b>							
Alloy	520 S. Mateo St.	475	—	105,000	20,000	2023	Carmel Partners
<b>BUNKER HILL</b>							
The Grand LA	130 S. Grand Ave.	436	305	—	164,000	2022	The Related Companies
<b>HISTORIC CORE</b>							
Broadway Trade Center	801 S. Broadway	—	150	624,500	345,000	TBD	Waterbridge Capital
<b>SOUTH PARK</b>							
Oceanwide Plaza	11th & Figueroa	504 C	184	—	150,000	TBD	Oceanwide Holdings
<b>RESIDENTIAL</b>							
<b>ARTS DISTRICT</b>							
AVA Arts District	668 S. Alameda St.	475	—	—	61,000	2022	AvalonBay Communities
<b>CHINATOWN</b>							
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.
<b>CITY WEST</b>							
7th & Witmer	1301-1307 W. 7th St.	76	—	—	6,000	2022	Deep Green Housing
<b>FASHION DISTRICT</b>							
649 Lofts	649 S. Wall St.	47	—	—	—	2022	Skid Row Housing Trust
FLOR 401	401 E. 7th St.	97	—	—	—	2022	Skid Row Housing Trust
<b>FINANCIAL DISTRICT</b>							
Beaudry	960 W. 7th St.	785	—	—	6,700	2022	Brookfield Properties
Eighth & Figueroa	744 S. Figueroa St.	438	—	—	7,500	2022	Mitsui Fudosan
<b>HISTORIC CORE</b>							
Brooks Building	644 S. Broadway	30	—	—	2,500	2022	640 S Broadway LLC
Singer Sewing Building	806 S. Broadway	6	—	—	TBD	2022	Anjac Fashion
<b>INDUSTRIAL DISTRICT</b>							
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
6th Street Place	401 E. 6th St.	94	—	—	1,800	2023	Mercy Housing of California
<b>JEWELRY DISTRICT</b>							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2022	Bonnis Properties
<b>LITTLE TOKYO</b>							
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
1200 S. Olive St.	1200 S. Olive St.	356	—	—	TBD	TBD	Developer is Relevant Group
HOTEL							
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	—	348	—	—	TBD	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	TBD	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	—	63,100	TBD	2023	LIVWRK and Kotzer
CHINATOWN							
843 N. Spring St.	843 N. Spring St.	—	—	122,000	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		4,577 Residential Units	2,555 Hotel Rooms	2,732,484 Office Sq. Ft.	1,111,250 Retail Sq. Ft.	TOTAL # OF PROJECTS = 43	

# PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
<b>MAJOR MIXED-USE</b>						
<b>ARTS DISTRICT</b>						
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	411,000	101,000	Continuum Partners
2045 E. Violet St.	2045 E. Violet St.	—	—	435,000	15,500	Hines and Access Industries
<b>BUNKER HILL</b>						
Angels Landing	361 S. Hill St.	252/180 C	515	—	72,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
<b>CIVIC CENTER</b>						
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
<b>FASHION DISTRICT</b>						
City Market	9th & San Pedro	948	210	TBD	225,000	Peter Fleming
<b>LITTLE TOKYO</b>						
Little Tokyo Galleria	333 S. Alameda St.	994	—	—	100,000	TBD
<b>SOUTH PARK</b>						
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
<b>RESIDENTIAL</b>						
<b>ARTS DISTRICT</b>						
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
<b>ARTS DISTRICT (Cont.)</b>						
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
<b>BUNKER HILL</b>						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
<b>CHINATOWN</b>						
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
<b>CITY WEST</b>						
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
<b>FASHION DISTRICT</b>						
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
<b>FINANCIAL DISTRICT</b>						
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
<b>FINANCIAL DISTRICT (Cont.)</b>						
Park Central	754 S. Hope St.	580	—	—	7,500	Mitsui Fudosan
The Bloc Tower	700 S. Flower St.	466	—	—	—	National Real Estate A
<b>HISTORIC CORE</b>						
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
<b>INDUSTRIAL DISTRICT</b>						
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
<b>LITTLE TOKYO</b>						
414 S. Crocker St.	414 S. Crocker St.	175	—	—	8,500	Little Tokyo Service Center
<b>SOUTH PARK</b>						
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
<b>SOUTH PARK (Cont.)</b>						
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
Residences at 333 South Hope Street	333 S. Hope St.	366	—	—	425	Brookfield Properties
<b>HOTEL</b>						
<b>ARTS DISTRICT</b>						
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
<b>FASHION DISTRICT</b>						
Mart South Hotel	124 E. Olympic Blvd.	—	149	—	—	Jamison
<b>HISTORIC CORE</b>						
Spring Street Hotel	631-633 S. Spring St.	—	170	—	—	Lizard Capital
5th and Hill	319-323 W. 5th St.	31 C	190	—	—	JMF Development
<b>SOUTH PARK</b>						
Morrison Hotel	1246 S. Hope St.	136	444	—	15,500	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
<b>OFFICE &amp; RETAIL</b>						
<b>ARTS DISTRICT</b>						
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
<b>TOTAL PROPOSED</b>		<b>32,413</b> Residential Units	<b>7,352</b> Hotel Rooms	<b>3,973,100</b> Office Sq. Ft.	<b>2,155,420</b> Retail Sq. Ft.	<b>TOTAL # OF PROJECTS = 122</b>

## FEATURED PROJECTS

Now Open



OFFICE

### CALIFORNIA MARKET CENTER

Developer: Brookfield Properties

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

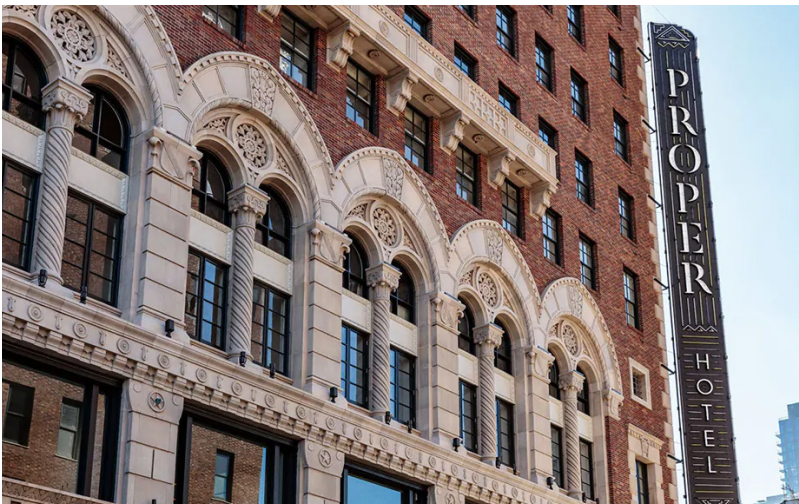


RESIDENTIAL

### 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 Q3 2021.

## FEATURED PROJECTS



## Under Construction

### MAJOR MIXED-USE **THE GRAND LA**

Developer: The Related Companies

Construction is nearing completion on this Bunker Hill project. Designed by Frank Gehry, it will feature over 400 residential units, a 305-room Conrad Hotel, and over 160,000 SF of retail space.



### RESIDENTIAL **BEAUDRY**

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 ALLOY

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 exterior 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.

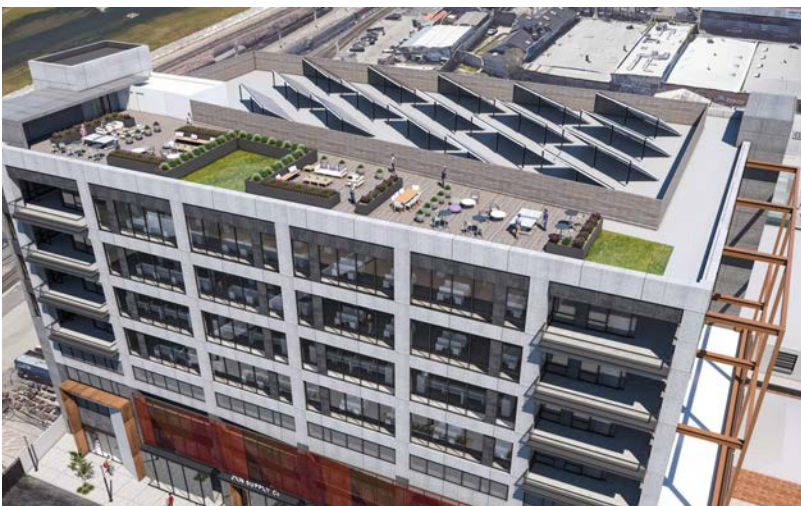


RESIDENTIAL

### AVA ARTS DISTRICT

Developer: AvalonBay

475 apartments over 61,000 SF of retail space across from ROW DTLA in the Arts District.



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 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.



## FEATURED PROJECTS

Proposed



MAJOR MIXED-USE  
**ANGELS LANDING**  
361 S. Hill St.

Developer: Peebles Corporation,  
Macfarlane Partners, Claridge Properties  
Design: Handel Architects

Planned two tower development to feature luxury hotel venues, spacious condos & apartments featuring panoramic views, and a terraced, ground-level, open-air public plaza.



HOTEL  
**JW MARRIOTT LA  
CONVENTION CENTER EXPANSION**  
900 W. Olympic Blvd.

Developer: AEG and Plenary Group  
Design: Gensler, Populous, Olin

700,000 SF expansion of the existing hotel will add 861 new hotel rooms at LA Live



MAJOR MIXED-USE  
**TIMES MIRROR SQUARE**  
100 S. Broadway

Developer: Onni Group  
Design: Solomon Cordwell Buenz (SCB)  
and CallisonRTKL (CRTKL)

Proposed high rise towers to replace 1973 addition will include over 1,000 apartments, 70K SF of retail, and revitalization of the original 1935 building.



# FEATURED PROJECTS

Proposed



RESIDENTIAL  
**PARK CENTRAL**

754 S. Hope St.

Developer: Mitsui Fudosan  
Design: Gensler

580 market-rate residential units, 7,500 SF of retail, 37K SF for a charter school.



RESIDENTIAL  
**RESIDENCES AT  
333 SOUTH HOPE STREET**

333 S. Hope St.

Developer: Brookfield Properties  
Design: ARGE Architecture

Residential tower at Bank of America Plaza will include over 350 residential units in the heart of Bunker Hill.



MIXED-USE HOTEL  
**MORRISON HOTEL**  
1220-1246 South Hope Street

Developer: Relevant Group  
Design: SHoP Architects

Proposed development would both renovate the original 1914 property and build a new 15 story tower with 444 guest rooms.



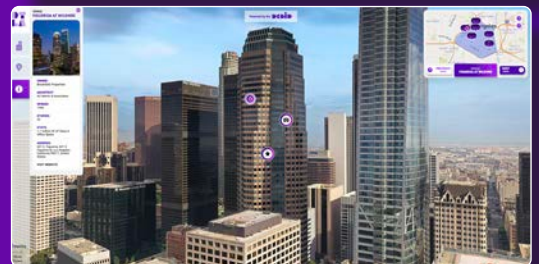
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SCAN



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