

DOWNTOWN LA MARKET REPORT



Photo by Vistry

ABOUT THE DCBID

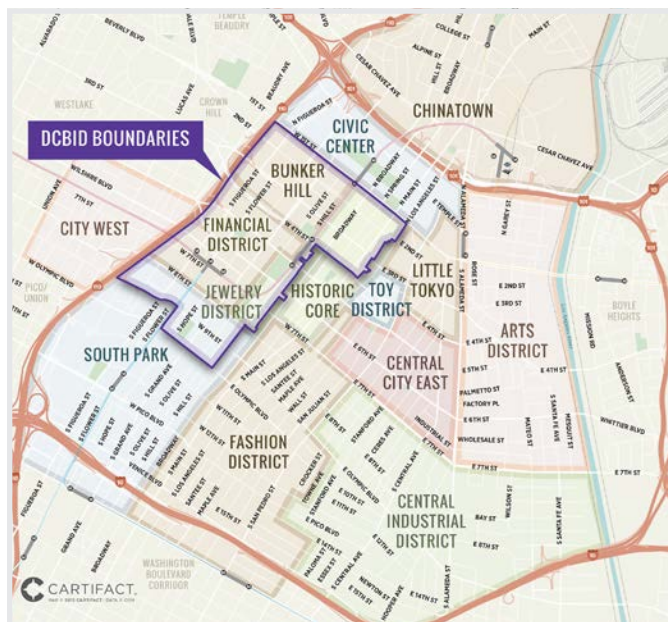
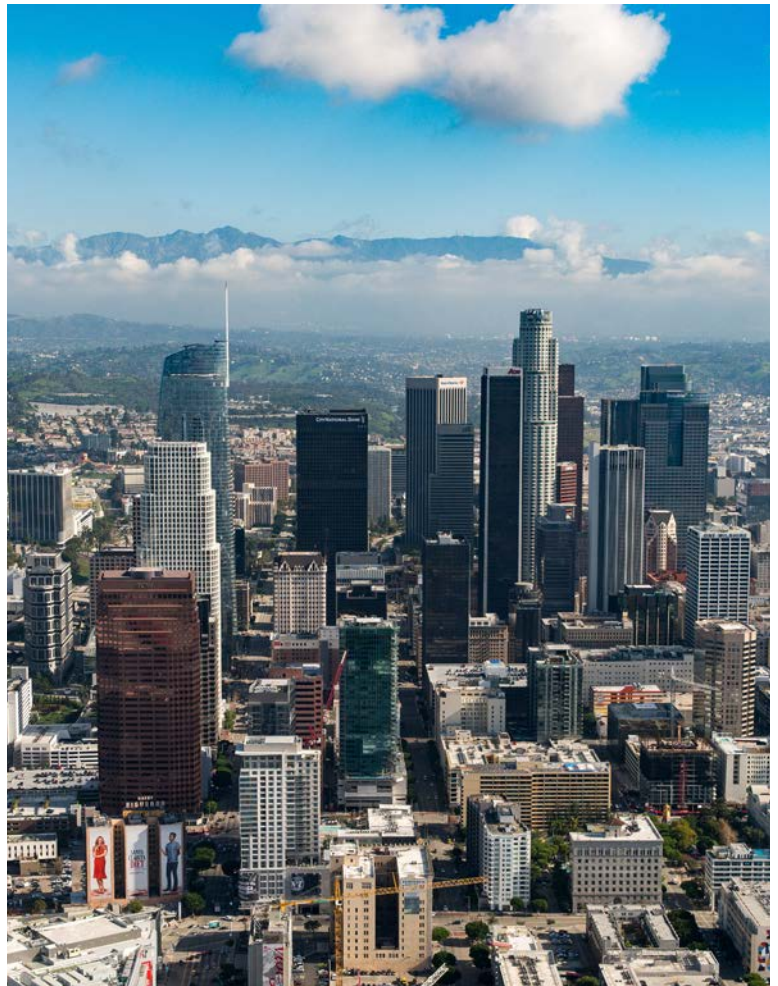
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

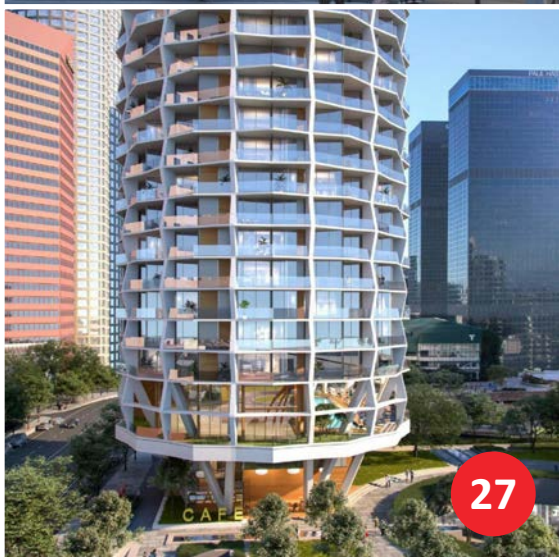
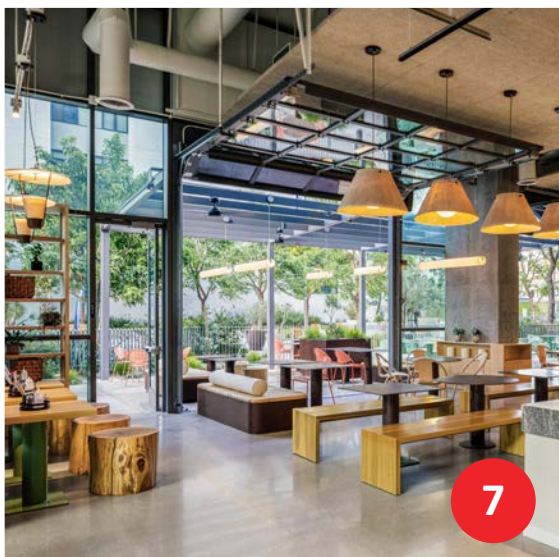
To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



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

Downtown continues to show strong signs of recovery from the pandemic, though the pace of that recovery varies from sector to sector. It was residential that came roaring back first in 2021, while 2022 has so far been led by hospitality, which has had two quarters of significant growth and has almost returned to pre-pandemic levels. As with residential, these results demonstrate the continued appeal of the urban experience.

The good news in hospitality doesn't end there, as two significant new players entered the scene in Q2. First up was the opening of **The Conrad Hotel At The Grand LA** on Bunker Hill, featuring 305 luxury hotel rooms and food & beverage offerings from Chef Jose Andres' ThinkFoodGroup. The second was the re-opening of the former Nomad Hotel under the new Hotel Per La brand, in the heart of the Downtown Center district on 7th Street.

On the residential side, much needed new inventory arrived in the form of The Grand by Gehry, the residential component of **The Grand LA**, featuring 436 apartments. Also opening in Q2 was SP7, the first of a wave of new affordable housing, featuring 81 units from Skid Row Housing Trust, who have another 144 units at two projects slated to open later this year.

While the office market continued to deal with the challenges and uncertainty of the ongoing evolution of office work, there were positive developments in Q2 with both net absorption and total leasing reaching their highest levels since before the pandemic. A big part of that came from Brookfield landing their second major lease at the newly renovated California Market Center (CMC). After announcing that Adidas has signed for 107K SF late last year, they followed up with an even bigger 164K SF lease for SPARC, owners of Forever 21, Lucky Brand Denim, and more.

In retail, the food & beverage sector has been taking the lead in terms of new openings and Q2 was no exception. Most notable was the debut of Pizzeria Bianco, widely regarded as the best pizza in the US, at ROW DTLA. Also making waves in the Arts District is London-based Bike Shed Moto Co., a 30,000 SF "lifestyle behemoth" featuring food, drink, retail, and, of course, motorcycles.

4,636
RESIDENTIAL UNITS
UNDER CONSTRUCTION

32,077
PROPOSED

9,945
HOTEL ROOMS IN DTLA

2,250
UNDER CONSTRUCTION

7,455
PROPOSED

Q2 KEY STATS

\$3.74

Average Class A Office
Rent Per Square Foot

\$3.39

Apartment Asking Rent
Per Square Foot

20.2% Office Vacancy Rate

93.5% Residential Occupancy Rate

\$153.08 YTD Hotel RevPar

Q2 KEY HIGHLIGHTS

The Grand LA completed construction and began welcoming guests at The Conrad Hotel

Hospitality saw biggest gains this quarter with YTD RevPar up 136% YOY

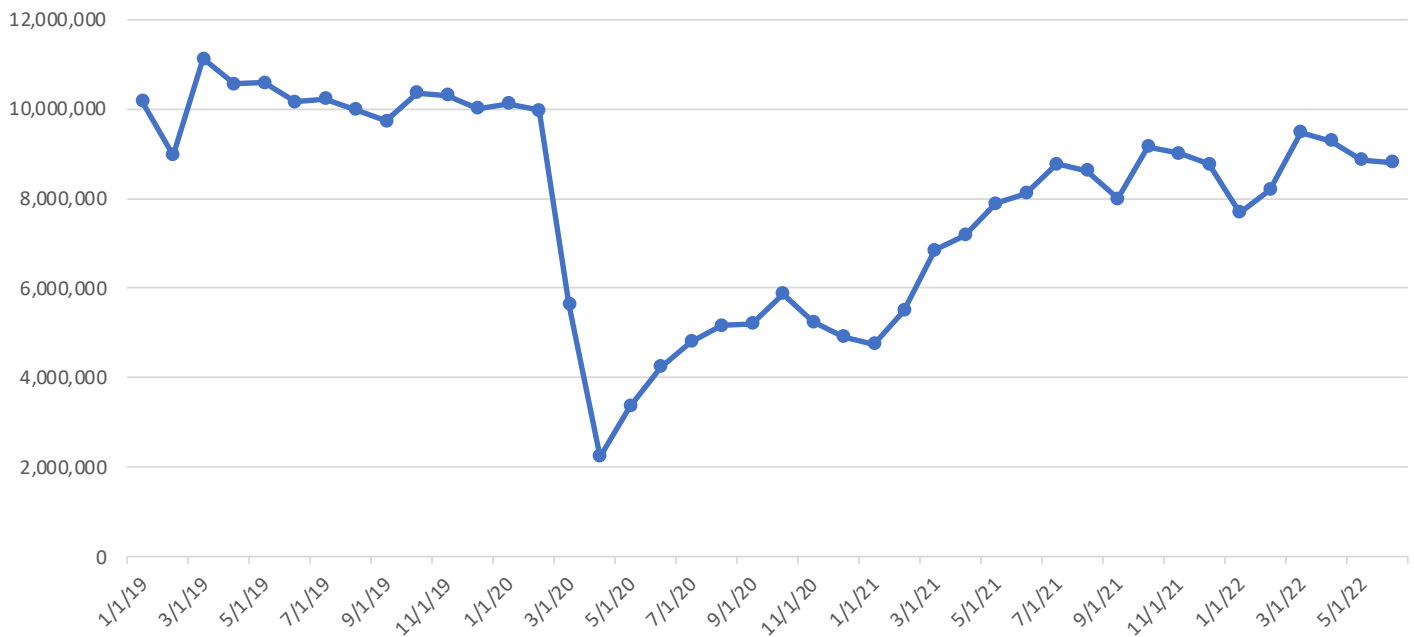
SPARC signed a 164K SF lease at the California Market Center

MARKET OVERVIEW

Visitation Insights

DTLA AVERAGE MONTHLY VISITS

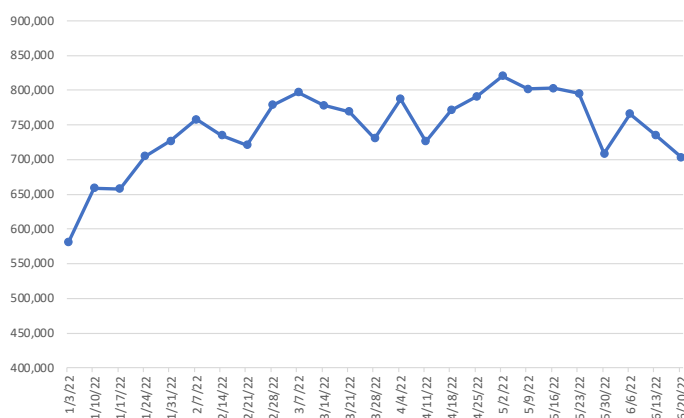
Although COVID affected communities across the region, DTLA was uniquely impacted by stay-at-home orders. As people remained in their residential communities, trips to DTLA dropped dramatically. 2021 saw significant gains overall but was slowed by the Delta and Omicron variants. With the growth trend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



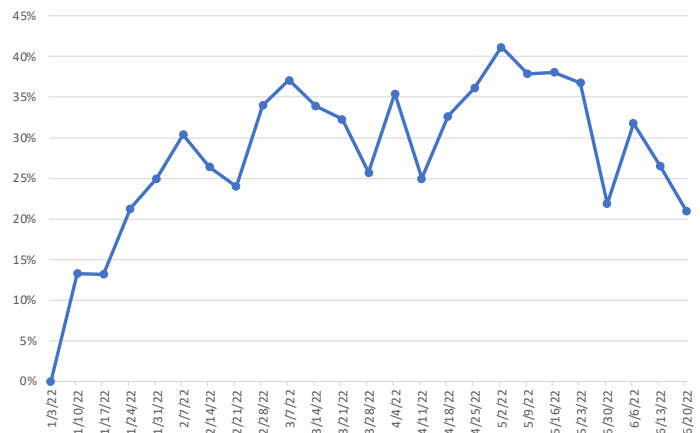
DTLA AVERAGE WORKPLACE VISITS

While worker visits to DTLA were slow to increase in 2021 due to repeated delays in return to work, the pace accelerated early in 2022. Those gains were retained in Q2 with visits averaging over 750,000 per week, though attendance was more erratic on a week by week basis.

WORKPLACE VISITS PER WEEK



2022 YTD % CHANGE



MARKET OVERVIEW

RESIDENTIAL

	Q2 2022	Q2 2021
Apartment Occupancy Rate	93.5%	90.5%
Apartment Asking Rent PSF	\$3.39	\$3.16
Average Effective Rent Per Unit	\$2,874	\$2,561
Condo Sales	192	160
Condo Price PSF	\$700	\$616

Source: DTLA Life, CoStar

OFFICE

	Q2 2022	Q2 2021
Vacancy Rate	20.2%	18.7%
Class A Rent PSF	\$3.74	\$3.80
Overall Rent PSF	\$3.65	\$3.71
YTD Net Absorption	-8,757	-587,053
YTD Leasing Activity	1.4m	680K

Source: CBRE

RETAIL

	Q2 2022	Q2 2021
Vacancy Rate	6.3%	6.3%
Average Rent PSF	\$3.16	\$3.04
YTD Net Absorption	-1,105	-87,493

Source: CoStar

HOTEL

	Q2 2022	Q2 2021
YTD Occupancy Rate	67.0%	42.0%
YTD Average Daily Rate	\$228.38	\$154.19
YTD RevPAR	\$153.08	\$64.77

Source: LA Tourism and Convention Board

INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	33,863	3,367	37,230	25,535
Condos	7,210	504	7,714	3,380
Affordable	12,590	765	13,355	3,162
Total	53,663	4,636	58,299	32,077
Projected Population*	91,764	7,928	99,691	
Office Space	40m SF	2.2m SF	42.2m SF	4m SF
Retail Space	4.3m SF	0.9m SF	5.2m SF	2.2m SF
Hotel Rooms	9,945	2,250	12,195	7,455

*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
SB Apartments Portfolio (5 properties)	Multiple	Laguna Point Properties LLC	Royalty Realty	\$402,070,000
6th & Alameda Food & Produce Center	1205-1321 Wholesale St.	East End Capital	SunCal Companies	\$240,000,000

OFFICE LEASES

Tenant	Property Name	Address	Type	Sq ft
SPARC	CMC	110 E. 9th St.	New	164,000
Spaces	Fine Arts Building	811 W. 7th St.	New	38,383
Dykema Gossett	FourFortyFour South Flower	444 S. Flower St.	New	21,750
Grant Thornton	FourFortyFour South Flower	444 S. Flower St.	New	18,500

PROJECTS OPENED

Name	Neighborhood	Description
The Grand LA	Bunker Hill	305 hotel rooms, 436 residential units, and 165K SF of commercial space
SP7	Industrial District	81 units of permanent supportive housing in Skid Row
Green Street	Jewelry District	50K SF historic building positioned as an incubator for the cannabis industry
Merritt Building	Fashion District	60K SF of historic office space across from the Apple Tower Theatre
Singer Building	Fashion District	6 full-floor luxury residential units at 9th and Broadway

RETAIL OPENINGS

Bar Clara
Pine & Crane
Pizzeria Bianco
Mandolin Taverna
Bike Shed Moto Co.
Jollibee



Jollibee

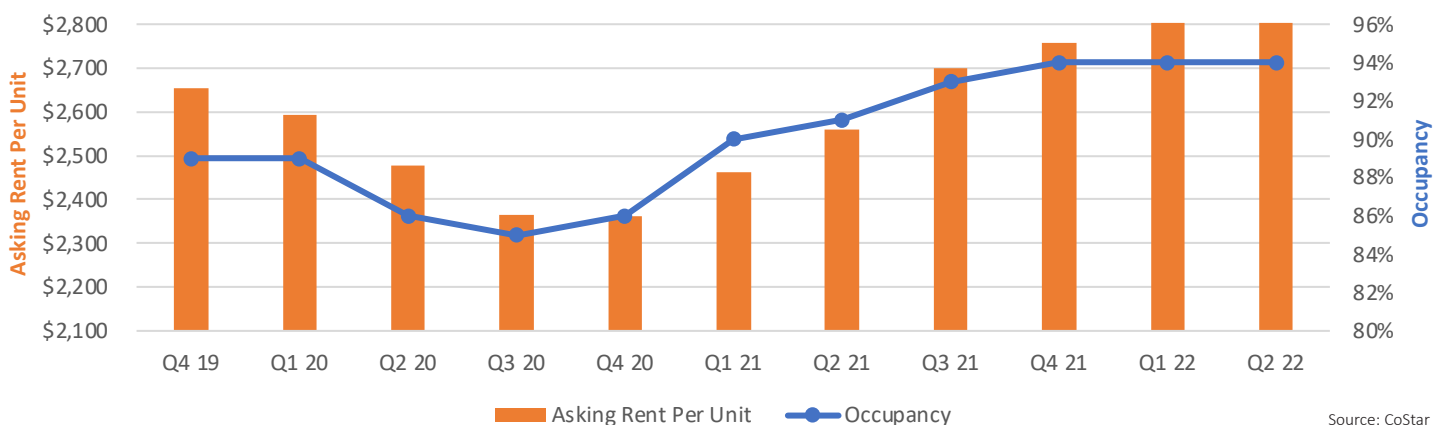
Pine & Crane

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.

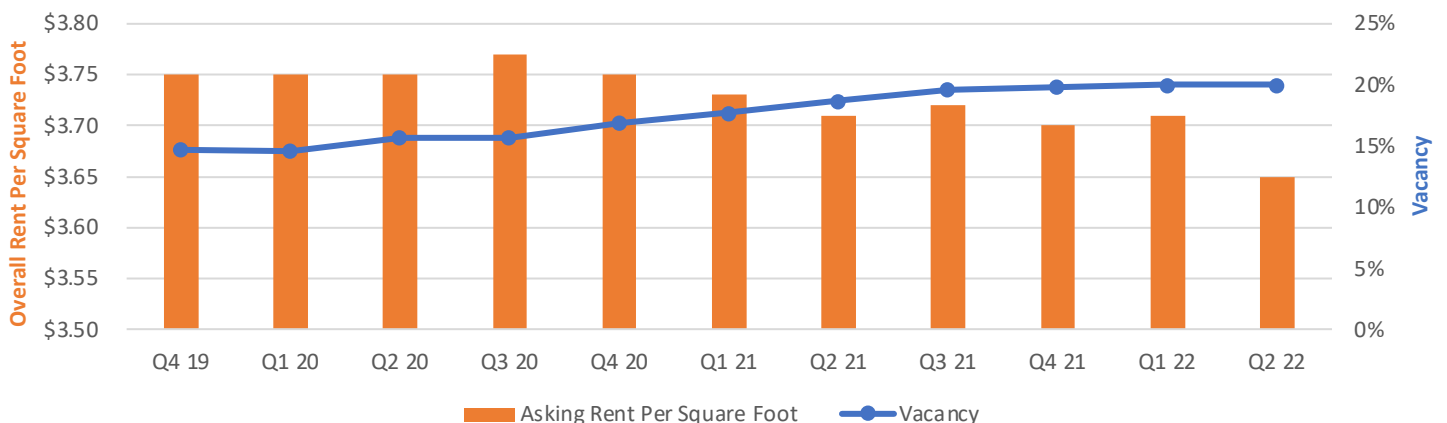
	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22
Occupancy	89%	89%	86%	85%	86%	87%	91%	93%	94%	94%	94%
Asking Rent Per Unit	\$2,654	\$2,594	\$2,478	\$2,364	\$2,363	\$2,410	\$2,497	\$2,701	\$2,759	\$2,839	\$2,874



OFFICE

Vacancy remained flat and rents declined slightly as uncertainty about return-to-work continued to dampen leasing activity.

	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22
Vacancy	15%	15%	16%	16%	17%	18%	19%	20%	20%	20%	20%
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

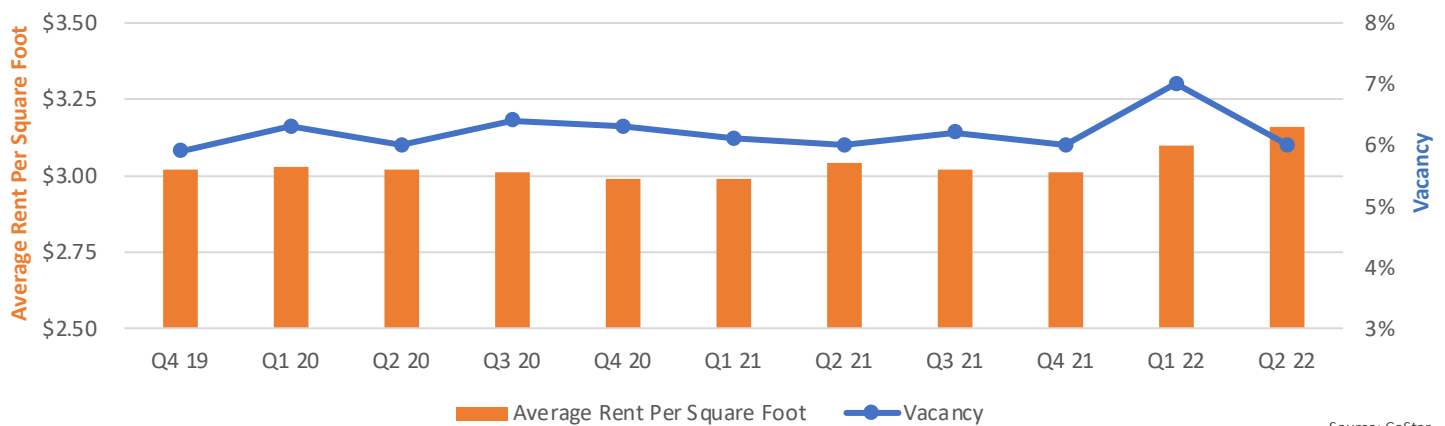


QUARTERLY TRACKING STATS

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	Q2 22
Vacancy	6%	6%	6%	6%	6%	6%	6%	6%	6%	7%	6%
Average Rent Per SF	\$3.02	\$3.03	\$3.02	\$3.01	\$2.99	\$2.99	\$3.00	\$3.02	\$3.01	\$3.10	\$3.16

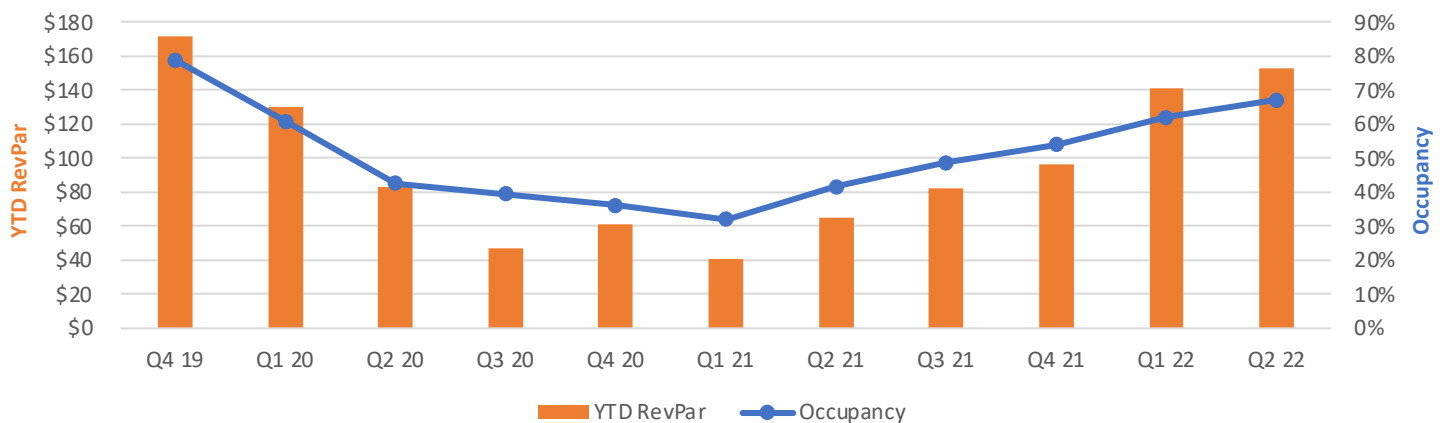


Source: CoStar

HOTEL

Although occupancy and RevPAR remain below pre-pandemic levels, both have made significant gains and now sit within 10-15% of pre-pandemic levels.

	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22
Occupancy	79%	61%	43%	40%	36%	32%	42%	49%	54%	58%	67%
YTD RevPAR	\$171	\$130	\$83	\$47	\$61	\$41	\$63	\$82	\$96	\$112	\$153



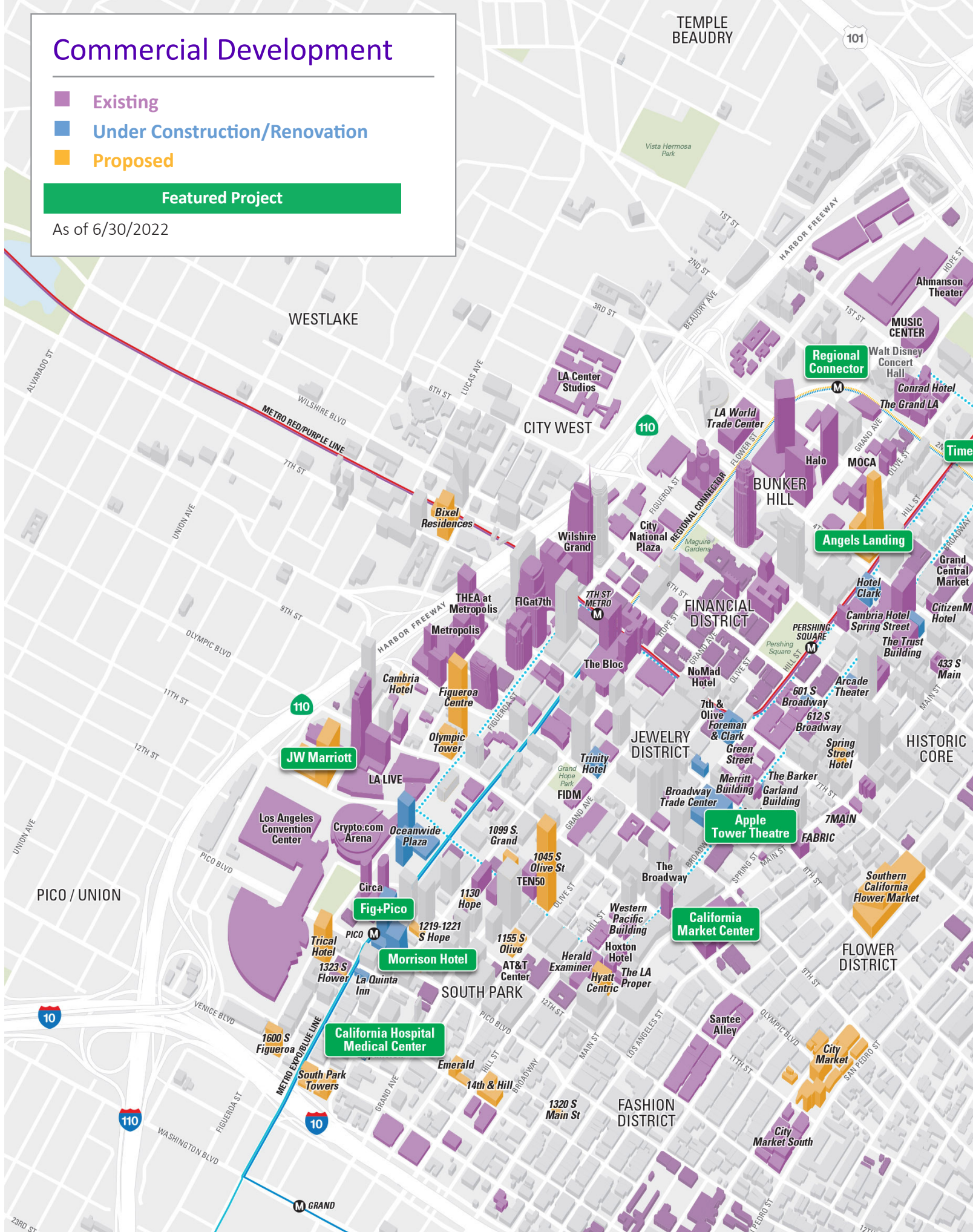
Source: LA Tourism & Convention Board

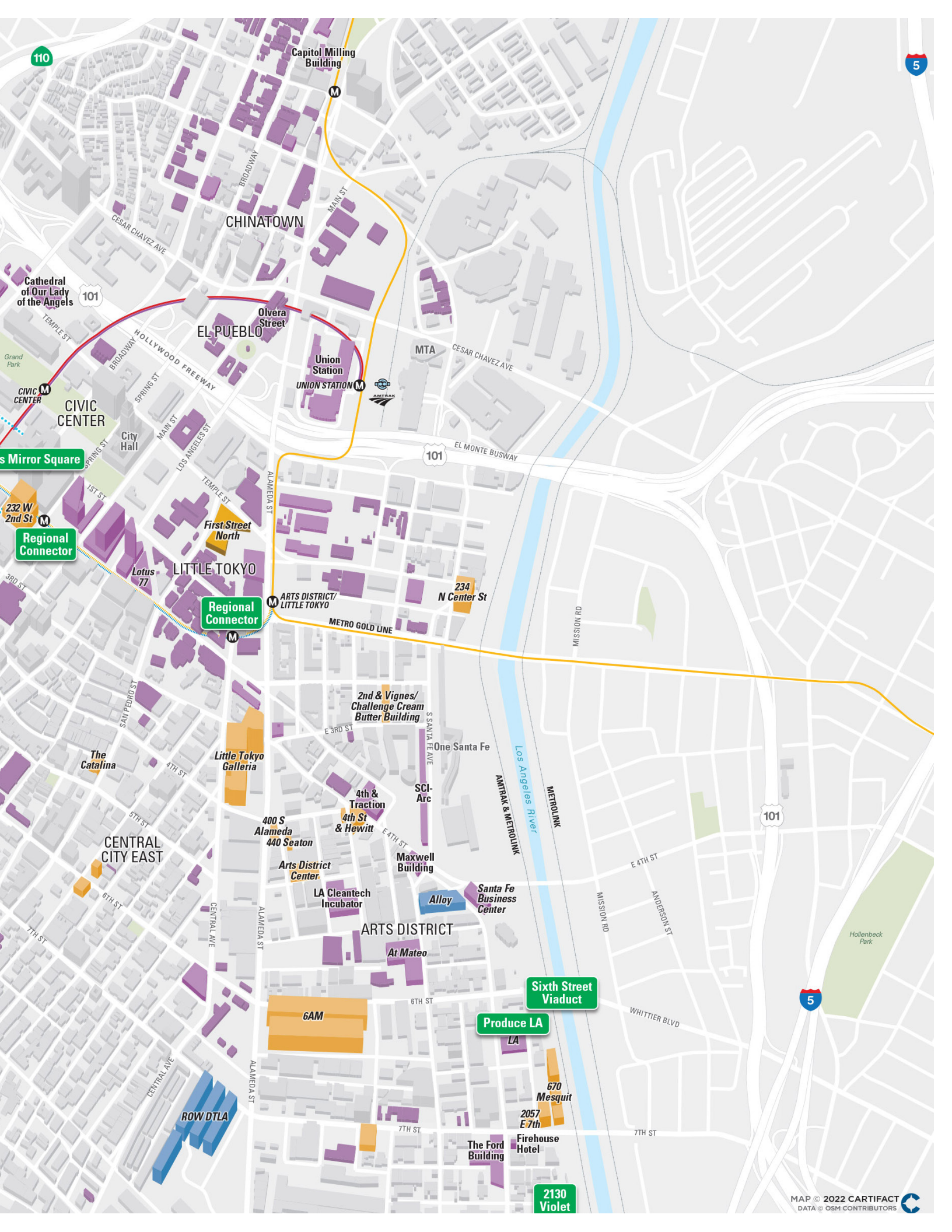
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 6/30/2022





110

5

Capitol Milling Building

CHINATOWN

Cathedral of Our Lady of the Angels

101

EL PUEBLO

Olvera Street

Union Station

MTA

101

EL MONTE BUSWAY

CIVIC CENTER

s Mirror Square

Regional Connector

232 W 2nd St

First Street North

LITTLE TOKYO

Regional Connector

Lotus 77

234 N Center St

METRO GOLD LINE

2nd & Vignes/
Challenge Cream
Butter Building

E 3RD ST

One Santa Fe

SCI-Arc

4th & Traction

4th St & Hewitt

400 S Alameda
440 Seaton

Arts District Center

LA Cleantech Incubator

Maxwell Building

Santa Fe Business Center

ARTS DISTRICT

At Mateo

6AM

Sixth Street Viaduct

Produce LA

LA

670 Mesquit

2057 E 7th

Firehouse Hotel

2130 Violet

ROW DTLA

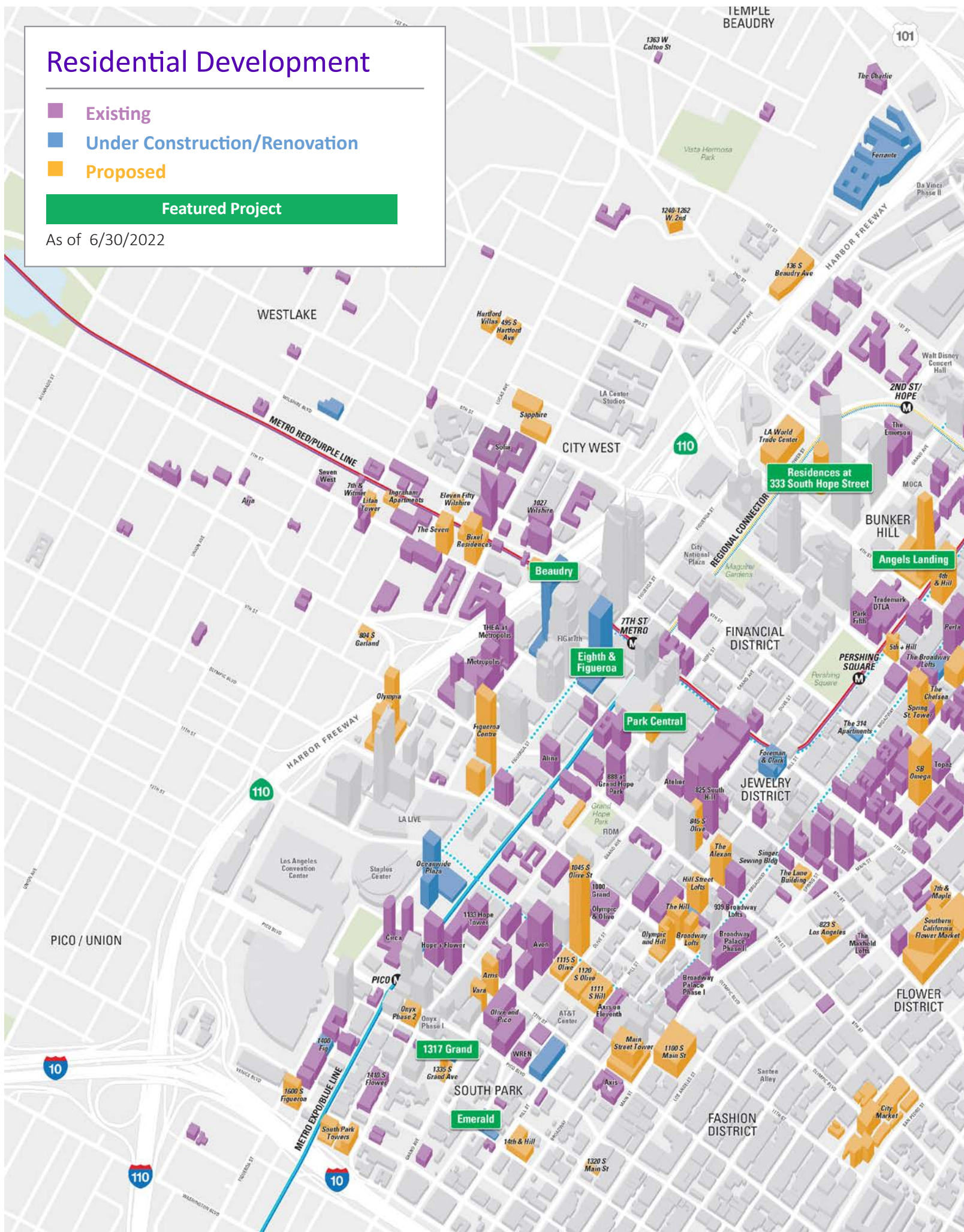
The Ford Building

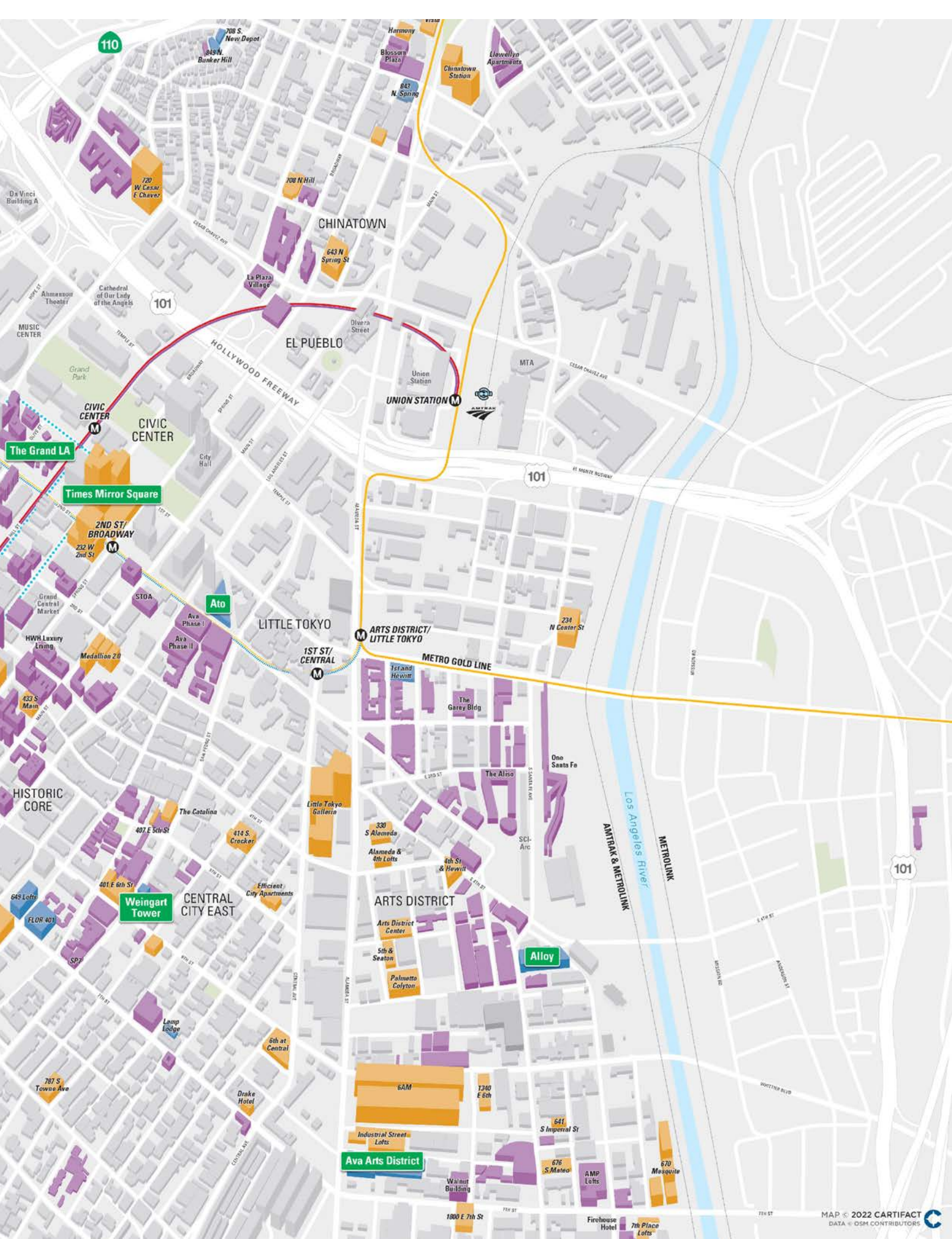
101

5

Hollenbeck Park

As of 6/30/2022





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	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.
200 Mesnager	200 Mesnager St.	280	—	—	20,000	2024	NBP Capital
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							
Beaudry	960 W. 7th St.	785	—	—	6,700	2023	Brookfield Properties
Eighth & Figueroa	744 S. Figueroa St.	438	—	—	7,500	2023	Mitsui Fudosan
The Lane Building	206-208 W. 8th St.	109	—	—	8,100	2023	The Delijani Family
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	2022	640 S Broadway LLC
The 314 Apartments	314 W. 6th St.	50	—	—	—	2022	West 6th & Broadway Partnership
INDUSTRIAL DISTRICT							
Lamp Lodge	660 Stanford Ave.	82	—	—	—	2022	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	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
1317 Grand	1317 S. Grand Ave.	151	—	—	—	2023	Housing Diversity Corporation
1411 S. Flower St.	1411 S. Flower St.	227	—	—	—	2023	Housing Diversity Corporation
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	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	2022	Atlas Capital
2130 Violet	2130 E. Violet St.	—	—	113,000	3,500	2022	Lowe Enterprises
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	2022	Satila Studios
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2022	Dignity Health
TOTAL UNDER CONSTRUCTION		4,636 Residential Units	2,250 Hotel Rooms	2,273,664 Office Sq. Ft.	915,693 Retail Sq. Ft.	TOTAL # OF PROJECTS = 35	

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	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						
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
Residences at 333 South Hope	333 S. Hope St.	366	—	—	425	Brookfield Properties
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
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

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
FINANCIAL DISTRICT (Cont.)						
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
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
407 E. 5th St.	407 E. 5th St.	150	—	—	—	Relevant Group
Drake Hotel	675 Kohler St.	33	—	—	—	David Duel
6th at Central	601 S. Central Ave.	236	—	—	12,000	Triangle Plaza LLC
The Catalina	443 S. San Pedro St.	78	—	—	7,000	Statewide Acquisitions Corp
787 S. Towne Ave.	787 S. Towne Ave.	60	—	—	—	Towne Plaza, LLC
LITTLE TOKYO						
414 S. Crocker St.	414 S. Crocker St.	175	—	—	8,500	Little Tokyo Service Center
SOUTH PARK						
Arris	1201 S. Grand Ave.	312	—	—	7,000	City Century
Vara	1233 S. Grand Ave.	148 C	—	—	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	—	—	6,500	Oxley Place, LLC
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	—	—	40,000	City Century
Olympic and Hill	1000-1034 S. Hill St.	700	—	—	15,000	Onni Group
1045 S. Olive St.	1045 S. Olive St.	794	—	—	12,500	Crescent Heights
Onyx Phase 2	1301 S. Hope St.	248	—	—	30,000	Jade Enterprises
1335 S. Grand Ave.	1323-1349 S. Grand Ave.	284	—	—	6,500	M&A Gabae
1334 S. Flower St.	1334-1348 S. Flower St.	177	—	—	2,500	The Condor
The Eden	1340 S. Hill St.	233	—	—	9,000	Suncoast Hill Street, LLC
1111 S. Hill St.	1111 S. Hill St.	319 C	160	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,000	Mack Urban / AECOM

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
SOUTH PARK (Cont.)						
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,500	Mack Urban / AECOM
1317 S. Grand Ave.	1317 S. Grand Ave.	151	—	—	—	Housing Diversity Corporation
1200 S. Olive St.	1200 S. Olive St.	356	—	—	TBD	Developer is 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 East 7th St.	—	103	—	16,000	Ziman/Greenshields-Ziman
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.	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
Hines - 2045 E. Violet	2045 E. Violet St.	—	—	450,000	17,800	Hines
TOTAL PROPOSED		32,077 Residential Units	7,455 Hotel Rooms	3,973,100 Office Sq. Ft.	2,171,327 Retail Sq. Ft.	TOTAL # OF PROJECTS = 122

FEATURED PROJECTS

Now Open



MAJOR MIXED-USE **THE GRAND LA**

Developer: The Related Companies

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



OFFICE **CALIFORNIA MARKET CENTER**

Developer: Brookfield Properties

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



CIVIC & CULTURAL **SIXTH STREET VIADUCT**

Developer: City of Los Angeles

The new bridge, opened in July 2022, will enhance the connection between the Arts District and historic Boyle Heights.

FEATURED PROJECTS

Now Open



OFFICE PRODUCE LA

Developer: Continuum Partners

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



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



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.



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



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.



RESIDENTIAL **ATO**

Developer: ETCO Homes

Sales are expected to begin later this year 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.

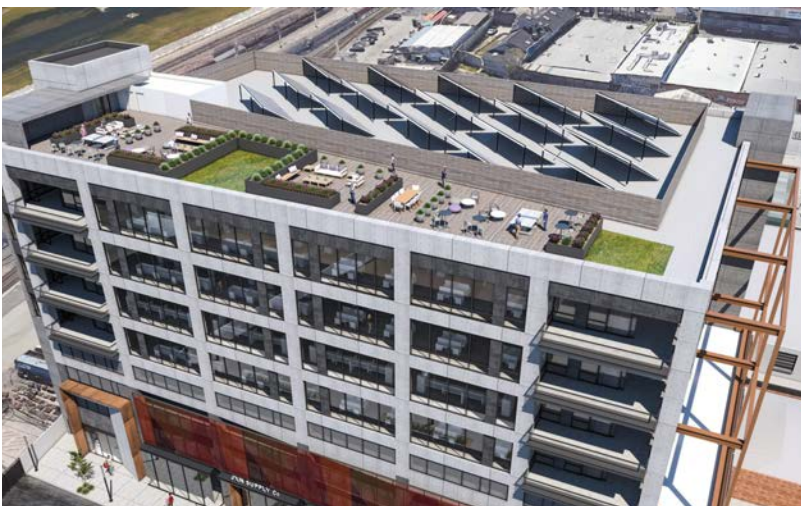


RESIDENTIAL

AVA ARTS DISTRICT

Developer: AvalonBay

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



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.



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
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.

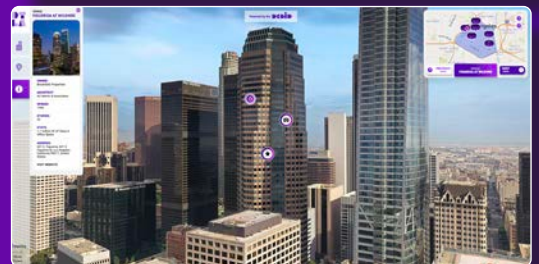
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