

DOWNTOWN LA MARKET REPORT



Photo courtesy of Silverstein Properties

ABOUT THE DCBID

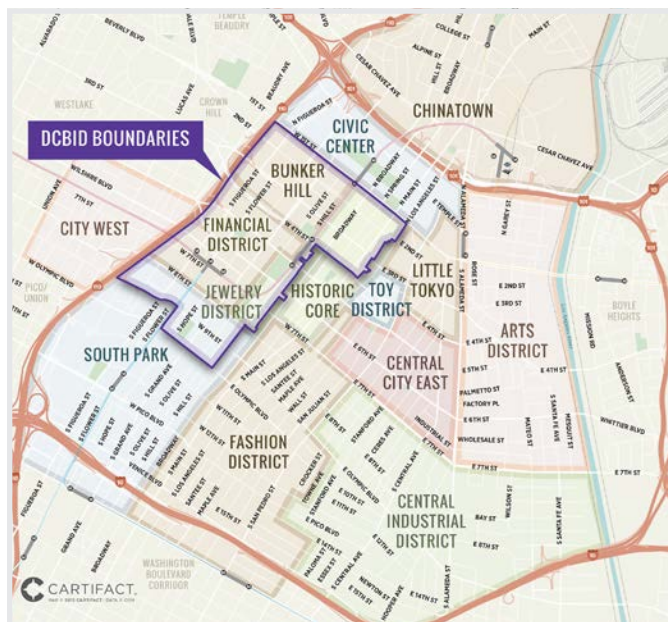
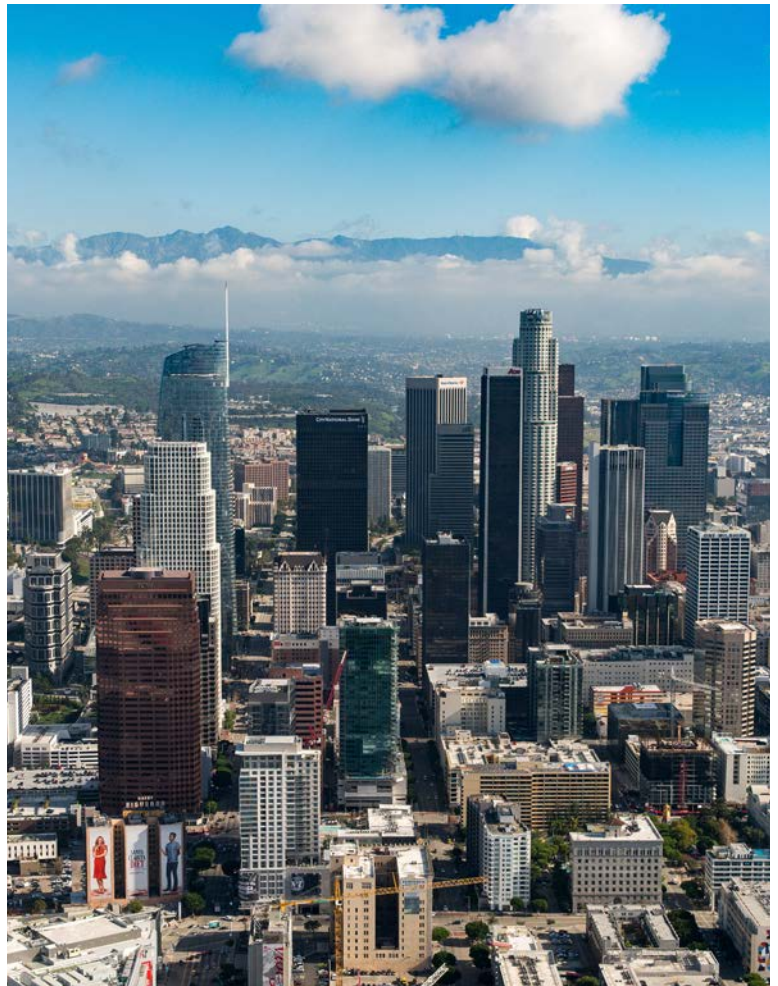
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

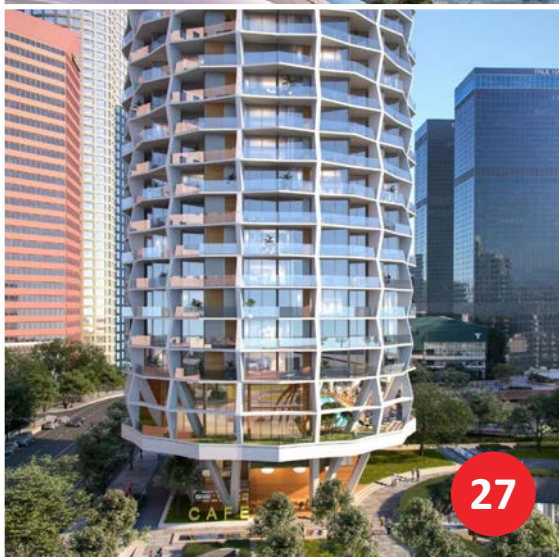
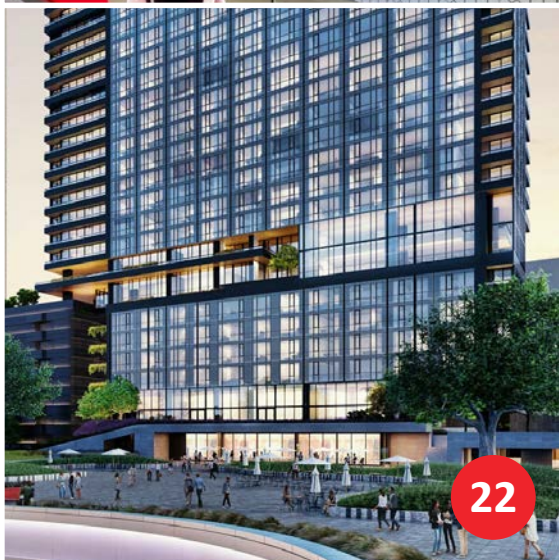
To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



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

The first quarter of 2023 saw the official end of the COVID-19 State of Emergency in California with much of the Downtown LA market well into recovery mode, and some sectors nearing or surpassing pre-pandemic levels. Nevertheless, the impacts of the stay-at-home orders and the shift to remote work continue to have a profound impact.

Despite these persistent concerns, the office market had good news to report in Q1. Most notably, Silverstein Properties, owners of the **US Bank Tower**, showed no signs of trepidation as they completed their \$60 million renovation of the lobby and amenity floors. The effort has already borne fruit, with the signing of five new leases, including a 19K SF deal for **McKinsey & Company** to relocate from Century City. Also coming to DTLA is **Conde Nast**, who signed a 25K SF lease, moving them from Mid-Wilshire to ROW DTLA. There was also notable movement on the sales front, with **Union Bank Plaza** and **801 Grand** changing hands.

Meanwhile, hospitality continues to demonstrate exceptional strength, with RevPAR only 10% below pre-pandemic levels, despite significant reductions in business travel. On the development front, the **AC/Moxy Hotel** prepared for its Q2 opening, which will bring 737 hotel rooms across the street from the LA Convention Center and move Downtown closer to its goal of 10,000 hotel rooms.

Turning to residential, rents and occupancy have stabilized, remaining near record highs with minimal change over the past few quarters. More inventory will arrive in Q2 with the opening of **Beaudry**, the new 785 unit residential tower at FIGat7th. With several other projects nearing completion and more expected to break ground, residential development appears to have picked up where it left off before the pandemic.

Finally, DTLA continues to witness an influx of new food and beverage options, with 10 new openings in Q1. Among the more notable new offerings are **Dave's Hot Chicken**, one of the fastest-growing chains in the country, LA-based coffee chain **Hilltop Coffee + Kitchen**, and innovative Spanish eatery **Flor Y Solera**.

5,501

RESIDENTIAL UNITS
UNDER CONSTRUCTION

28,649

PROPOSED

9,945

HOTEL ROOMS IN DTLA

1,815

UNDER CONSTRUCTION

6,695

PROPOSED

Q1 KEY STATS

\$3.82

Average Class A Office
Rent Per Square Foot

\$3.39

Apartment Asking Rent
Per Square Foot

22.6% Office Vacancy Rate

92.9% Residential Occupancy Rate

\$151.79 YTD Hotel RevPAR

Q1 KEY HIGHLIGHTS

Union Bank Plaza sold to Waterbridge Capital for \$110 million.

US Bank Tower completed its \$60 million renovation to its lobby and meeting floors.

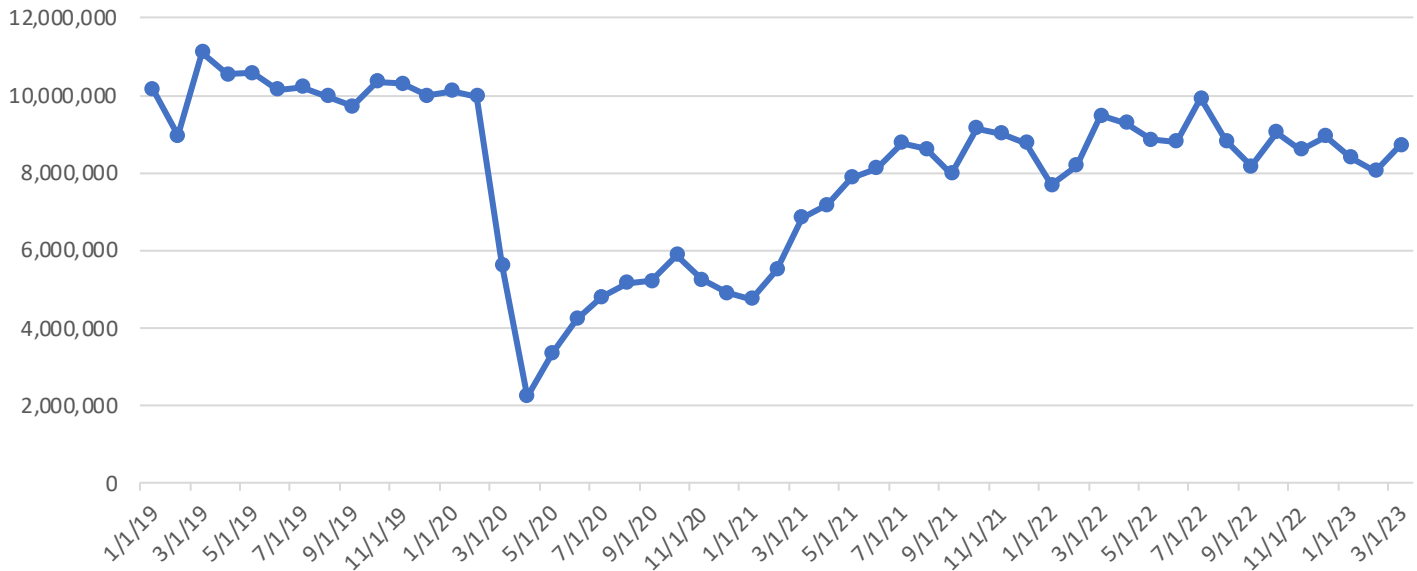
Conde Nast signed a 25,000 SF lease at ROW DTLA.

MARKET OVERVIEW

Visitation Insights

DTLA MONTHLY TOTAL VISITS

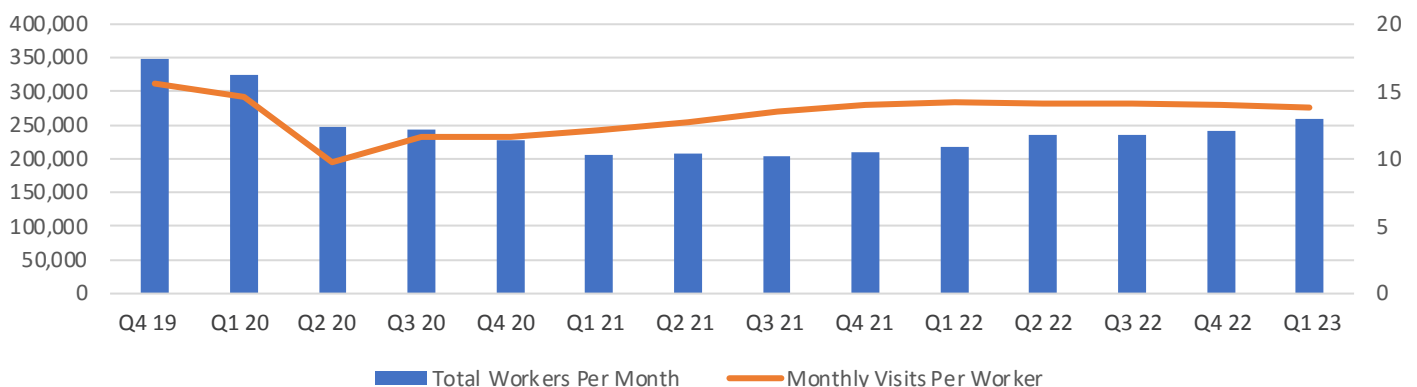
Although COVID affected communities across the region, DTLA was uniquely impacted by stay-at-home orders. As people remained in their residential communities, trips to DTLA dropped dramatically. 2021 saw significant gains overall but was slowed by the Delta and Omicron variants. After significant growth through 2022, visits to DTLA are now near pre-pandemic levels.



MONTHLY WORKPLACE VISITATION

Workplace visitation continued its steady growth in Q1, with monthly visits increasing by 5.4% compared to Q4 2022 and 15.2% compared to the same time last year. At the same time, monthly visits per worker has remained flat for six quarters.

| Per Month: | Q4 19 | Q1 20 | Q2 20 | Q3 20 | Q4 20 | Q1 21 | Q2 21 | Q3 21 | Q4 21 | Q1 22 | Q2 22 | Q3 22 | Q4 22 | Q1 23 |
|-------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total Workplace Visits | 5.4M | 4.7M | 2.4M | 2.8M | 2.6M | 2.5M | 2.6M | 2.8M | 2.9M | 3.1M | 3.3M | 3.3M | 3.4M | 3.6M |
| Workplace Visitors | 348K | 325K | 247K | 243K | 227K | 205K | 208K | 204K | 209K | 218K | 236K | 236K | 242K | 259K |
| Visits Per Worker | 15.6 | 14.6 | 9.7 | 11.6 | 11.6 | 12.2 | 12.7 | 13.5 | 14.0 | 14.2 | 14.1 | 14.1 | 14.0 | 13.7 |



Source: Placer.ai

MARKET OVERVIEW

RESIDENTIAL

| | Q1 2023 | Q1 2022 |
|---------------------------------|---------|---------|
| Apartment Occupancy Rate | 92.9% | 94.2% |
| Apartment Asking Rent PSF | \$3.39 | \$3.44 |
| Average Effective Rent Per Unit | \$2,841 | \$2,862 |
| Condo Sales | 63 | 120 |
| Condo Price PSF | \$716 | \$699 |

Source: DTLA Life, CoStar

OFFICE

| | Q1 2023 | Q1 2022 |
|----------------------|----------|----------|
| Vacancy Rate | 22.6% | 20.3% |
| Class A Rent PSF | \$3.82 | \$3.83 |
| Overall Rent PSF | \$3.73 | \$3.73 |
| YTD Net Absorption | -383,290 | -453,569 |
| YTD Leasing Activity | 473K | 497k |

Source: CBRE, CoStar

RETAIL

| | Q1 2023 | Q1 2022 |
|--------------------|----------|---------|
| Vacancy Rate | 8.3% | 6.4% |
| Average Rent PSF | \$3.15 | \$3.11 |
| YTD Net Absorption | -386,668 | -60,381 |

Source: CoStar

HOTEL

| | Q1 2023 | Q1 2022 |
|------------------------|----------|----------|
| YTD Occupancy Rate | 67.3% | 61.9% |
| YTD Average Daily Rate | \$225.50 | \$221.35 |
| YTD RevPAR | \$151.79 | \$136.99 |

Source: CoStar

INVENTORY

| Residential Units | Current Inventory | Under Construction | Total When Complete | Proposed |
|-----------------------|-------------------|--------------------|---------------------|----------|
| Market Rate Rental | 34,011 | 4,251 | 38,262 | 22,365 |
| Condos | 7,210 | 504 | 7,714 | 2,747 |
| Affordable | 12,809 | 746 | 13,555 | 3,537 |
| Total | 54,018 | 5,501 | 59,531 | 28,649 |
| Projected Population* | 92,391 | 9,407 | 101,798 | |
| Office Space | 40m SF | 2.2m SF | 42.2m SF | 4.8m SF |
| Retail Space | 4.3m SF | 0.9m SF | 5.2m SF | 2.0m SF |
| Hotel Rooms | 9,945 | 1,815 | 12,195 | 6,695 |

*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 |
|-----------------------------|---------------------|----------------------------|---------------------|---------------|
| Union Bank Plaza | 445 S. Figueroa St. | Waterbridge Capital, LLC | KBS REIT II, Inc. | \$110,000,000 |
| 801 Grand | 801 S. Grand Ave. | Elat Properties, Inc | CIM Group, LP | \$46,000,000 |
| Insurance Exchange Building | 318-320 W. 9th St. | Healthy Housing Foundation | LJO Properties, LLC | \$21,500,000 |
| Garfield Office Bldg | 403 W. 8th St. | Terrence & Wendy Hemming | Ateret DiVeroli | \$19,000,000 |

OFFICE LEASES

| Tenant | Property Name | Address | Type | Sq ft |
|-----------------------|--------------------|--------------------|-----------|--------|
| Mayer International | Wells Fargo Center | 333 S. Grand Ave. | Expansion | 55,000 |
| Lincoln International | US Bank Tower | 633 W. 5th St. | Expansion | 27,000 |
| Conde Nast | ROW DTLA | 777 S. Alameda St. | New | 25,000 |
| McKinsey & Company | US Bank Tower | 633 W. 5th St. | New | 19,000 |

RESTAURANT OPENINGS

Arrow Lodge Brewing
 Dave's Hot Chicken
 Eigikutei
 Fatimas Grill
 Flor Y Solera Spanish Tapas Bar
 Hilltop Coffee and Kitchen
 Niku X
 Taberu
 Two Hands Corn Dogs
 Velo Coffee

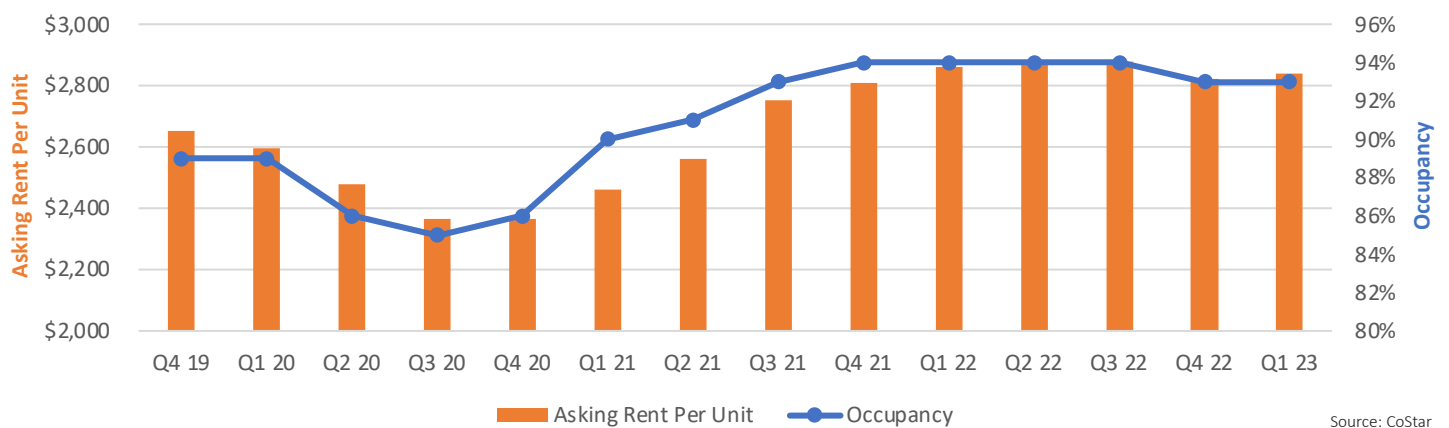


QUARTERLY TRACKING STATS

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.

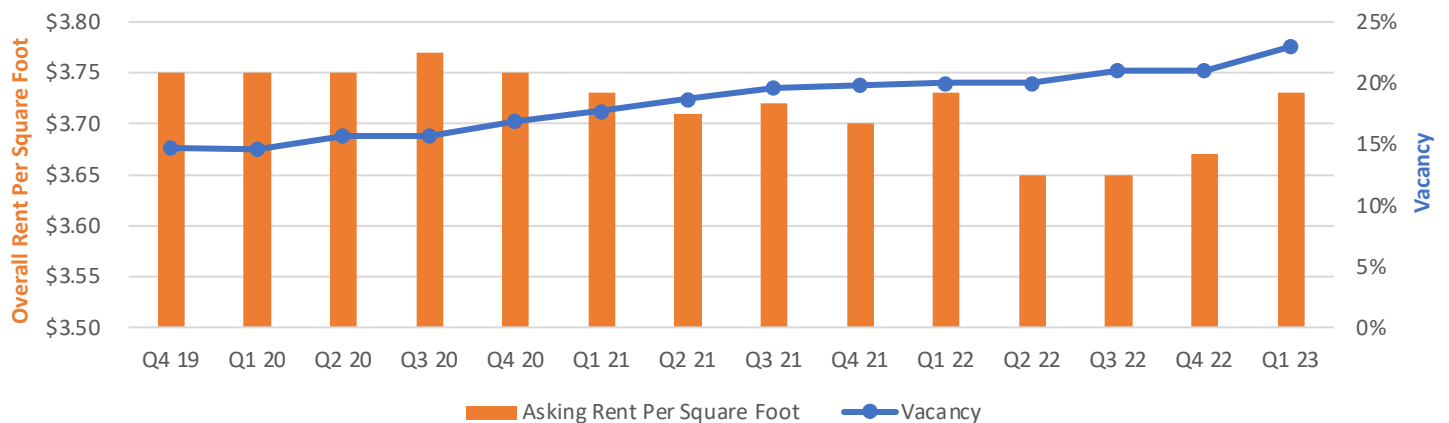
| | Q4 19 | Q1 20 | Q2 20 | Q3 20 | Q4 20 | Q1 21 | Q2 21 | Q3 21 | Q4 21 | Q1 22 | Q2 22 | Q3 22 | Q4 22 | Q1 23 |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Occupancy | 89% | 89% | 86% | 85% | 86% | 90% | 91% | 93% | 94% | 94% | 94% | 94% | 93% | 93% |
| Asking Rent Per Unit | \$2,654 | \$2,594 | \$2,478 | \$2,364 | \$2,363 | \$2,463 | \$2,561 | \$2,752 | \$2,810 | \$2,839 | \$2,874 | \$2,881 | \$2,822 | \$2,841 |



OFFICE

Vacancy continued to rise as uncertainty about return-to-work continued to dampen leasing activity across Southern California. Nevertheless, rents rose for the second straight quarter.

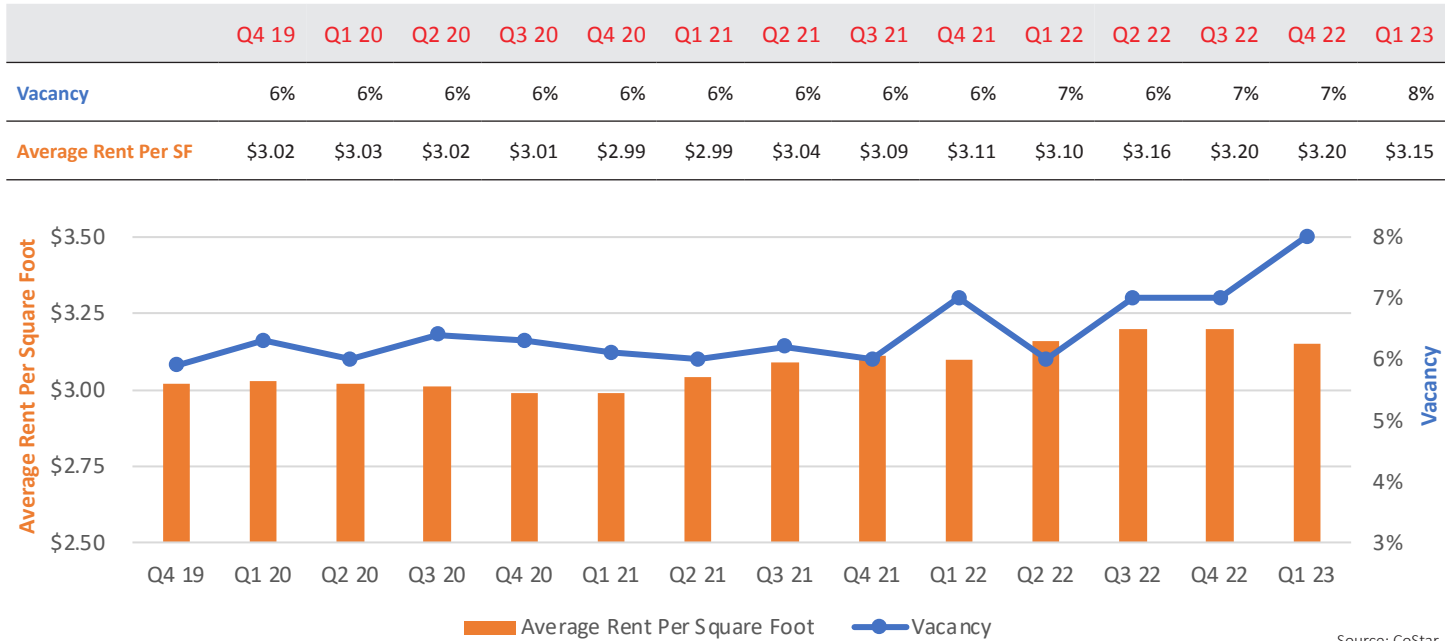
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|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Vacancy | 15% | 15% | 16% | 16% | 17% | 18% | 19% | 20% | 20% | 20% | 20% | 21% | 21% | 23% |
| Overall Rent Per SF | \$3.75 | \$3.75 | \$3.75 | \$3.77 | \$3.75 | \$3.73 | \$3.71 | \$3.72 | \$3.70 | \$3.71 | \$3.65 | \$3.65 | \$3.67 | \$3.73 |



QUARTERLY TRACKING STATS

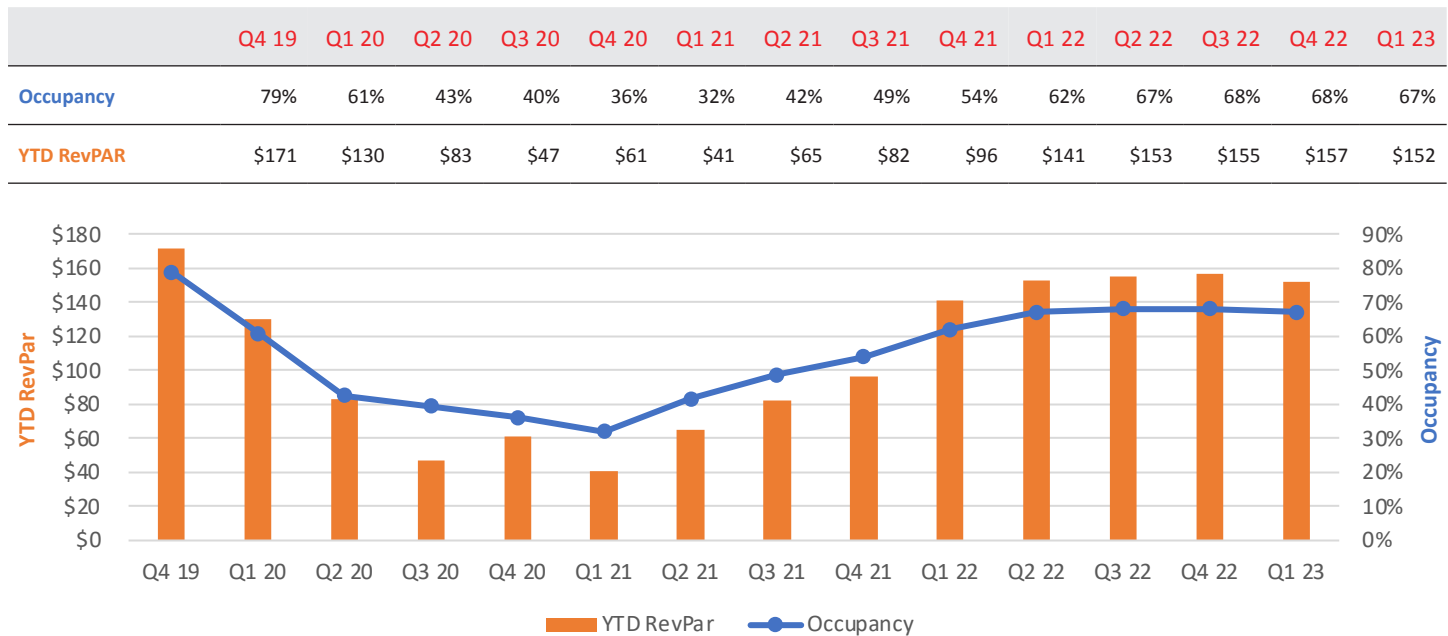
RETAIL

Retail rents were remarkably stable through the pandemic, indicating that interest in urban locations like Downtown LA remains strong, despite a slight uptick in vacancy in Q1.



HOTEL

Although occupancy and RevPAR remain below pre-pandemic levels, both have made significant gains in 2022 and are now only 11% below where they were in 2019.

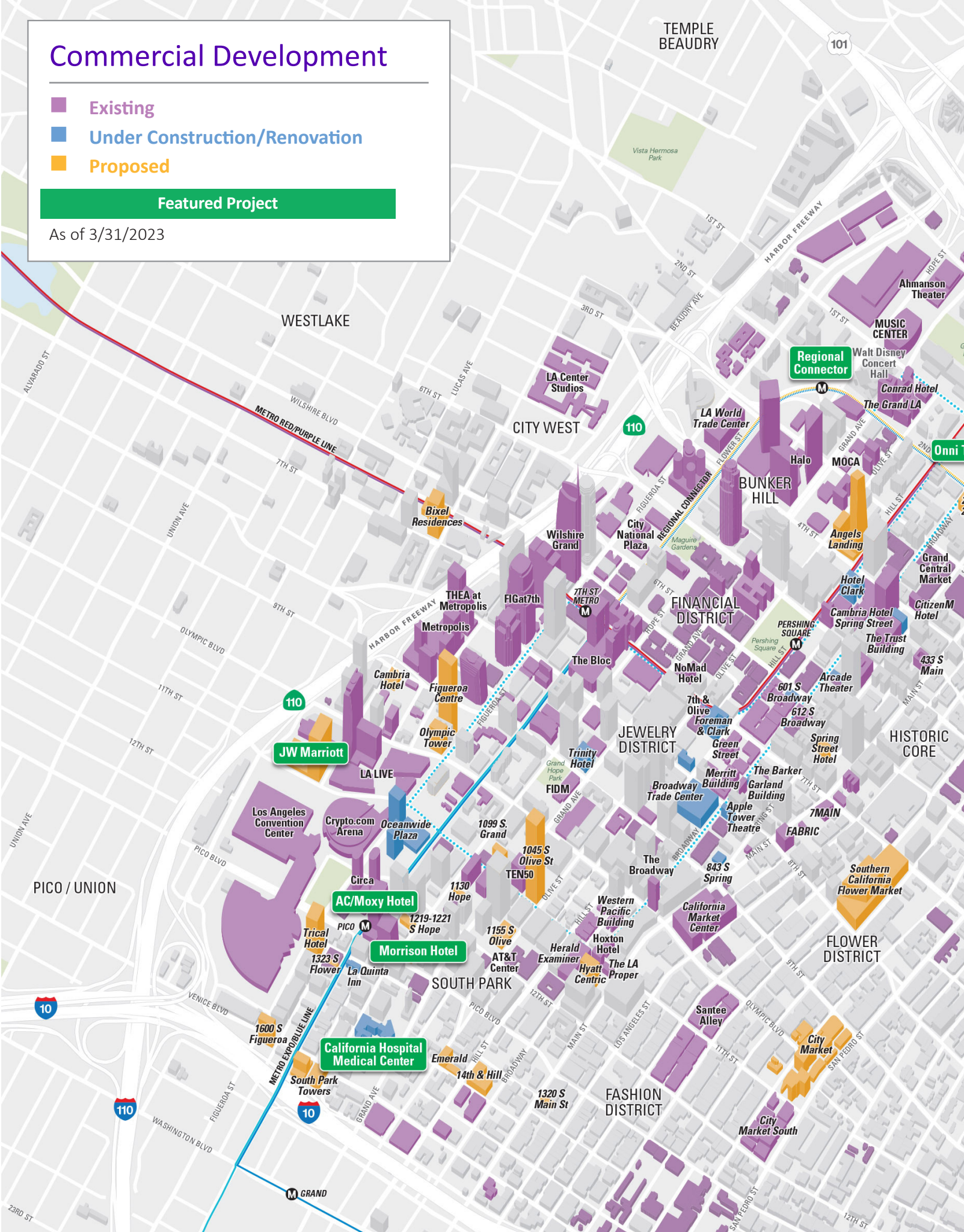


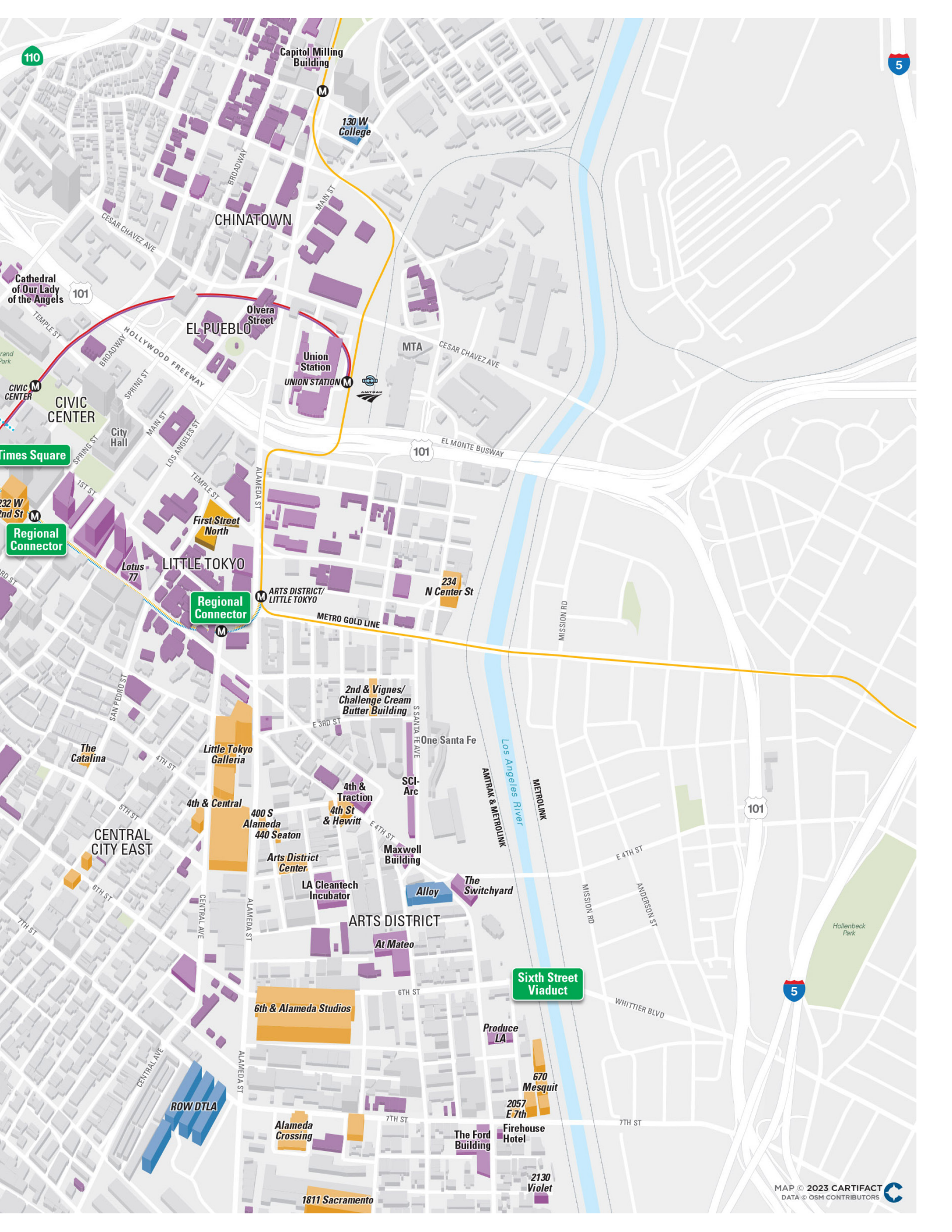
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 3/31/2023



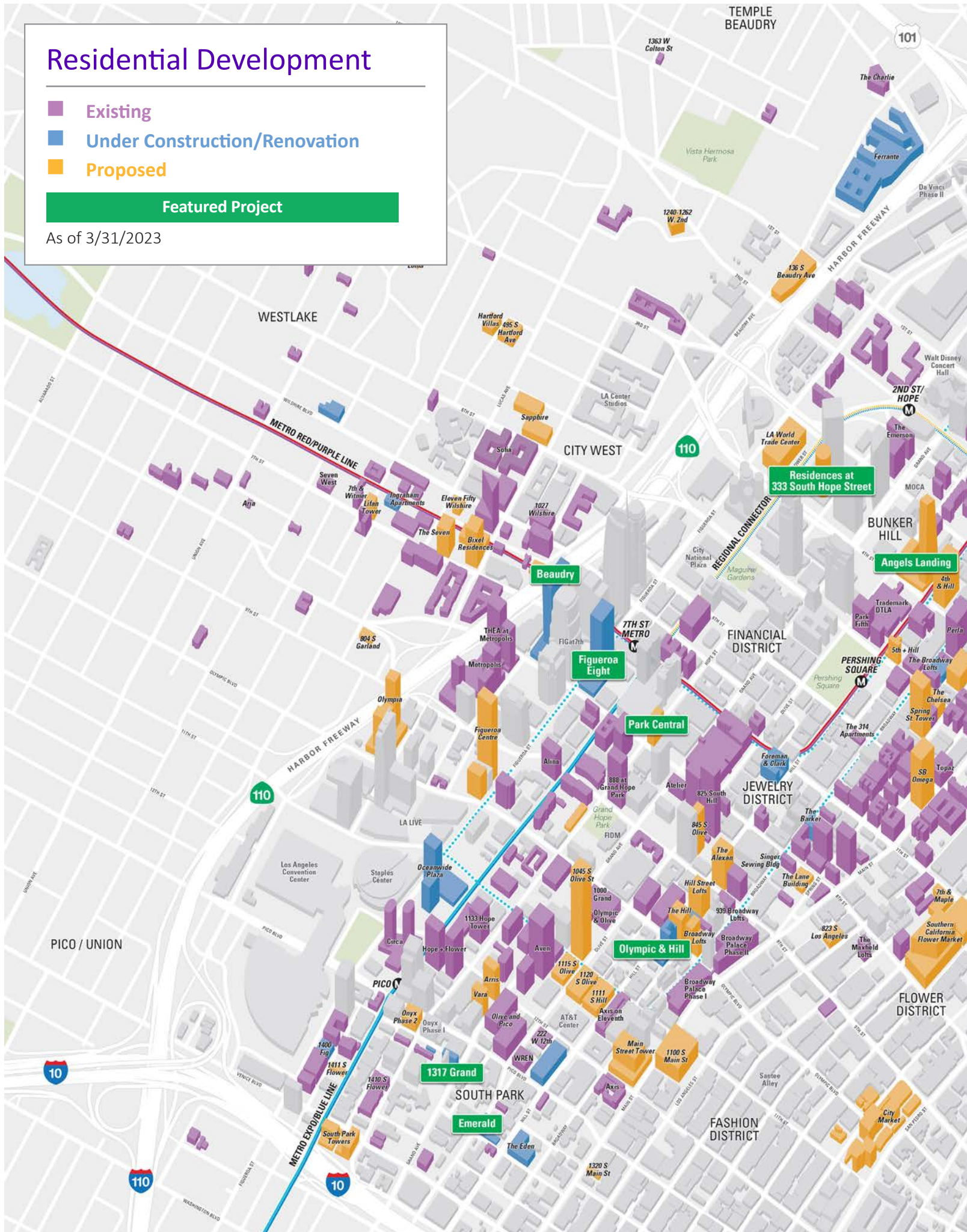


Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 3/31/2023



UNDER CONSTRUCTION

| Project Name | Address | Residential Units | Hotel Rooms | Office Sq. Ft. | Retail Sq. Ft. | Estimated Completion | Developer |
|-----------------------|---------------------------------|-------------------|-------------|----------------|----------------|----------------------|-----------------------------|
| MAJOR MIXED-USE | | | | | | | |
| ARTS DISTRICT | | | | | | | |
| Alloy | 520 S. Mateo St. | 475 | — | 105,000 | 20,000 | 2023 | Carmel Partners |
| HISTORIC CORE | | | | | | | |
| Broadway Trade Center | 801 S. Broadway | — | 150 | 624,500 | 345,000 | TBD | Waterbridge Capital |
| SOUTH PARK | | | | | | | |
| Oceanwide Plaza | 11th & Figueroa | 504 C | 184 | — | 150,000 | TBD | Oceanwide Holdings |
| RESIDENTIAL | | | | | | | |
| ARTS DISTRICT | | | | | | | |
| AVA Arts District | 668 S. Alameda St. | 475 | — | — | 61,000 | 2023 | AvalonBay Communities |
| CHINATOWN | | | | | | | |
| 708 S. New Depot | 708 S. New Depot St. | 33 | — | — | — | 2023 | ETO Doors Corp. |
| 200 Mesnager | 200 Mesnager St. | 280 | — | — | 20,000 | 2024 | NBP Capital |
| CITY WEST | | | | | | | |
| Ingraham Apartments | 1218-1232 W. Ingraham St. | 121 | — | — | — | 2023 | SRO Housing Corporation |
| FINANCIAL DISTRICT | | | | | | | |
| Beaudry | 960 W. 7th St. | 785 | — | — | 6,700 | 2023 | Brookfield Properties |
| Figueroa Eight | 744 S. Figueroa St. | 438 | — | — | 7,500 | 2023 | Mitsui Fudosan |
| HISTORIC CORE | | | | | | | |
| Brooks Building | 644 S. Broadway | 30 | — | — | 2,500 | TBD | 640 S Broadway LLC |
| INDUSTRIAL DISTRICT | | | | | | | |
| Lamp Lodge | 660 Stanford Ave. | 82 | — | — | — | 2023 | Metal Housing Corp. |
| Weingart Tower 1A | 554 S. San Pedro St. | 278 | — | — | — | 2023 | Weingart Center |
| 6th Street Place | 401 E. 6th St. | 94 | — | — | 1,800 | 2023 | Mercy Housing of California |
| JEWELRY DISTRICT | | | | | | | |
| Foreman & Clark | 701 S. Hill St. | 125 | — | — | 8,500 | 2023 | Bonnis Properties |
| LITTLE TOKYO | | | | | | | |
| Ato | 118 Astronaut E. S. Onizuka St. | 77 | — | — | 2,500 | 2023 | 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 | 2023 | Jade Enterprises |
| 1400 Fig | 1400 S. Figueroa St. | 106 | — | — | 1,400 | 2023 | DHG Family Trust |
| 1317 S. Hope St. | 1317 S. Hope St. | 38 | — | — | 4,000 | 2023 | FMB Development |
| 1317 Grand | 1317 S. Grand Ave. | 151 | — | — | — | 2023 | Housing Diversity Corporation |
| 1411 S. Flower St. | 1411 S. Flower St. | 227 | — | — | — | 2023 | Housing Diversity Corporation |
| Olympic and Hill | 1000-1034 S. Hill St. | 700 | — | — | 15,000 | 2025 | Onni Group |
| The Eden | 1340 S. Hill St. | 235 | — | — | — | 2023 | Bridger Land 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 | — | — | TBD | PNK Group |
| SOUTH PARK | | | | | | | |
| AC/Moxy Hotel | Figueroa St. & Pico Blvd. | — | 727 | — | 13,000 | 2023 | Lightstone Group |
| La Quinta Inn & Suites | 1320 S. Flower St. | — | 43 | — | — | 2023 | 1318 Flower, LLC |
| OFFICE & RETAIL | | | | | | | |
| ARTS DISTRICT | | | | | | | |
| ROW DTLA | 7th & Alameda | — | — | 1,200,000 | 200,000 | TBD | Atlas Capital |
| 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 | 2023 | Redcar Properties |
| HISTORIC CORE | | | | | | | |
| The Barker | 722 S. Broadway | — | — | 46,000 | 11,000 | 2023 | Satila Studios |
| CIVIC | | | | | | | |
| ARTS DISTRICT/LITTLE TOKYO | | | | | | | |
| Calif. Hospital Med. Cnt. expansion | 1401 S. Grand Ave. | — | — | — | 8,000 | 2023 | Dignity Health |
| TOTAL UNDER CONSTRUCTION | | 5,501 Residential Units | 1,815 Hotel Rooms | 2,162,000 Office Sq. Ft. | 913,000 Retail Sq. Ft. | TOTAL # OF PROJECTS = 33 | |

PROPOSED

| Project Name | Address | Residential Units | Hotel Rooms | Office Sq. Ft. | Retail Sq. Ft. | Developer |
|------------------------------|-------------------------|-------------------|-------------|----------------|----------------|--|
| MAJOR MIXED-USE | | | | | | |
| ARTS DISTRICT | | | | | | |
| 2110 Bay St. | 2110 Bay St. | 110 | — | 113,000 | 51,000 | Bay Capital Fund |
| 670 S. Mesquit St. | 670 S. Mesquit St. | 308 | 236 | 944,000 | 136,000 | Vella Group |
| 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 |
| 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 |
| BUNKER HILL | | | | | | |
| Angels Landing | 361 S. Hill St. | 252/180 C | 515 | — | 72,000 | Peebles Corp., Macfarlane Ptrs., Claridge Props. |
| CIVIC CENTER | | | | | | |
| Onni Times 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 |
| 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 |
| 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 |
| 4th St & Hewitt | 940 E. 4th St. | 93 | — | — | 20,000 | Shoreham Capital |
| 1340 E. 6th St. | 1340 E. 6th St. | 193 | — | — | — | Suncoast Ventures |
| 641 | 641 S. Imperial St. | 140 | — | 7,000 | 7,000 | Adam Lindemann |
| BUNKER HILL | | | | | | |
| LA World Trade Center | 350 S. Figueroa St. | 570 | — | — | — | Jamison |
| Residences at 333 South Hope | 333 S. Hope St. | 366 | — | — | 425 | Brookfield Properties |

PROPOSED

| Project Name | Address | Residential Units | Hotel Rooms | Office Sq. Ft. | Retail Sq. Ft. | Developer |
|-----------------------------|-----------------------|-------------------|-------------|----------------|----------------|--|
| 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 |
| 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 |
| 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 |
| 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 |

C = Condo

PROPOSED

| Project Name | Address | Residential Units | Hotel Rooms | Office Sq. Ft. | Retail Sq. Ft. | Developer |
|------------------------------|-----------------------------|-------------------|-------------|----------------|----------------|---|
| HISTORIC CORE (cont.) | | | | | | |
| 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 S. 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 |
| 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 |
| Renaissance Center | 423 E. 7th St. | 216 | — | — | — | AIDS Healthcare Foundation |
| LITTLE TOKYO | | | | | | |
| The Umeya | 414 S. Crocker St. | 175 | — | — | 8,500 | Little Tokyo Service Center |
| SOUTH PARK | | | | | | |
| Alveare | 1405 S. Broadway | 335 | — | — | — | Related/Weingart Center |
| 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 |
| 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 |
| 1334 S. Flower St. | 1334-1348 S. Flower St. | 177 | — | — | 2,500 | The Condor |
| 1111 S. Hill St. | 1111 S. Hill St. | 319C | 160 | — | — | Crown South Hill, LLC |
| 1115 S. Olive St. | 1115 S. Olive St. | 536 | — | — | 6,000 | Mack Urban / AECOM |
| 1120 S. Olive St. | 1120 S. Olive St. | 713 | — | — | 11,500 | Mack Urban / AECOM |
| 222 W. 12th | 222 W. 12th St. | 401 | — | — | 8,700 | Relevant Group |
| 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 |
| Rendon Hotel | 2059 E. 7th St. | — | 103 | — | 16,000 | Ziman/Greenshields-Ziman |

PROPOSED

| Project Name | Address | Residential Units | Hotel Rooms | Office Sq. Ft. | Retail Sq. Ft. | Developer |
|-------------------------------|-----------------------------|---------------------------------------|--------------------------------|---------------------------------------|---------------------------------------|--|
| HOTEL (cont.) | | | | | | |
| FASHION DISTRICT | | | | | | |
| Mama Shelter | 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. | 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 |
| 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 |
| ADLA Campus | 6th & Alameda | — | — | 292,000 | — | East End Capital |
| 8th & Alameda Studios | 2000 E. 8th St. | — | — | 200,000 | — | Atlas Capital Group |
| 1811 Sacramento | 1811 E. Sacramento St. | — | — | 290,000 | — | Skanska |
| Alameda Crossing | 1716 E. 7th St. | — | — | 290,000 | — | Prologis |
| CHINATOWN | | | | | | |
| 130 College St. | 130 W. College St. | — | — | 225,000 | 8,200 | Riboli Family |
| TOTAL PROPOSED | | 28,649 Residential Units | 6,695 Hotel Rooms | 4,819,000 Office Sq. Ft. | 1,962,000 Retail Sq. Ft. | TOTAL # OF PROJECTS = 118 |

FEATURED PROJECTS

Now Open



MAJOR MIXED-USE
THE GRAND LA

Developer: The Related Companies

Designed by Frank Gehry this signature project on Bunker Hill officially opened in July 2022. It features over 400 residential units, a 305-room Conrad Hotel, and over 160,000 SF of retail space.



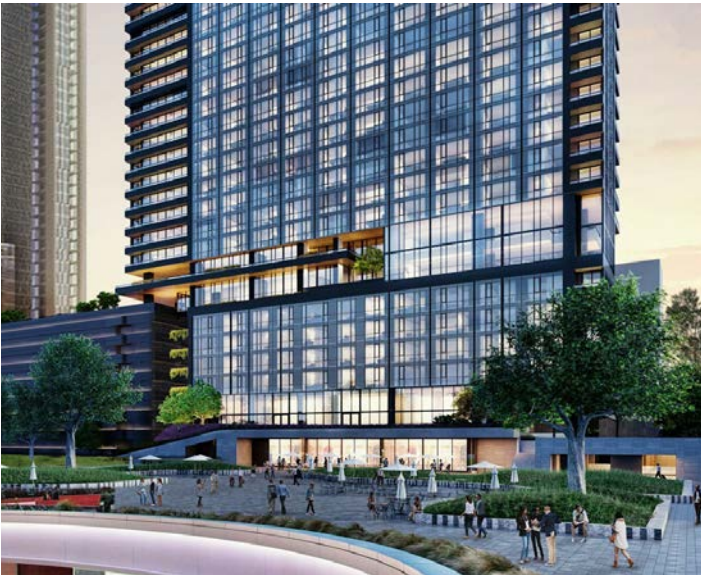
CIVIC & CULTURAL
SIXTH STREET VIADUCT

Developer: City of Los Angeles

The new bridge was completed and opened in July 2022, enhancing the connection between the Arts District and historic Boyle Heights. Work is now underway on the Sixth Street PARC project under the viaduct, including the Len Hill Arts Plaza.

FEATURED PROJECTS

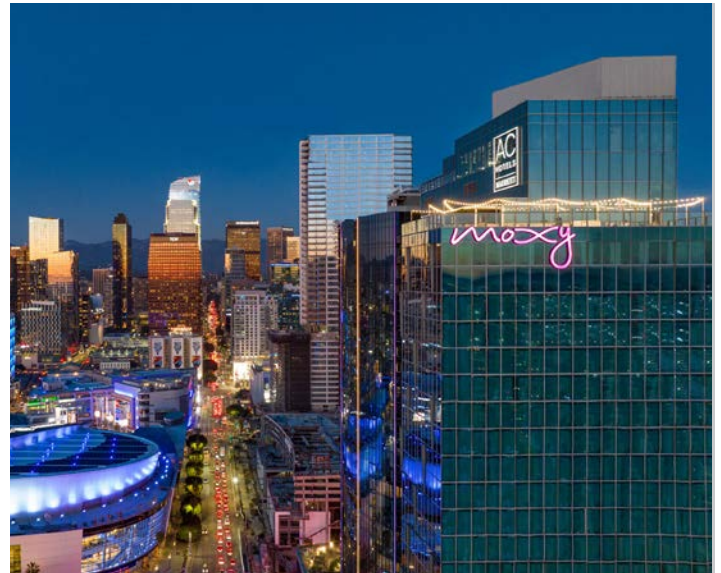
Now Open



RESIDENTIAL **BEAUDRY**

Developer: Brookfield

Situated behind FIGat7th, this 64-story residential tower with 785 units opened in early Q2. It is the first residential project from Brookfield Properties, the largest property owner in DTLA.



HOTEL **AC/MOXY HOTEL**

Developer: Lightstone

727-room hotel featuring Marriott brands Moxy and AC Hotels. With its early Q2 opening, it is the first of several major hotel projects projected to arrive near the LA Convention Center.

FEATURED PROJECTS

Under Construction



RESIDENTIAL FIGUEROA EIGHT

Developer: Mitsui Fudosan

41-story residential tower with 438 units expected to open this year.

Project developed by Japanese ownership who have held the property since the 1980s.



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.

FEATURED PROJECTS

Under Construction



RESIDENTIAL **ATO**

Developer: ETCO Homes

Sales are expected to begin soon at this 77-unit condo project in Little Tokyo that is nearing completion.



RESIDENTIAL **EMERALD**

Developer: Jade Enterprises

The latest from this local developer is expected to open later this year with 154 apartment units in South Park.

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.



RESIDENTIAL

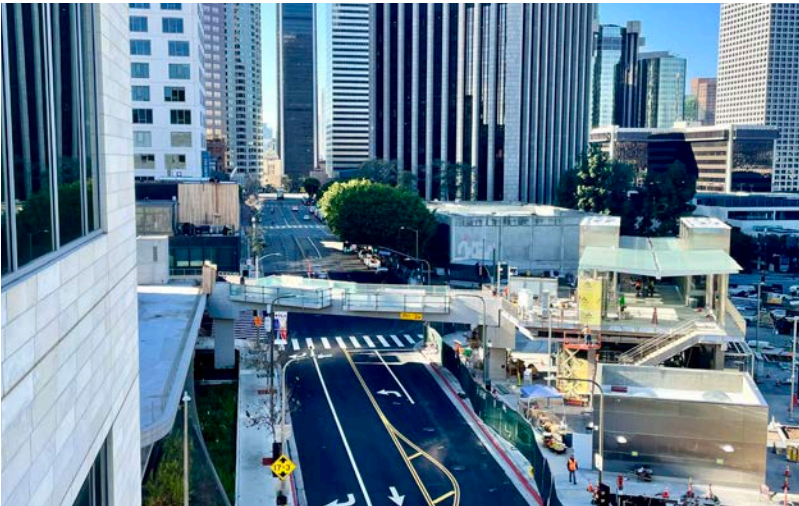
OLYMPIC & HILL

Developer: Onni Group

At over 760 feet and 60 stories, this will be the city's 4th tallest building and tallest residential high-rise.

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 the coming months, will provide a one-seat ride for north/south and east/west travel across Los Angeles County through the heart of Downtown.



RESIDENTIAL 1317 GRAND

Developer: Housing Diversity Corporation

This project will feature 147 studio “micro-unit” apartments averaging around 325 SF with no on-site parking.



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
ONNI TIMES 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.

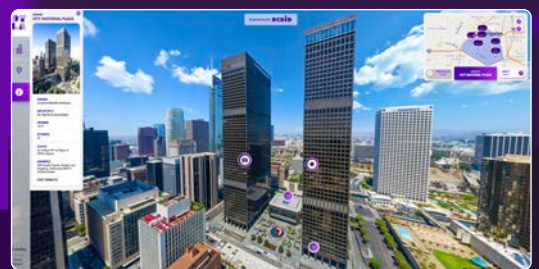
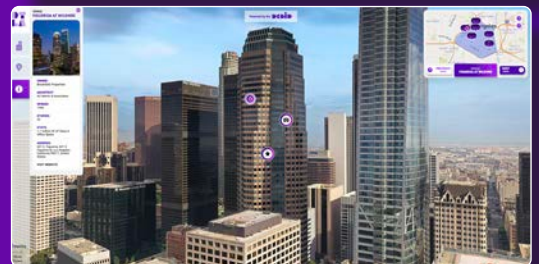
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SCAN



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