

DOWNTOWN LA MARKET REPORT



Photo by Vistity

ABOUT THE DCBID

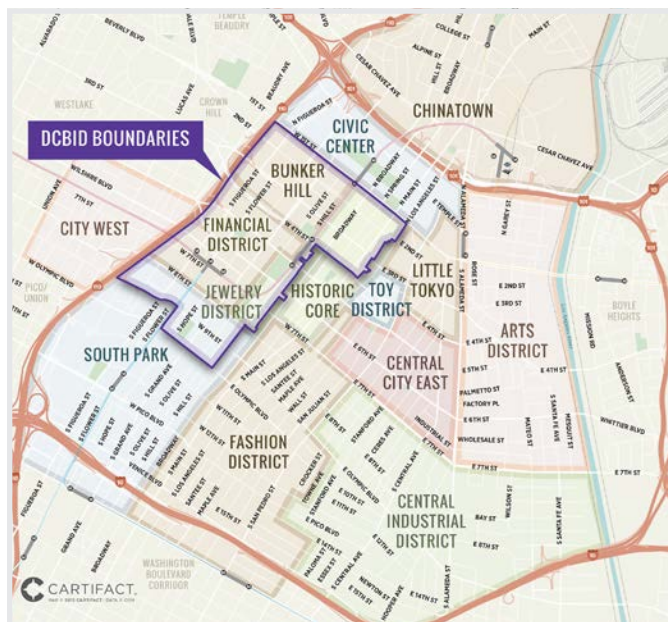
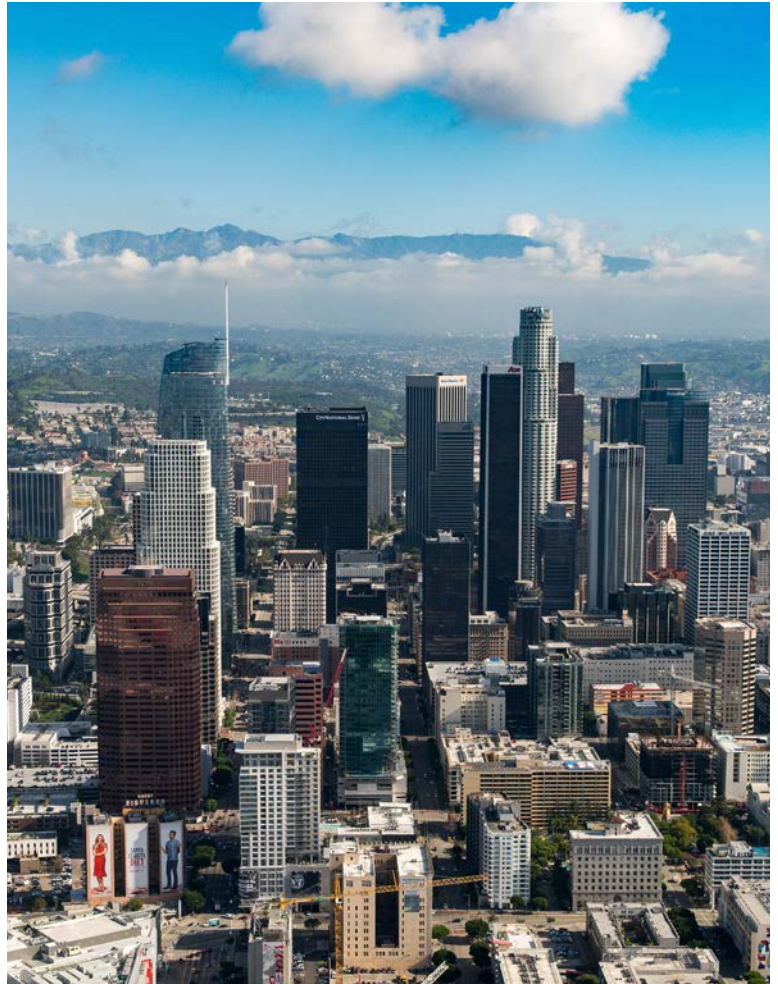
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

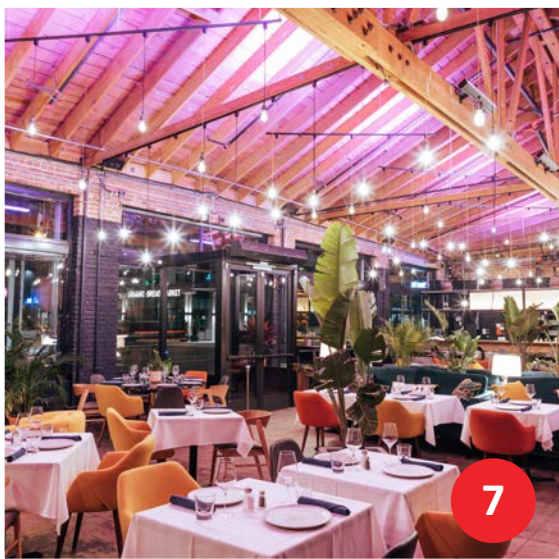
To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



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.

TABLE OF CONTENTS



EXECUTIVE SUMMARY 4

MARKET OVERVIEW

Visitation Insights 5

Residential 6

Office 6

Retail 6

Hotel 6

Project Openings 7

CRE Sales 7

Office Leases 7

Retail Openings 7

Quarterly Tracking Stats 8

DEVELOPMENT MAPS

Commercial 10

Residential 12

DEVELOPMENT UPDATE

Under Construction 14

Proposed 16

FEATURED PROJECTS

Now Open 20

Under Construction 22

Proposed 26

EXECUTIVE SUMMARY

Although segments of the Downtown market are still in recovery mode, there was good news to be found across all sectors in Q2 2023. As in the last several quarters, the strength of the residential and hospitality sectors continued to demonstrate the appeal of DTLA as a neighborhood and a destination.

Without question, the most impactful news of the quarter was the opening of the **Regional Connector** and its three new stations in DTLA. With the project's completion, Angelenos have easier access to Downtown and its range of amenities and attractions, as well as more convenient options for travel across the region, further solidifying DTLA's position as the heart of the city.

In the office sector, amidst ongoing concern about return of workers and demand for space, the **City of Los Angeles** gave reason for optimism with its 295K SF lease at the Gas Company Tower. While certainly the largest, this was not the only office lease this quarter, with several deals signed at DTLA's trophy towers, including **Sidley Austin's** new 57K SF lease at City National 2CAL and **Morgan Stanley's** 48K SF renewal at FourFortyFour South Flower. Another source of optimism was the purchase by UCLA of The Trust Building, a sign of the appeal of office space for non-traditional uses.

As the city prepares to host the world at the 2028 Olympic Summer Games, adding new hotel capacity in DTLA is critical. That effort got a big boost with the opening of the **AC & Moxy Hotel** in South Park, including 727 rooms and an array of new food, beverage, and nightlife offerings. This brings the total number of hotel rooms in Downtown LA to over 10,000, nearly double the number before the Downtown Renaissance began in 1999.

Meanwhile, after a relative lull in new residential deliveries, Brookfield Properties opened **Beaudry** with 785 units, making it the largest single-tower residential community not just in DTLA, but the whole West Coast. Joined by 154 units at Jade Enterprise's **Emerald DTLA** in South Park, the new inventory pulled occupancy rates slightly below 90%, though that will inevitably increase as these properties lease up.

Finally, one of Downtown's indisputable bright spots of late – the food and beverage sector – continued to thrive, with a bevy of new openings. The most intriguing of these is **House of Cocotte**, a mix of restaurant, co-working, and event space, which bills itself as “an innovative new breed of urban sanctuary, business incubator and creative hub.”

4,655

RESIDENTIAL UNITS
UNDER CONSTRUCTION

29,170

PROPOSED

10,267

HOTEL ROOMS IN DTLA

1,088

UNDER CONSTRUCTION

6,695

PROPOSED

Q2 KEY STATS

\$3.79

Average Class A Office
Rent Per Square Foot

\$3.36

Apartment Asking Rent
Per Square Foot

23.6% Office Vacancy Rate

89.7% Residential Occupancy Rate

\$152.26 YTD Hotel RevPAR

Q2 KEY HIGHLIGHTS

The **Regional Connector** was completed, and three new stations opened in DTLA.

Beaudry opened with 785 new luxury apartments next to FIGat7th.

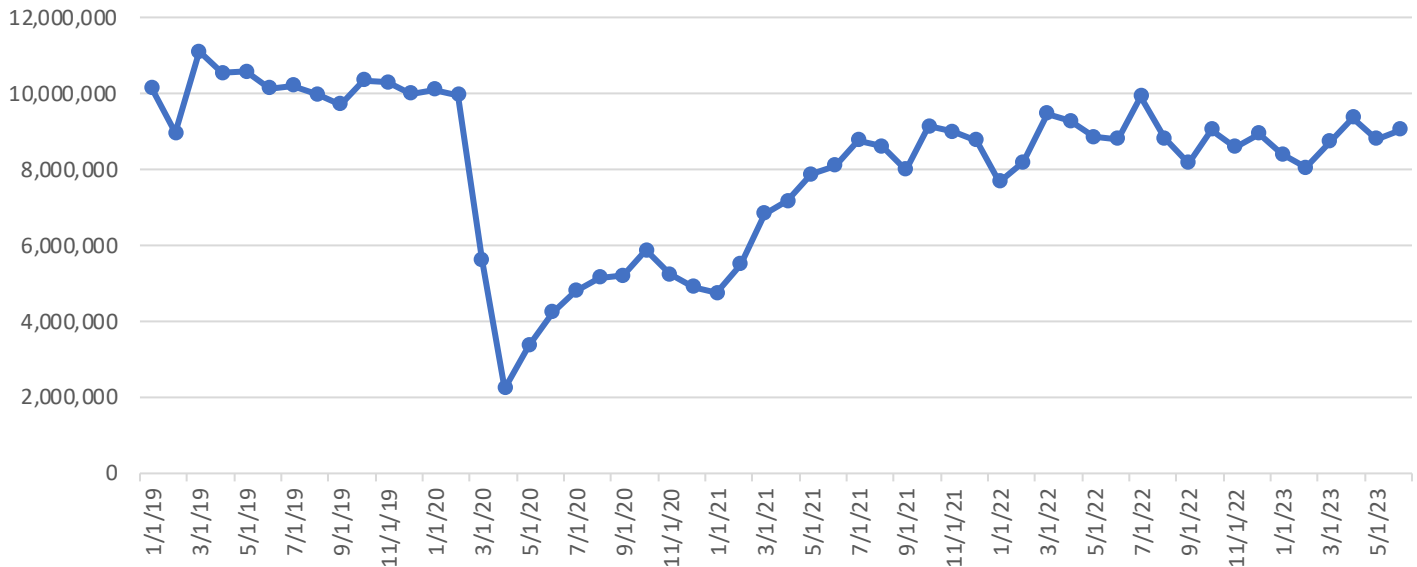
The **AC & Moxy Hotel** opened in South Park with 727 rooms.

MARKET OVERVIEW

Visitation Insights

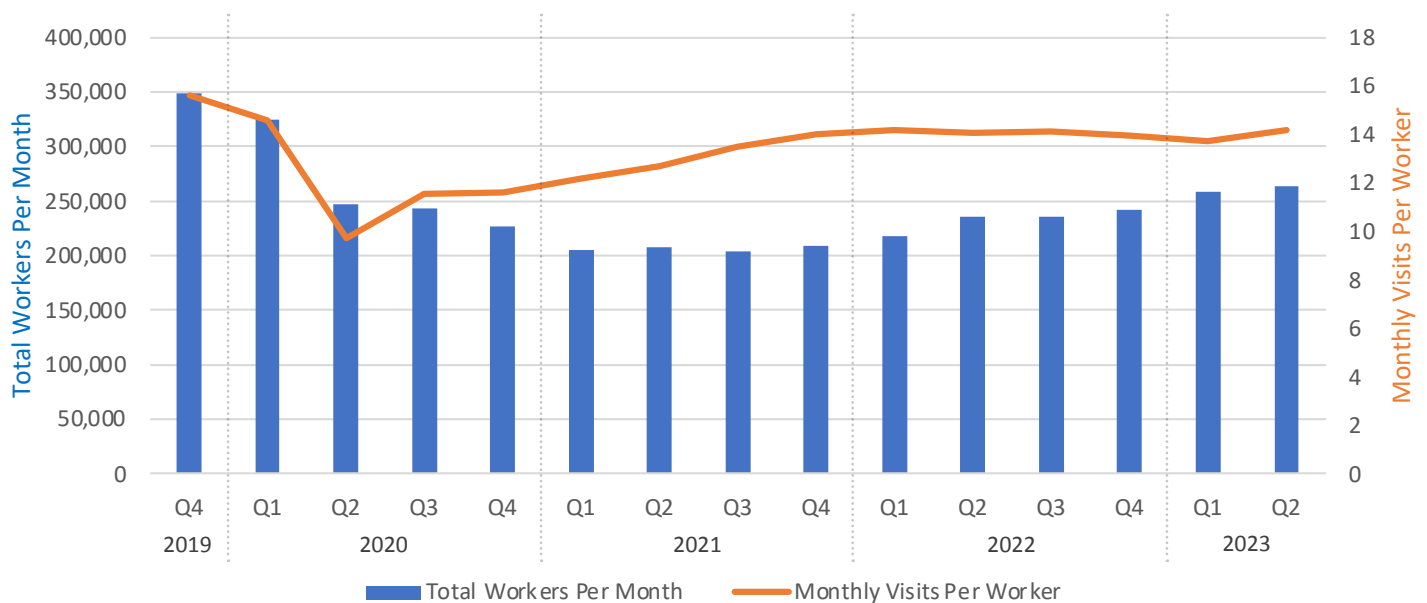
DTLA MONTHLY TOTAL VISITS

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 Q2, with monthly visits increasing by 13.1% compared to the same time last year. At the same time, visits per worker has remained mostly flat for seven consecutive quarters.



Source: Placer.ai

MARKET OVERVIEW

RESIDENTIAL

	Q2 2023	Q2 2022
Apartment Occupancy Rate	89.7%	93.8%
Apartment Asking Rent PSF	\$3.36	\$3.46
Average Effective Rent Per Unit	\$2,790	\$2,906
Condo Sales	114	192
Condo Price PSF	\$685	\$700

Source: DTLA Life, CoStar

OFFICE

	Q2 2023	Q2 2022
Vacancy Rate	23.6%	20.2%
Class A Rent PSF	\$3.79	\$3.80
Overall Rent PSF	\$3.70	\$3.71
YTD Net Absorption	-579,888	-587,053
YTD Leasing Activity	891,808	1,555,467

Source: CBRE, CoStar

RETAIL

	Q2 2023	Q2 2022
Vacancy Rate	8.6%	5.9%
Average Rent PSF	\$3.16	\$3.12
YTD Net Absorption	-430,603	-114,648

Source: CoStar

HOTEL

	Q2 2023	Q2 2022
YTD Occupancy Rate	67.9%	66.9%
YTD Average Daily Rate	\$224.36	\$222.35
YTD RevPAR	\$152.26	\$148.67

Source: CoStar

INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	34,950	3,312	38,262	22,060
Condos	7,210	504	7,714	2,747
Affordable	12,891	839	13,555	3,363
Total	55,051	4,655	59,531	29,170
Projected Population*	94,137	7,960	102,097	
Office Space	40m SF	2.2m SF	42.2m SF	5.3m SF
Retail Space	4.3m SF	0.9m SF	5.2m SF	2.0m SF
Hotel Rooms	10,267	1,088	11,355	6,695

*1.8 residents per unit X 95% occupancy

Office Space Source: CBRE / Retail & Hotel Space Source: CoStar

MARKET OVERVIEW

PROJECTS OPENED

Name	Neighborhood	Description
Beaudry	Bunker Hill	785 luxury residential units developed and managed by Brookfield Prop.
AC & Moxy Hotel	South Park	727 rooms across from the LA Convention Center
Regional Connector	Bunker Hill/Historic/Little Tokyo	1.9-mile light rail connection with three new stops in DTLA
Emerald DTLA	South Park	The latest from local developer JADE Enterprises has 154 residential units

COMMERCIAL REAL ESTATE SALES

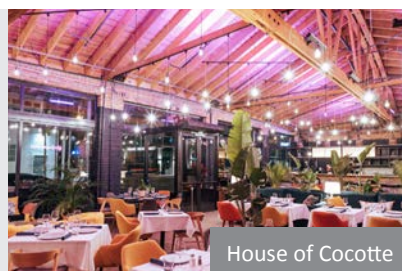
Property Name	Address	Buyer	Seller	Price
Cathay Manor Apartments	600 N. Broadway	Capital Realty Group	Chinese Committee on Aging	\$97,000,000
The Trust	433 S. Spring St.	UCLA	Rising Realty Group	\$40,000,000
1915 Violet St	1915 Violet St.	Haskell & Goodman	Daniel Kim	\$4,950,000
2338-2344 E 8th St	2338-2344 E. 8th St.	Lavende LLC	ATeamStudios LLC	\$4,190,000
933 E 11th St	933 E. 11th St.	CMCW Management	Phyllis Greene-Siegel	\$3,900,000

OFFICE LEASES

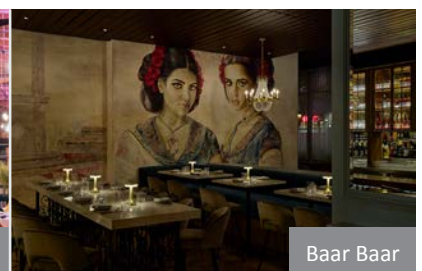
Tenant	Property Name	Address	Type	Sq ft
City of Los Angeles	Gas Company Tower	555 W. 5th St.	New	297,500
Lumen Technologies	818 W. 7th	818 W. 7th St.	Renewal	67,632
Sidley Austin	City National 2Cal	350 S. Grand Ave.	New	57,148
Morgan Stanley	FourFortyFour South Flower	444 S. Flower St.	Renewal	48,894
JAMS Inc.	City National Plaza	515 S. Flower St.	New	27,230
Green Dot Public Schools	USC Tower	1149 S. Hill St.	Renewal	20,554
Brown & Riding Insurance	US Bank Tower	633 W. 5th St.	New	13,342

RETAIL OPENINGS

House of Cocotte	the art room
Baar Baar	Vees Café
Ghost Sando Shop	Rakkan Miso/Izakaya
Pane Bianco DTLA	



House of Cocotte

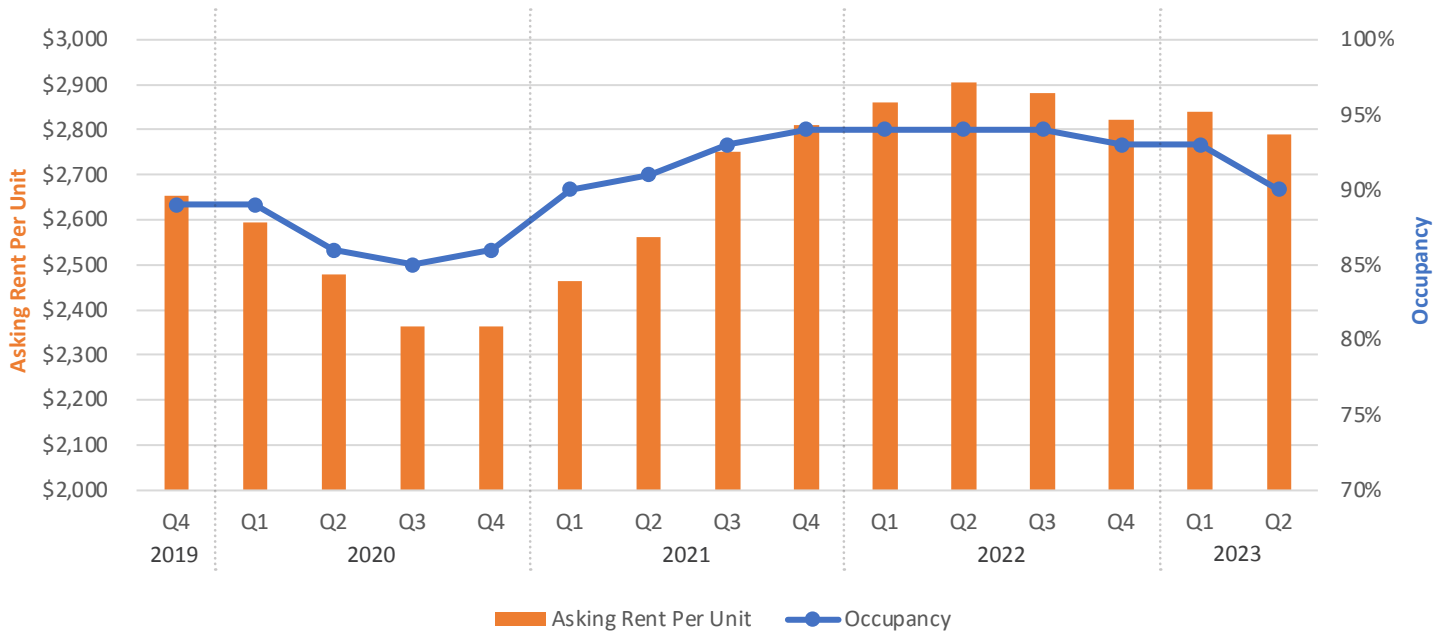


Baar Baar

QUARTERLY TRACKING STATS

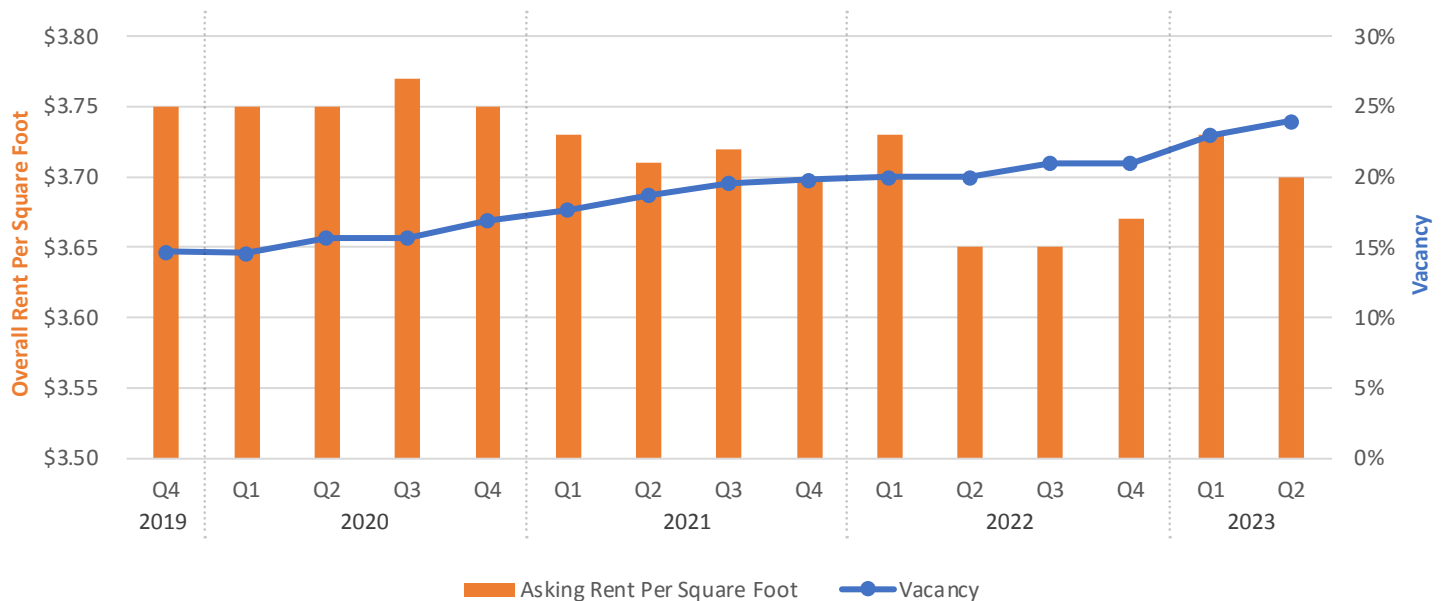
RESIDENTIAL

The residential market has rebounded strongly after a substantial decline during the pandemic, with current rents and occupancy levels maintaining pre-pandemic record highs even as over 4,000 new units have been added since 2020, representing around 8% of the total inventory in DTLA.



OFFICE

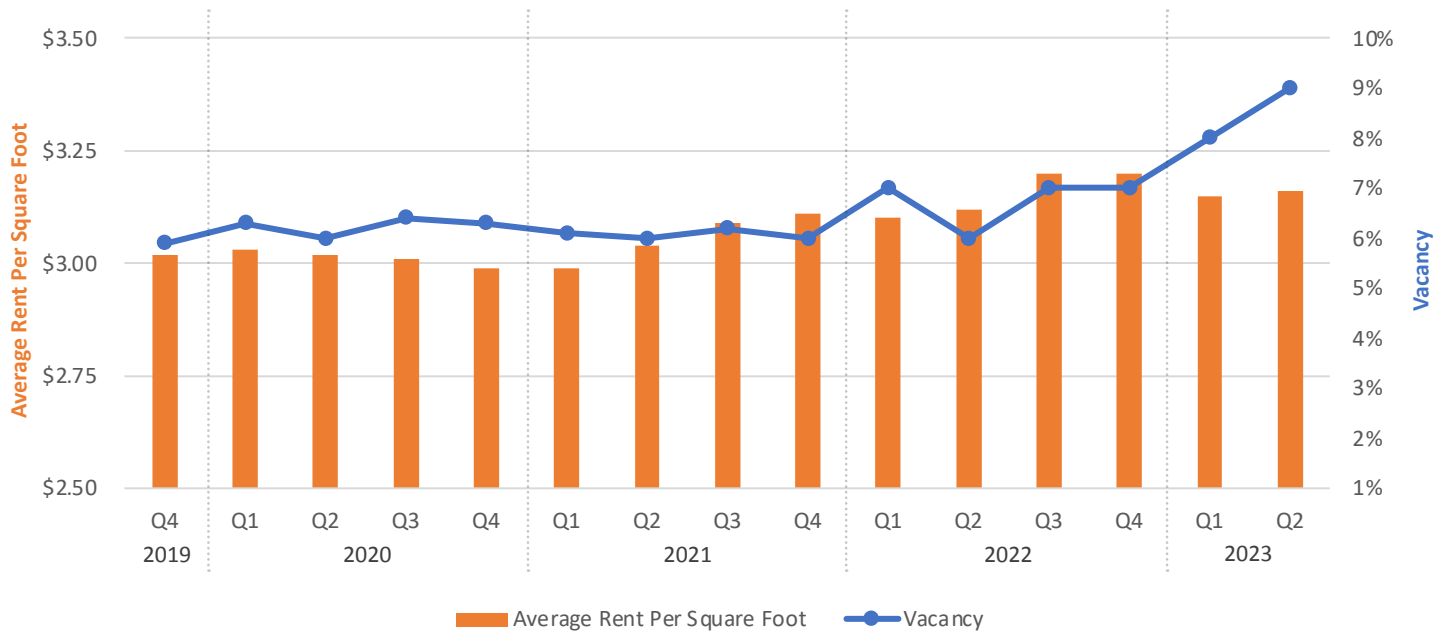
Vacancy continued to rise as uncertainty about return-to-work continued to dampen leasing activity across Southern California. Nevertheless, rents have stayed fairly consistent, remaining within 5% of their pre-pandemic level.



QUARTERLY TRACKING STATS

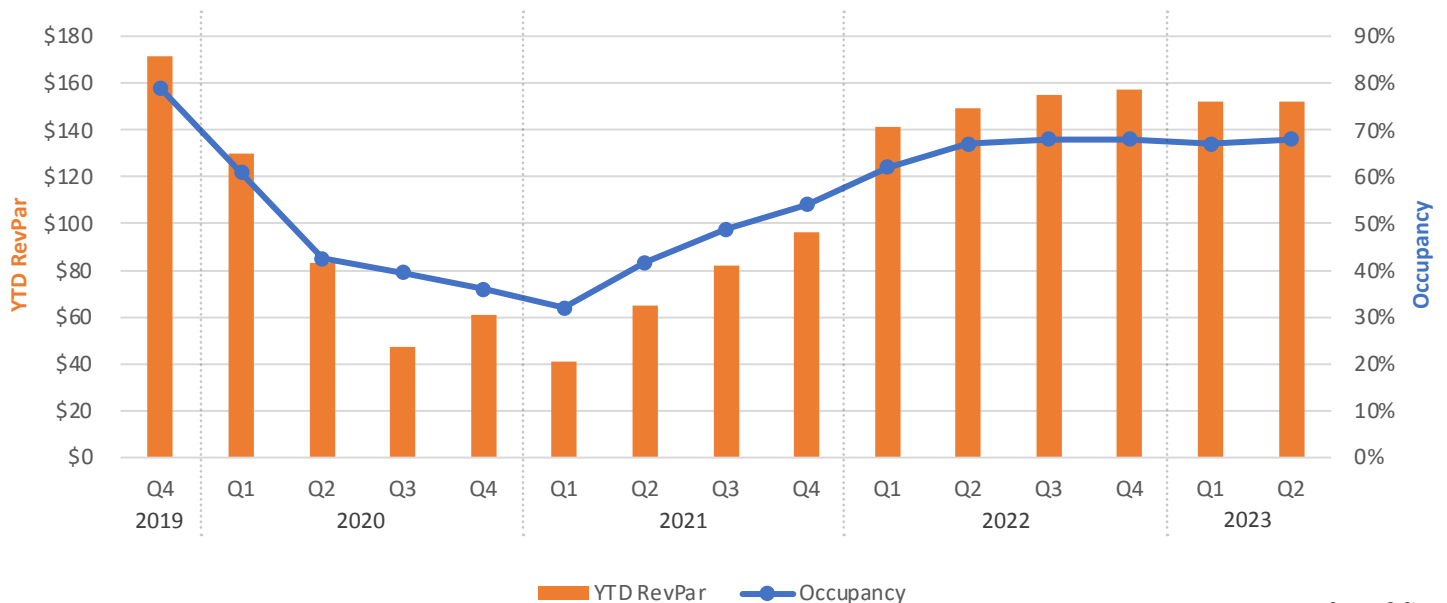
RETAIL

Retail rents have remained remarkably stable, indicating that interest in urban locations like Downtown LA has been strong. Although vacancy rates have ticked up slightly, the long-term trend is uncertain as it is at least partly due to new inventory coming online, including at new developments such as The Grand LA.



HOTEL

Although occupancy and RevPAR remain below pre-pandemic levels, both made significant gains in 2022 and are now holding steady only 10-15% below where they were in 2019.



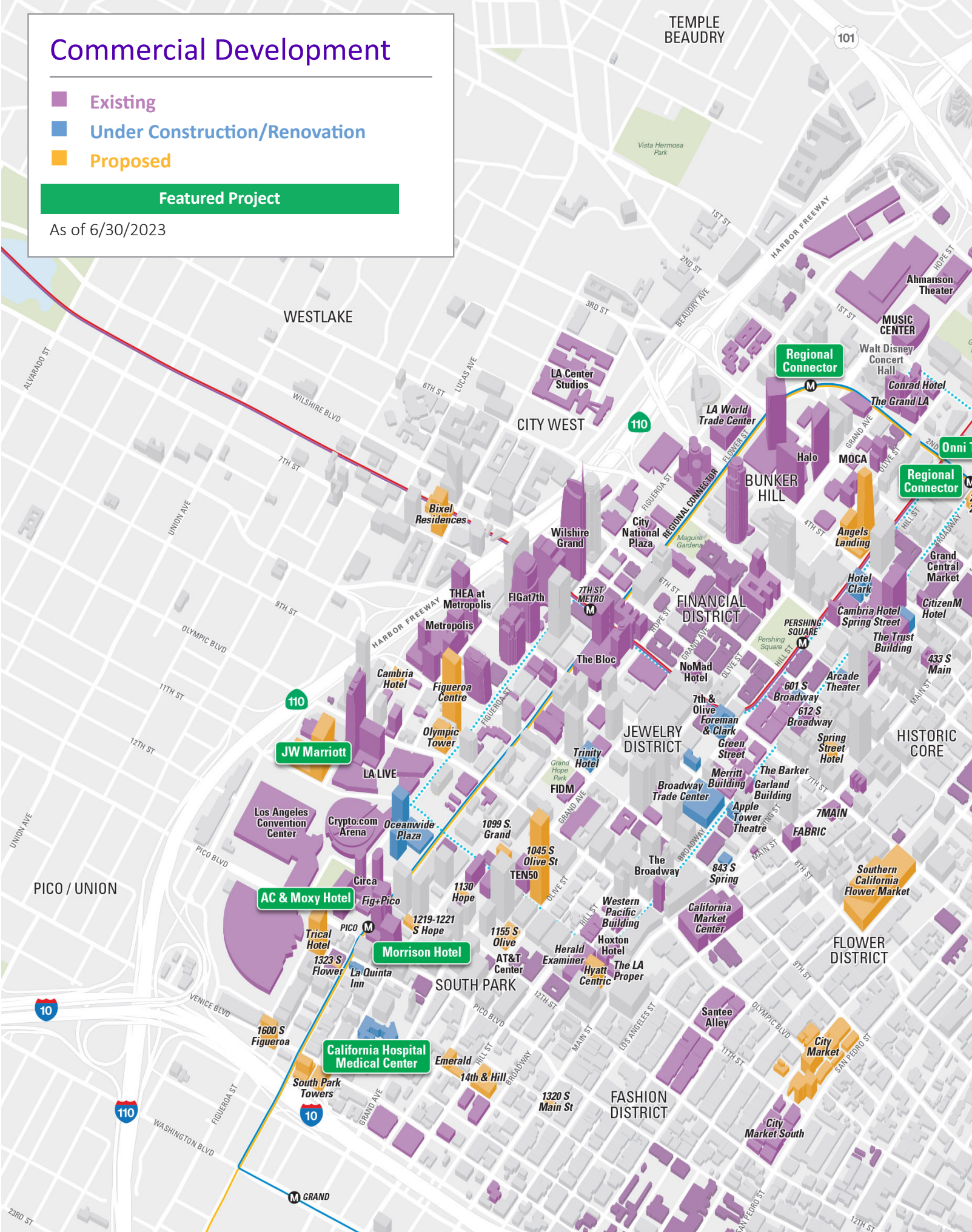
Source: CoStar

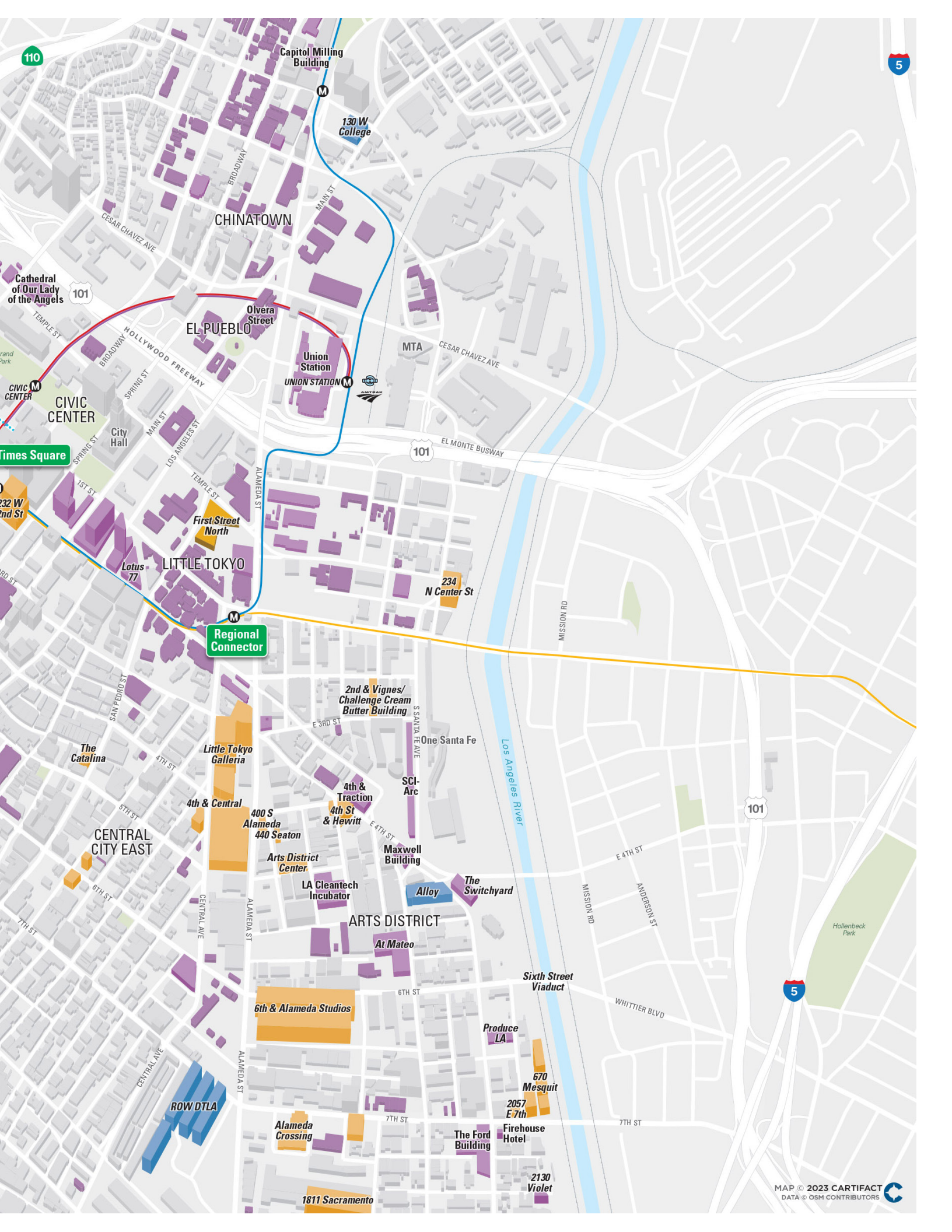
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 6/30/2023





110

5

Capitol Milling Building

130 W College

CHINATOWN

EL PUEBLO

Cathedral of Our Lady of the Angels

101

CIVIC CENTER

CIVIC CENTER

Times Square

LITTLE TOKYO

Regional Connector

2nd & Vignes/
Challenge Cream
Butter Building

The Catalina

Little Tokyo Galleria

CENTRAL CITY EAST

4th & Central

400 S Alameda
440 Seaton

4th & Traction
4th St & Hewitt

Arts District Center

LA Cleantech Incubator

ARTS DISTRICT

At Mateo

6th & Alameda Studios

ROW DTLA

Alameda Crossing

1811 Sacramento

Maxwell Building

Alloy

The Switchyard

Sixth Street Viaduct

Produce LA

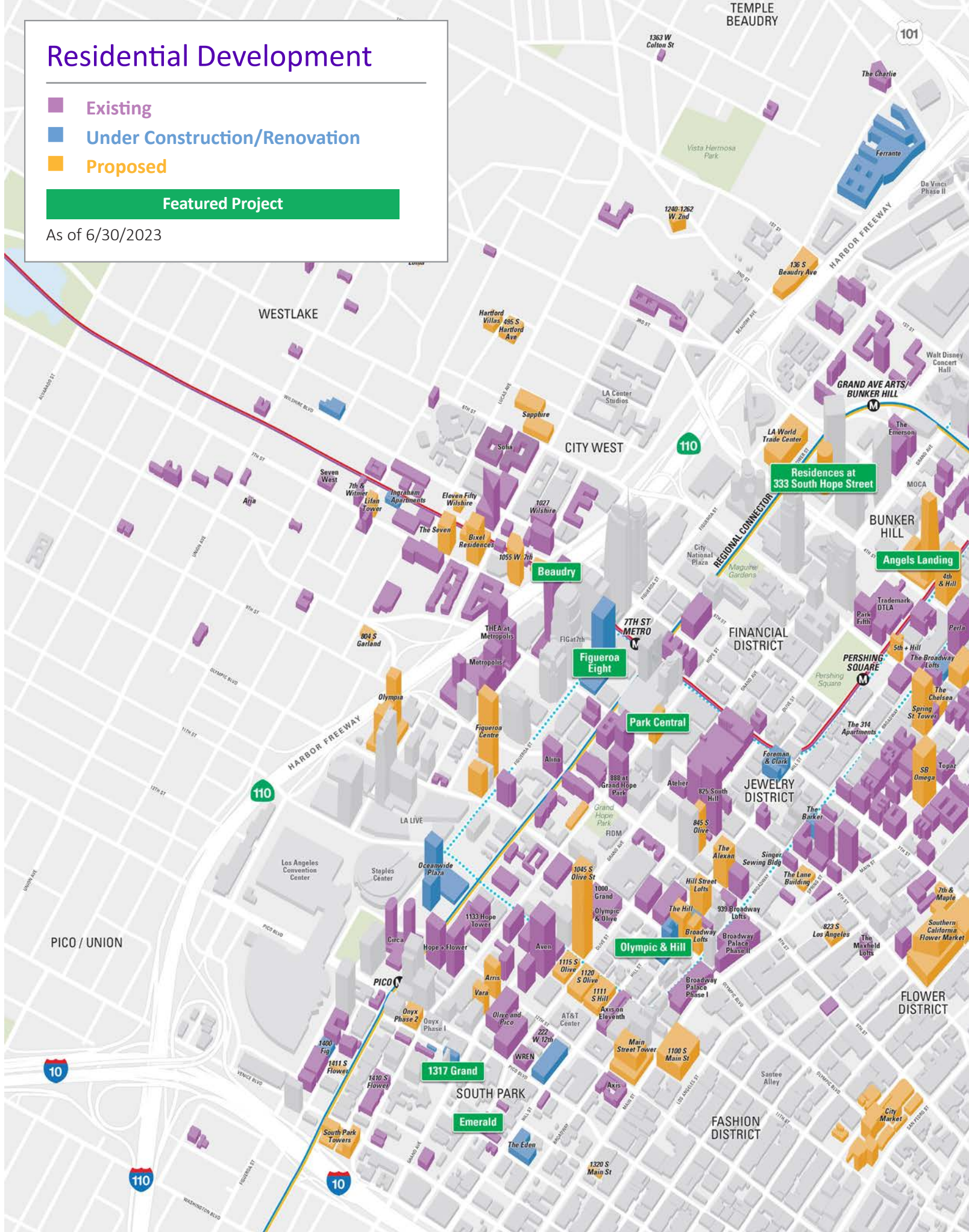
670 Mesquit

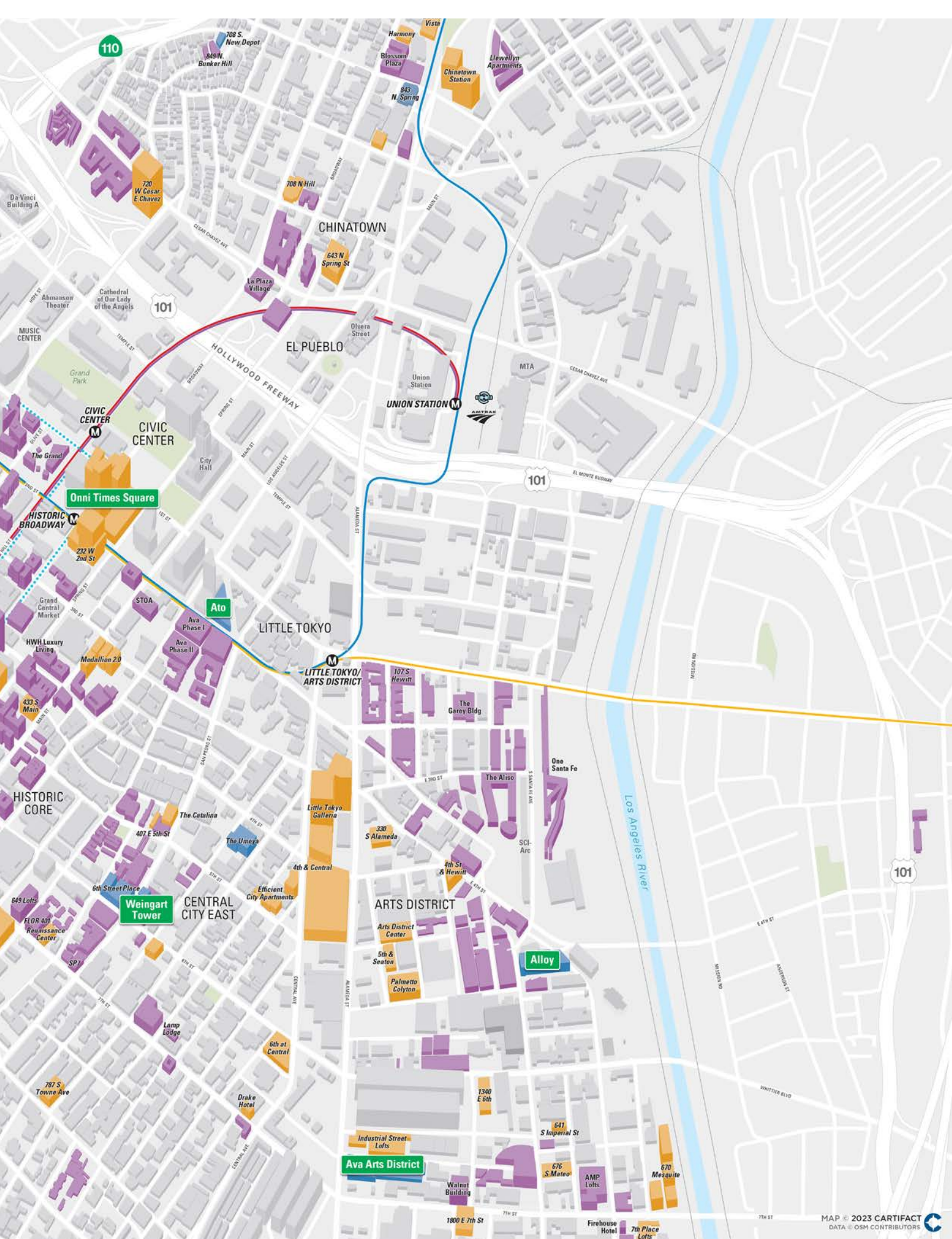
2057 E 7th

Firehouse Hotel

2130 Violet

As of 6/30/2023





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	624,564	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
FASHION DISTRICT							
The Lane Building	206 W. 8th St.	109	—	1,000	8,119	2023	The Delijani Family
FINANCIAL DISTRICT							
Figueroa Eight	744 S. Figueroa St.	438	—	—	7,493	2023	Mitsui Fudosan
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	TBD	640 S Broadway LLC
INDUSTRIAL DISTRICT							
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
The Umeya	414 S. Crocker St.	175			8,691	2024	Little Tokyo Service Center

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
SOUTH PARK							
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	—	—	9,000	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							
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		4,655 Residential Units	1,088 Hotel Rooms	2,161,664 Office Sq. Ft.	891,003 Retail Sq. Ft.	TOTAL # OF PROJECTS = 30	

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	—	72,469	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	—	307,300	68,817	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
Palmetto Colyton	527 S. Colyton St.	310	—	—	27,400	Bolour Associates
330 S. Alameda St.	330 S. Alameda St.	186	—	—	22,000	Greystar
5th & Seaton	5th & Seaton	220	—	—	44,530	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
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
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
643 N. Spring St.	643 N. Spring St.	300	149	—	21,000	Compagnie de Phalsbourg/Creative Space
Buena Vista	1251 N. Spring St.	986	—	—	38,800	S&R Partners
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	—	5,600	Career Lofts LA
Lifan Tower	1247 W. 7th St.	306	—	—	5,700	Lifan Group
1055 W. 7th St.	1055 W. 7th St.	691	—	—	—	Jamison Services
FASHION DISTRICT						
Fashion District Residences	222 E. 7th St.	452	—	—	13,655	Realm Group/Urban Offerings
1100 S. Main St.	1100 S. Main St.	379	—	—	26,000	Jade Enterprises
Broadway Lofts	955 S. Broadway	163 C	—	—	6,400	Barry Shy
Main Street Tower	1123-1161 S. Main St.	363	—	—	12,500	Jade Enterprises
600 S. San Pedro	600 S. San Pedro	302	—	50,000	3,200	Weingart Center
Southern California Flower Market	755 S. Wall St.	323	—	59,000	81,000	Southern California Flower Growers, Inc
The Alvidrez	609-623 E. 5th St.	150	—	—	—	Skid Row Housing Trust
FINANCIAL DISTRICT						
949 S. Hope St.	949 S. Hope St.	236	—	—	6,700	Brookfield Properties
845 S. Olive St.	845 S. Olive St.	334	—	—	4,800	Relevant Group
Park Central	754 S. Hope St.	580	—	—	7,499	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	—	—	5,671	Barry Shy
SB Omega	601 S. Main St.	452 C	—	—	21,514	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	—	—	6,344	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
121 W. 3rd St.	121 W. 3rd St.	331	—	—	6,350	Relevant Group
INDUSTRIAL DISTRICT						
Weingart Tower 1B	554 S. San Pedro St.	104	—	—	—	Weingart Center
803 E. 5th St.	803-821 E. 5th St.	94	—	—	16,071	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
SOUTH PARK						
Alveare	1405 S. Broadway	335	—	—	—	Related/Weingart Center
Arris	1201 S. Grand Ave.	312	—	—	7,100	City Century
Vara	1233 S. Grand Ave.	148 C	—	—	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	—	—	6,741	Oxley Place, LLC
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	—	—	40,000	City Century
1045 S. Olive St.	1045 S. Olive St.	794	—	—	12,504	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.	319 C	160	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,153	Mack Urban / AECOM
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,277	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	—	15,907	Ziman/Greenshields-Ziman
FASHION DISTRICT						
Mama Shelter	124 E. Olympic Blvd.	—	149	—	—	Jamison

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HOTEL (cont.)						
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
Continental Building	408 S. Spring St.	-56	140	—	—	Rebel Hospitality
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.	—	—	70,000	—	Est4te Four Capital
405 S. Hewitt St.	405 S. Hewitt St.	—	—	255,000	15,000	Legendary Development
2159 E. Bay St.	2159 E. Bay St.	—	—	217,000	5,000	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.	—	—	212,300	—	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
FINANCIAL DISTRICT						
727 Grand Data Center	727 S. Grand Ave.	—	—	486,000	—	Digital Realty
May Company Garage	900 S. Hill St.	—	—	128,000	10,000	Markwood Enterprises
TOTAL PROPOSED*		29,170 Residential Units	6,695 Hotel Rooms	5,304,600 Office Sq. Ft.	1,953,317 Retail Sq. Ft.	TOTAL # OF PROJECTS = 119

* all projects included in totals; not all projects displayed in table

FEATURED PROJECTS

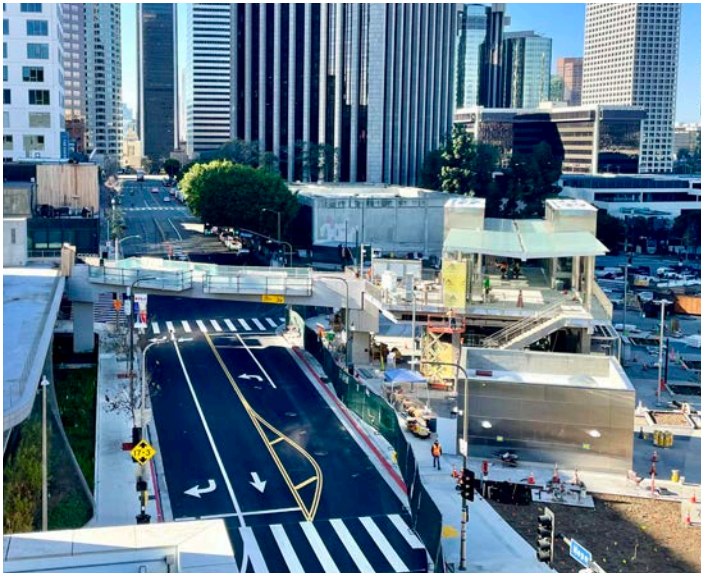
Now Open



RESIDENTIAL BEAUDRY

Developer: Brookfield

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



CIVIC & CULTURAL REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, \$1.58 billion underground light rail line opened in June, providing a one-seat ride for north/south and east/west travel across Los Angeles County through the heart of Downtown.

FEATURED PROJECTS

Now Open



HOTEL AC & MOXY HOTEL

Developer: Lightstone

727-room hotel featuring Marriott brands Moxy and AC Hotels is the first of several major hotel projects projected to arrive near the LA Convention Center.



RESIDENTIAL EMERALD

Developer: Jade Enterprises

The new community is the third residential project in DTLA from local developer Jade Enterprises. Located in South Park, it has 154 residential units and over 10K SF of street-level retail space.

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.



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.

FEATURED PROJECTS

Under Construction



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



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

700K 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.

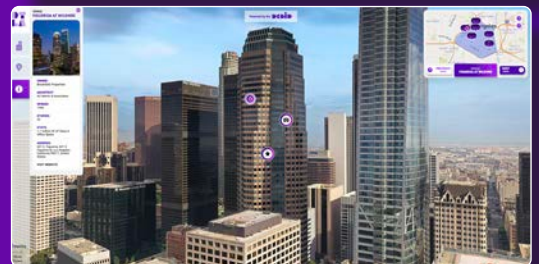
*For a more interactive experience,
take the DTLA Virtual Tour.*

DOWNTOWNLA.COM/VIRTUAL

DTLA VIRTUAL

SEE DOWNTOWN LA IN A NEW PERSPECTIVE

SCAN



CONTACT US

Nick Griffin, Executive Director

(213) 416-7522 | ngriffin@downtownla.com

Elan Shore, Director of Economic Development

(213) 416-7518 | eshore@downtownla.com