

# DOWNTOWN LA MARKET REPORT



Beaudry, Photo by Vistity



# ABOUT THE DCBID

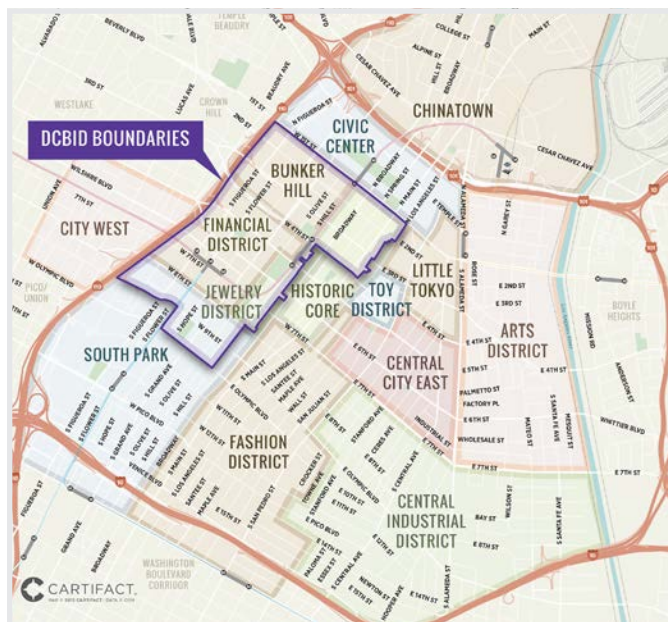
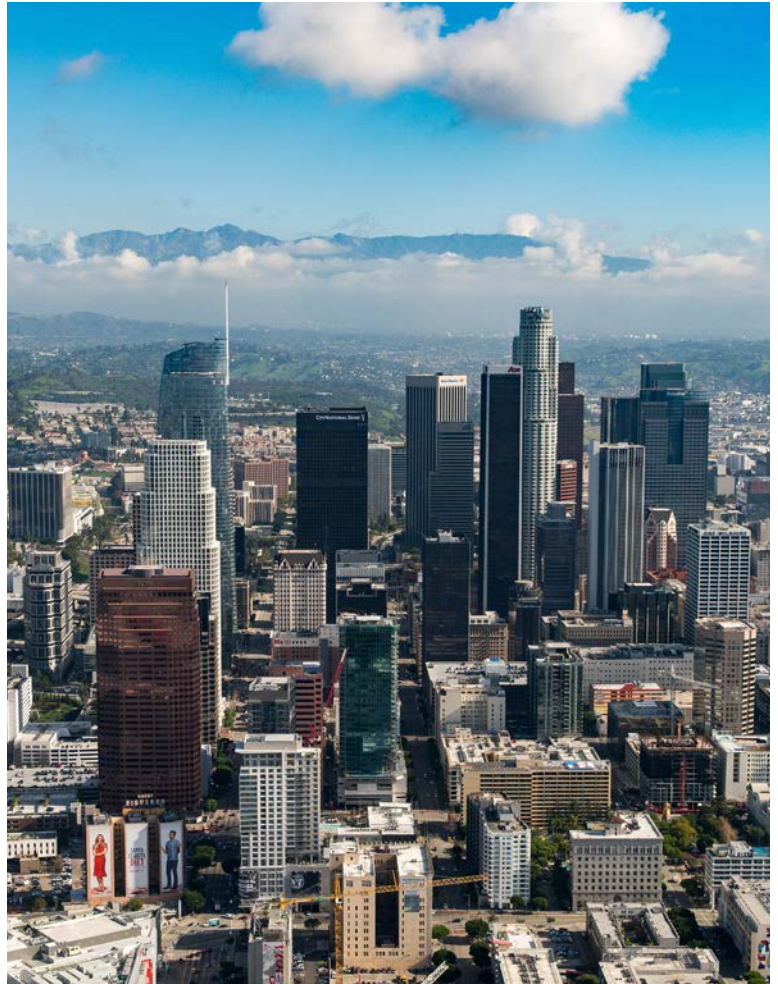
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

The mission of the Economic Development team is to improve and revitalize the District and bring investment and new businesses to the area. We provide services to current and prospective residents, workers, and businesses, including:

- **Development Consulting**
- **Research and Information Requests**
- **Events and Marketing**
- **Housing and Office Tours**
- **Customized Tours and Reports**

Whether you need information on development, opening a business location, or you just want to learn more about Downtown's market sectors and dynamics, we are the portal for information about the District and DTLA.

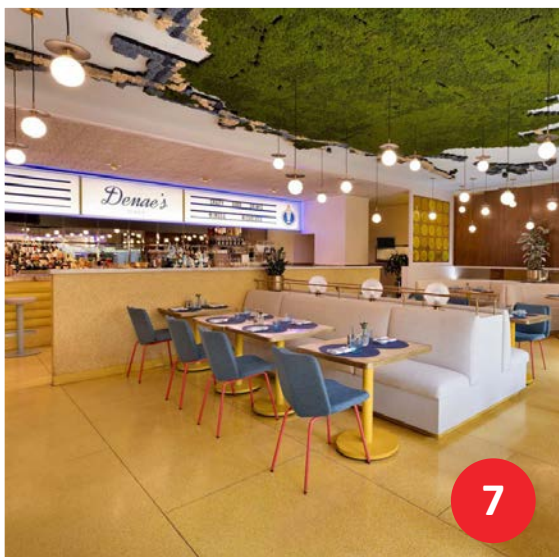
To learn more about Downtown's Renaissance and how to join us, visit [www.DowntownLA.com](http://www.DowntownLA.com).



## DEFINITION OF DOWNTOWN LA

The DCBID defines Downtown Los Angeles as the area bounded by the 110, 101 and 10 freeways and the LA River, plus Chinatown, City West, and Exposition Park. The projects contained in this report are within a portion of Downtown Los Angeles, shown on the map to the left.

# TABLE OF CONTENTS



<b>EXECUTIVE SUMMARY</b>	<b>4</b>
<b>MARKET OVERVIEW</b>	
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
<b>DEVELOPMENT MAPS</b>	
Commercial	10
Residential	12
<b>DEVELOPMENT UPDATE</b>	
Under Construction	14
Proposed	16
<b>FEATURED PROJECTS</b>	
Now Open	20
Under Construction	22
Proposed	26



# EXECUTIVE SUMMARY

The Downtown LA market has been remarkably consistent through the first three quarters of 2023, extending the strong recovery for residential and hospitality, while office remains in flux, and a wave of new bars and restaurants dominates the retail scene.

DTLA welcomed its third new residential development of 2023 with the opening of **AVA Arts District** at 7th and Alameda, across from ROW DTLA. With a total of 475 apartments, it is the largest residential community in the Arts District, just beating out The Aliso. Meanwhile, construction began on the largest supportive housing project in Los Angeles at **600 S. San Pedro**, which is being developed by a partnership of the Weingart Center and Related California and will include 302 units in 17 stories.

Despite ongoing uncertainty in the office sector, Silverstein Properties’ **US Bank Tower** added to its impressive run of new leases, signing three new tenants in Q3. **Sampo International** and **Akerman** are both relocations from other properties in DTLA, while **Continental Casualty Company** will be moving from Santa Monica.

DTLA’s restaurant boom continues with ten new openings in Q3, highlighted by **Level 8** at the AC & Moxy Hotel. Encompassing the hotel’s entire eighth floor, it features eight different dining and nightlife concepts including Chef Ray Garcia’s **Que Barbaro** and Michelin-starred chef Joshua Gill’s **Maison Kasai** and **Mother of Pearl**.

Finally, as Downtown and all of Los Angeles begin preparations to host the 2028 Olympics, two critical public space projects began construction. The \$82 million **Sixth Street PARC**, part of the viaduct replacement project, will cover a total of 12 acres on both the Arts District and Boyle Heights sides of the bridge, and will include children’s play areas, sports fields, and more. Work also began on the first phase of the renovation of **Pershing Square**, a transformation that will remove walls and barriers, update and modernize facilities, and increase the amount of shade and green space.

4,357

RESIDENTIAL UNITS  
UNDER CONSTRUCTION

.....

28,868

PROPOSED

10,454

HOTEL ROOMS IN DTLA

.....

1,088

UNDER CONSTRUCTION

.....

6,695

PROPOSED

Q3 KEY STATS

\$3.79

Average Class A Office  
Rent Per Square Foot

\$3.34

Apartment Asking Rent  
Per Square Foot

25.1%

Office Vacancy Rate

89.3%

Residential Occupancy Rate

\$152.25

YTD Hotel RevPAR

Q3 KEY HIGHLIGHTS

AVA Arts District

opened with 475 apartments and 61,000 SF of commercial space.

US Bank Tower

added three new tenants with leases signed this quarter.

Pershing Square

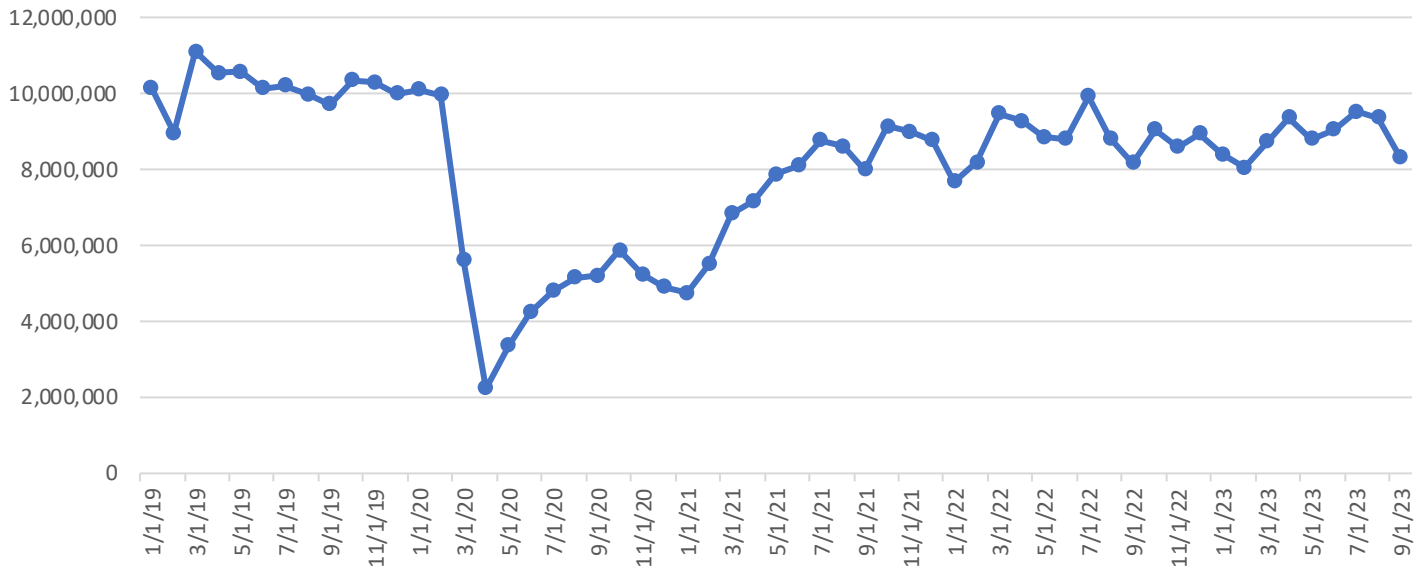
construction began on Phase 1 of its transformation.

# MARKET OVERVIEW

## Visitation Insights

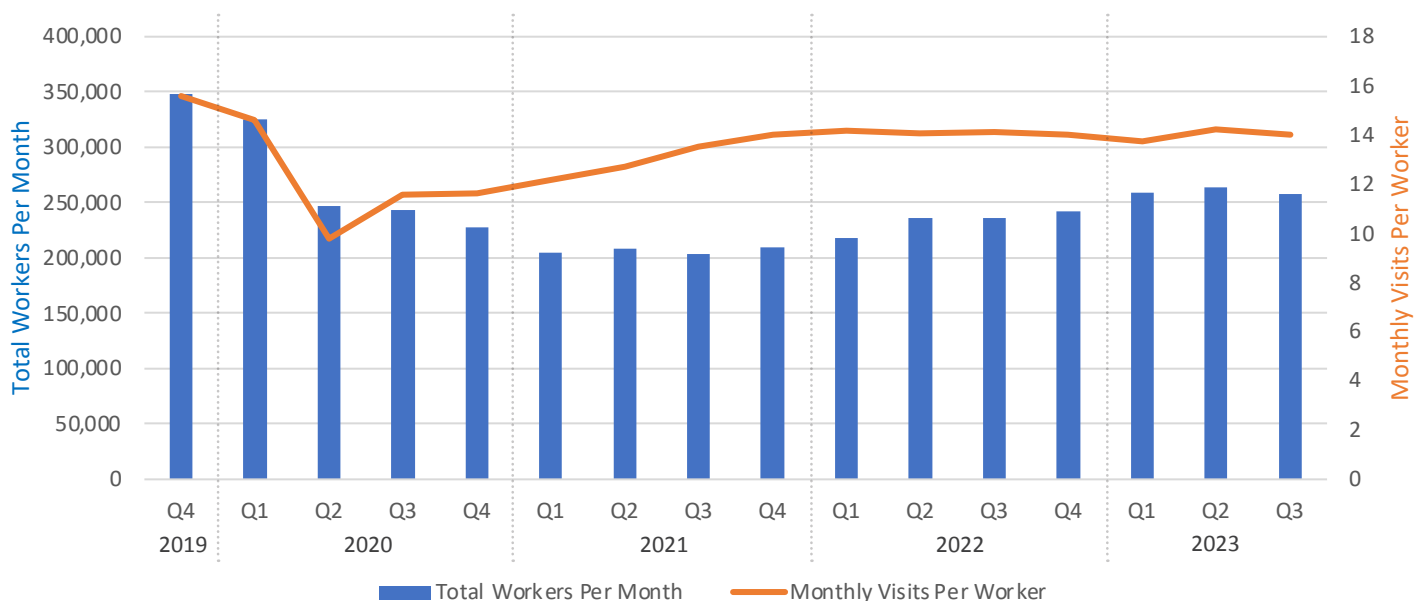
### DTLA MONTHLY TOTAL VISITS

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. After significant gains through 2021, monthly visits to DTLA have remained fairly stable, ranging from 8-10 million, just slightly below pre-pandemic figures.



### MONTHLY WORKPLACE VISITATION

Workplace visitation remained stable in Q3, with monthly visits 8.3% higher compared to the same time last year. At the same time, monthly visits per worker has remained mostly flat since Q1 2021.



Source: Placer.ai

# MARKET OVERVIEW

## RESIDENTIAL

	Q3 2023	Q3 2022
Apartment Occupancy Rate	89.3%	93.2%
Apartment Asking Rent PSF	\$3.34	\$3.42
Average Effective Rent Per Unit	\$2,790	\$2,903
Condo Sales	81	114
Condo Price PSF	\$696	\$685

Source: DTLA Life, CoStar

## OFFICE

	Q3 2023	Q3 2022
Vacancy Rate	25.1%	21.3%
Class A Rent PSF	\$3.79	\$3.74
Overall Rent PSF	\$3.70	\$3.67
YTD Net Absorption	-988,407	-306,020
YTD Leasing Activity	900k	1.9m

Source: CBRE, CoStar

## RETAIL

	Q3 2023	Q3 2022
Vacancy Rate	8.2%	6.2%
Average Rent PSF	\$3.15	\$3.14
YTD Net Absorption	-154,471	-10,684

Source: CoStar

## HOTEL

	Q3 2023	Q3 2022
YTD Occupancy Rate	69.6%	67.3%
YTD Average Daily Rate	\$218.91	\$221.76
YTD RevPAR	\$152.25	\$149.33

Source: CoStar

## INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	35,372	2,765	38,137	23,060
Condos	7,210	504	7,714	2,747
Affordable	12,944	1,088	14,032	3,061
Total	55,526	4,357	59,963	28,868
Projected Population*	94,949	7,450	102,400	
Office Space	40m SF	2.1m SF	42.2m SF	5.3m SF
Retail Space	4.3m SF	0.8m SF	5.2m SF	2.0m SF
Hotel Rooms	10,454	1,088	11,355	6,695

\*1.8 residents per unit X 95% occupancy

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

# MARKET OVERVIEW

## PROJECTS OPENED

Name	Neighborhood	Description
AVA Arts District	Arts District	475 apartments and 61,000 SF of retail at 7th & Alameda
843 N. Spring St.	Chinatown	Five-story creative office with 125,000 SF

## COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
The Mayfair Hotel	1256 W. 7th St.	City of Los Angeles	ICO Investment Group	\$60,247,266
FIDM Los Angeles	919 S. Grand Ave.	Arizona State University	The Fashion Institute of Design & Merchandising	\$15,000,000

## OFFICE LEASES

Tenant	Property Name	Address	Type	SF
Sompo International	US Bank Tower	633 W. 5th St.	Relocation	20,582
Akerman	US Bank Tower	633 W. 5th St.	Relocation	13,306
Mott MacDonald	Wilshire Grand Center	900 Wilshire Blvd.	New	11,196
Continental Casualty Company	US Bank Tower	633 W. 5th St.	New	6,084



Maison Kasai



Suehiro DTLA



Denae's Diner



Bar CDMX

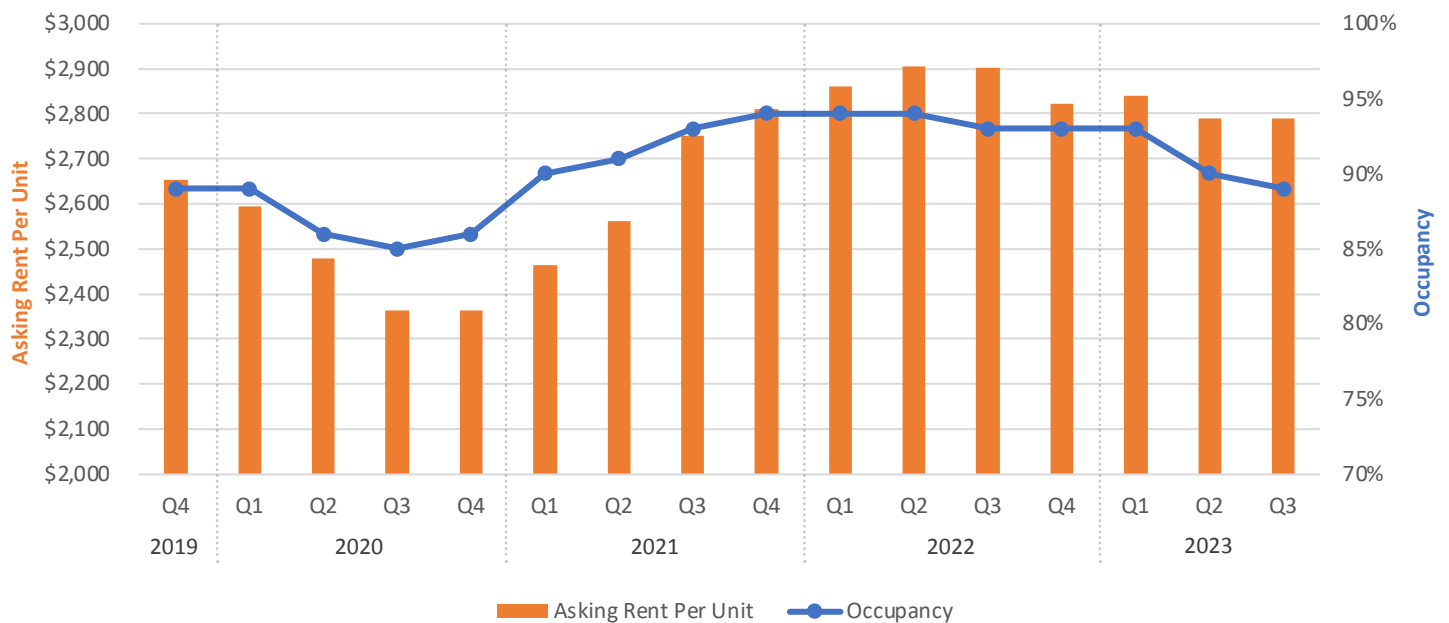
## RETAIL OPENINGS

Bar CDMX  
Baroo  
Denae's Diner  
Level 8  
Lucky Mizu  
Maison Kasai  
Polanquito  
Que Barbaro  
Suehiro DTLA  
Tsukemen Aizen

# QUARTERLY TRACKING STATS

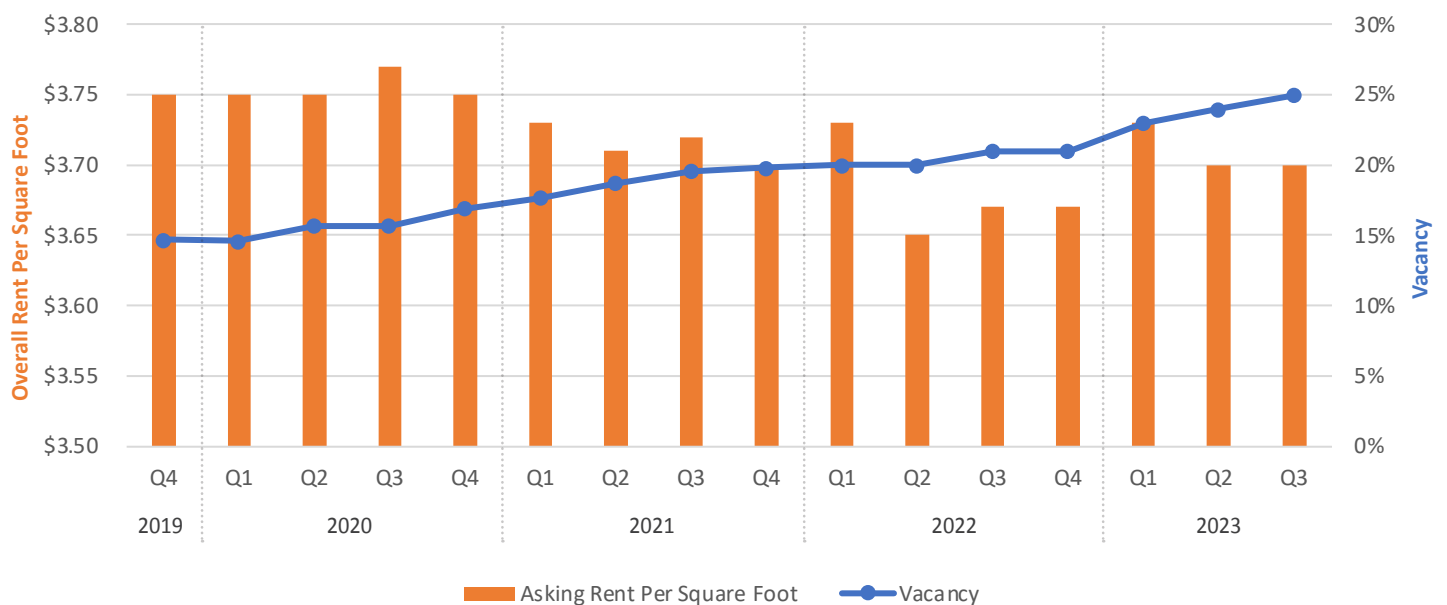
## RESIDENTIAL

The residential market has rebounded strongly, with current rents and occupancy levels remaining at pre-pandemic levels. Recent declines in occupancy are due to almost 1,500 new units being delivered in just the past two quarters.



## OFFICE

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

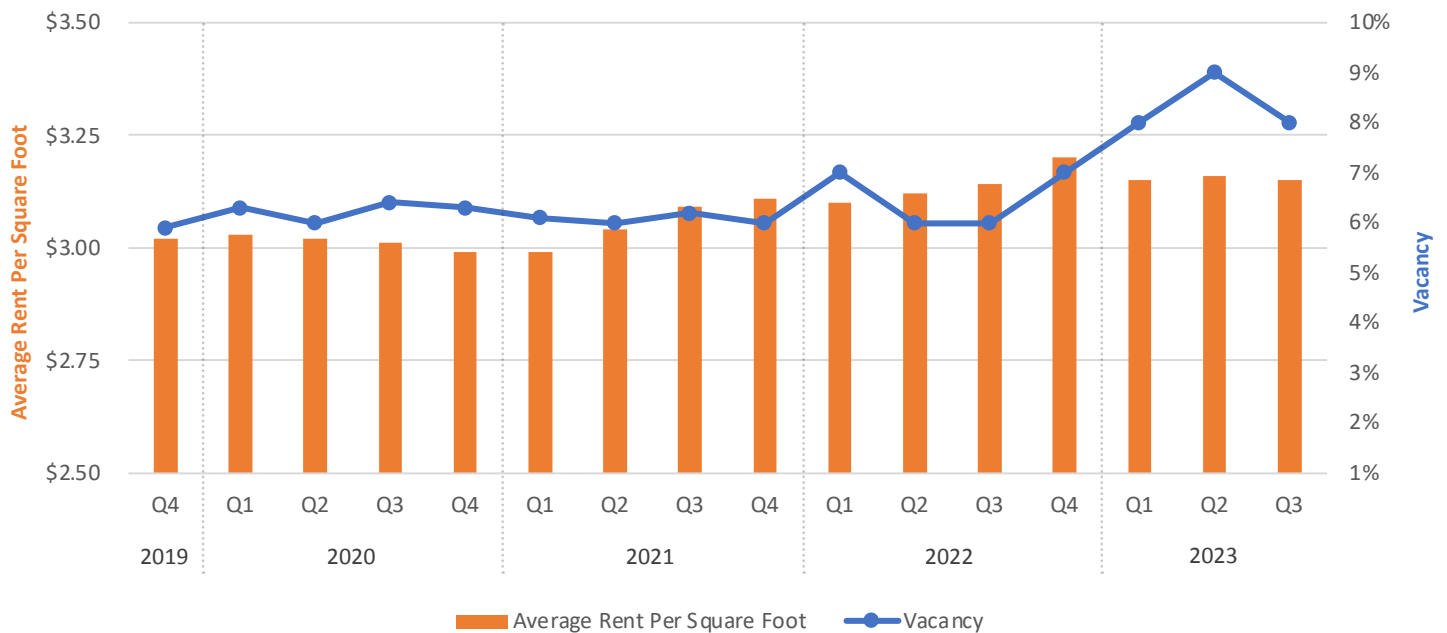




# QUARTERLY TRACKING STATS

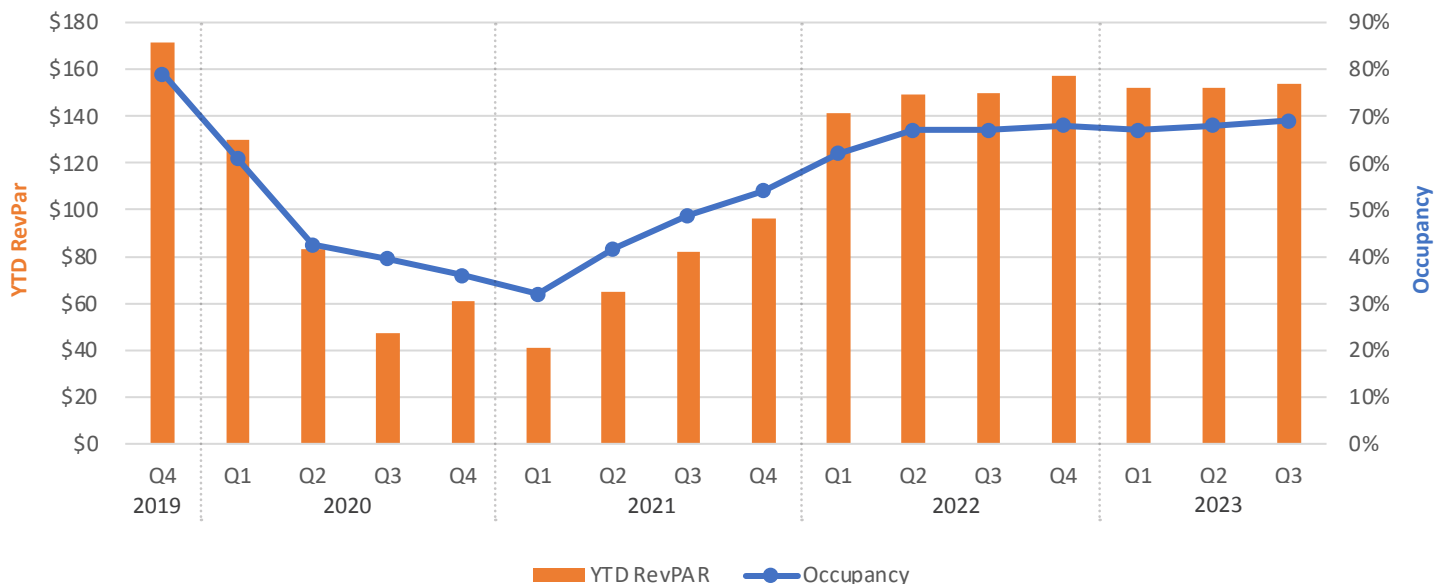
## RETAIL

Retail rents have remained remarkably stable, indicating that interest in urban locations like Downtown LA has been strong. Although the vacancy rate ticked up for three straight quarters, it dropped in Q3. The long-term trend remains uncertain as new inventory continues to come online.



## HOTEL

Both occupancy and RevPAR made significant gains in 2022 which have held in 2023, only 10-15% below where they were in 2019.



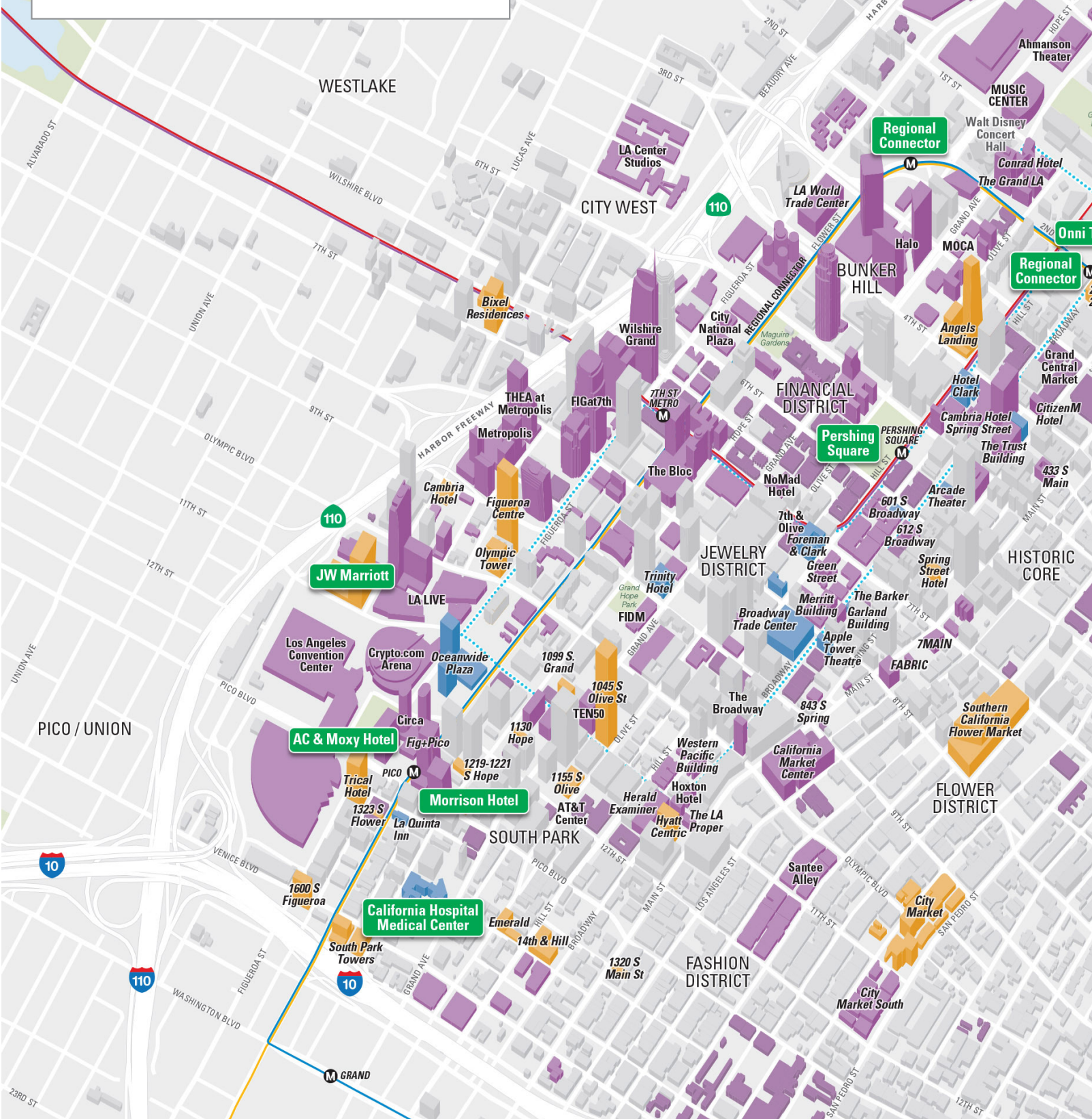
Source: CoStar

# Commercial Development

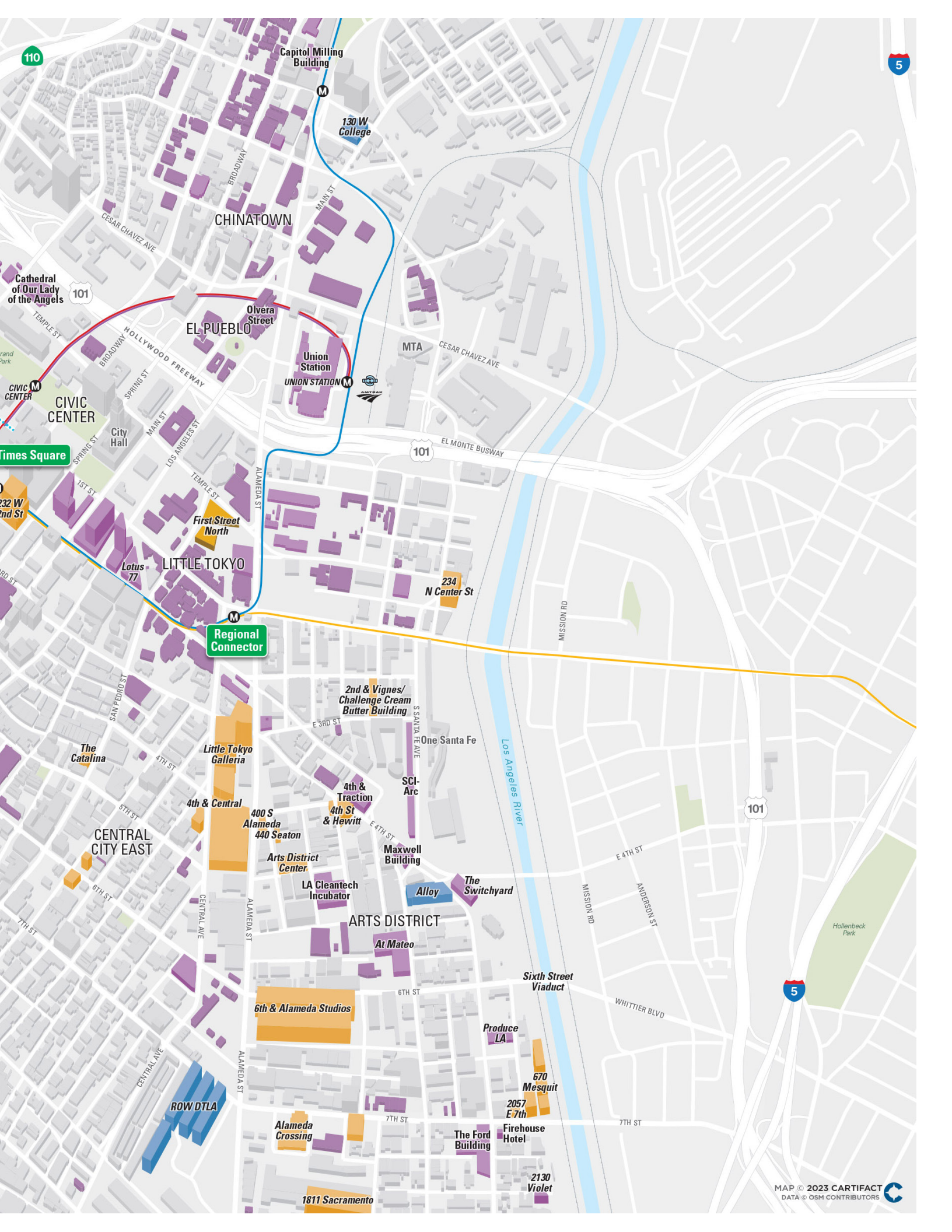
- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 9/30/2023







110

5

Capitol Milling Building

130 W College

CHINATOWN

Cathedral of Our Lady of the Angels

101

EL PUEBLO

Olvera Street

Union Station

MTA

Cesar Chavez Ave

CIVIC CENTER

Times Square

232 W 2nd St

First Street North

Lotus 77

LITTLE TOKYO

Regional Connector

101

EL MONTE BUSWAY

234 N Center St

MISSION RD

2nd & Vignes/Challenge Cream Butter Building

One Santa Fe

Los Angeles River

The Catalina

Little Tokyo Galleria

4th & Central

400 S Alameda

440 Seaton

4th & Traction

4th St & Hewitt

Arts District Center

LA Cleantech Incubator

ARTS DISTRICT

At Mateo

6th St

6th & Alameda Studios

6TH ST

7TH ST

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

101

5

Hollenbeck Park

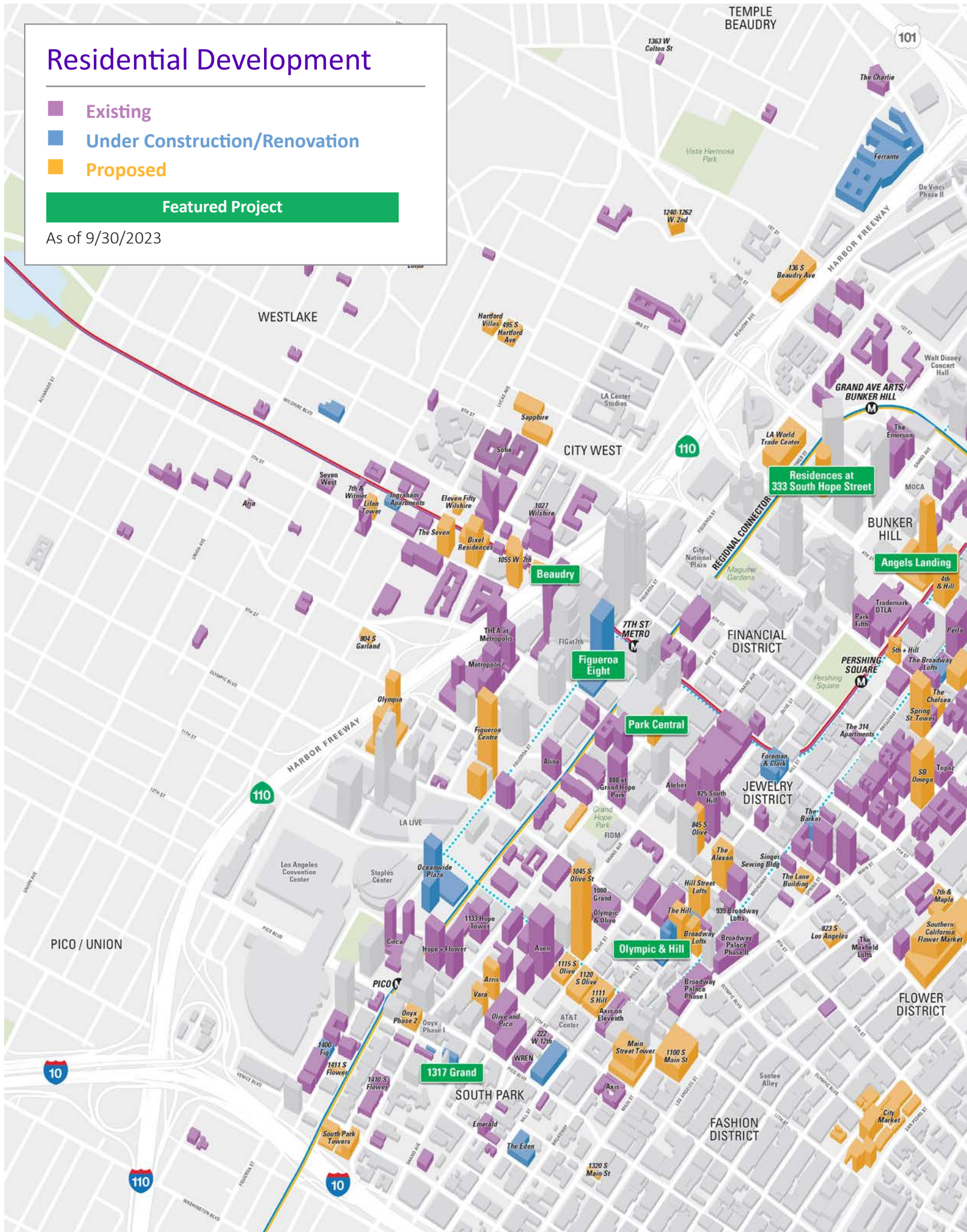


# Residential Development

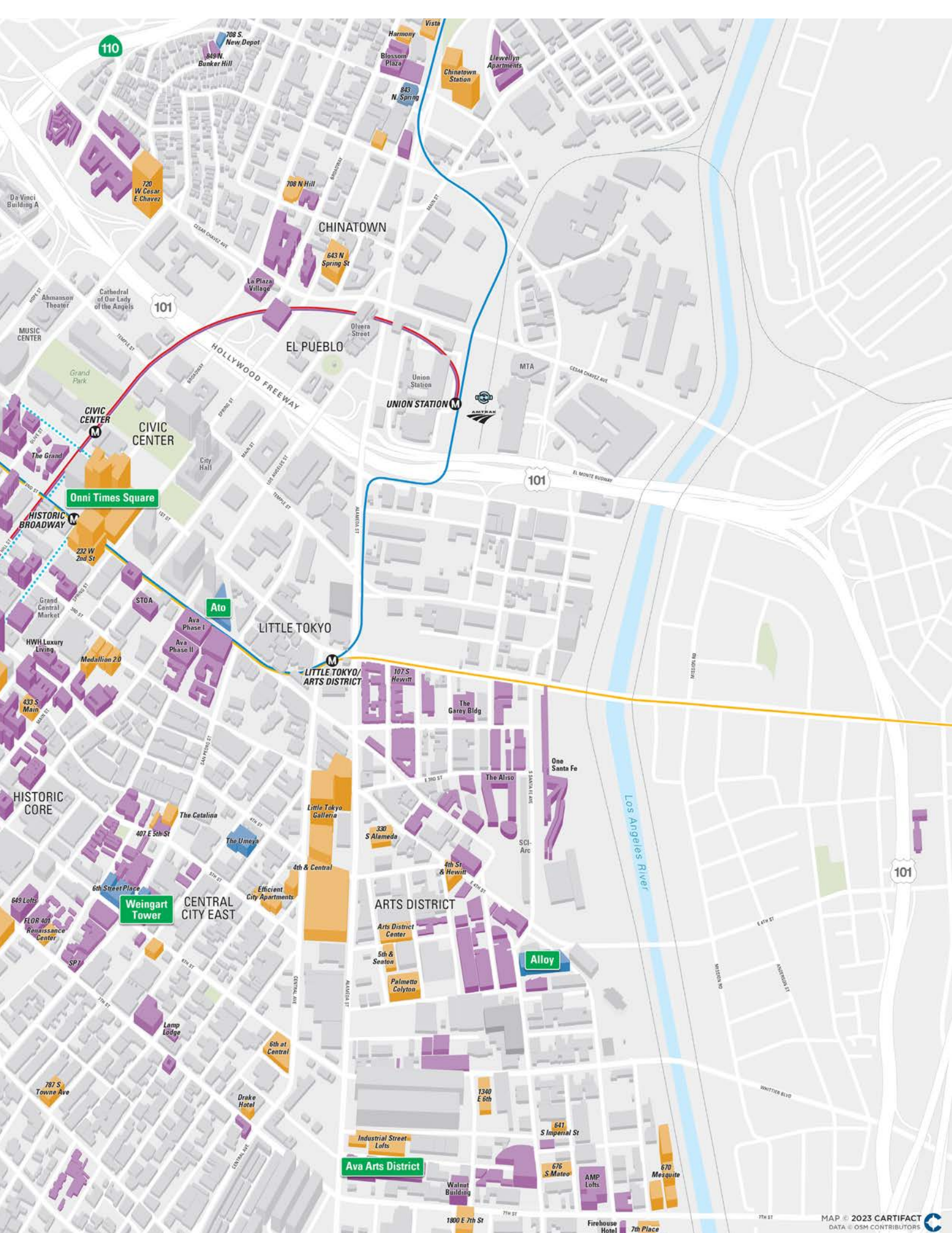
- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 9/30/2023







# 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							
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
600 S. San Pedro	600 S. San Pedro	302	—	50,000	3,200	2025	Weingart Center
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
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
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



# UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
<b>SOUTH PARK (cont.)</b>							
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
<b>HOTEL</b>							
<b>FINANCIAL DISTRICT</b>							
Hotel Clark	426 S. Hill St.	—	348	—	—	TBD	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	TBD	Chetrit Group
<b>HISTORIC CORE</b>							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	TBD	PNK Group
<b>SOUTH PARK</b>							
La Quinta Inn & Suites	1320 S. Flower St.	—	43	—	—	2023	1318 Flower, LLC
<b>OFFICE &amp; RETAIL</b>							
<b>ARTS DISTRICT</b>							
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
<b>HISTORIC CORE</b>							
The Barker	722 S. Broadway	—	—	46,000	11,000	2023	Satila Studios
<b>CIVIC</b>							
7th Street Streetscape	San Pedro St. to Figueroa St.	—	—	—	—	2024	City of Los Angeles
<b>ARTS DISTRICT</b>							
Sixth Street PARC	6th & Santa Fe	—	—	—	—	2026	City of Los Angeles
<b>FINANCIAL DISTRICT</b>							
Pershing Square	532 S. Olive St.	—	—	—	—	2026	City of Los Angeles
<b>SOUTH PARK</b>							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2023	Dignity Health
<b>TOTAL UNDER CONSTRUCTION</b>		<b>4,357</b> Residential Units	<b>1,088</b> Hotel Rooms	<b>2,089,664</b> Office Sq. Ft.	<b>817,703</b> Retail Sq. Ft.	<b>TOTAL # OF PROJECTS = 31</b>	

# 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
<b>CHINATOWN</b>						
Chinatown Station	924 N. Spring St.	725	—	—	51,000	Atlas Capital
720 W. Cesar E Chavez	720 W. Cesar E Chavez	299	—	—	8,000	Zion Enterprises/TA Partners
211 W. Alpine St.	211 W. Alpine St.	153	—	—	2,500	Izek Shomoff
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
<b>CITY WEST</b>						
Eleven Fifty Wilshire	1150 Wilshire Blvd.	140 C	—	—	9,000	PacTen Partners
The Seven	1135 W. 7th St.	225	—	—	7,000	SEVEN Street Properties
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
<b>FASHION DISTRICT</b>						
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
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
<b>FINANCIAL DISTRICT</b>						
949 S. Hope St.	949 S. Hope St.	236	—	—	6,700	Brookfield Properties
845 S. Olive St.	845 S. Olive St.	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
<b>HISTORIC CORE</b>						
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
<b>HISTORIC CORE (cont.)</b>						
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
<b>INDUSTRIAL DISTRICT</b>						
Weingart Tower 1B	554 S. San Pedro St.	104	—	—	—	Weingart Center
803 E. 5th St.	803-821 E. 5th St.	94	—	—	16,071	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
<b>SOUTH PARK</b>						
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
<b>HOTEL</b>						
<b>ARTS DISTRICT</b>						
400 S. Alameda St.	400 S. Alameda St.	—	66	—	—	Habita Arts District, LLC
2057 E. 7th St.	2057 E. 7th St.	—	50	—	—	1711 Lincoln, LLC
Radisson RED Hotel	440 S. Hewitt St.	—	140	—	—	Radisson Hotel Group
Rendon Hotel	2059 E. 7th St.	—	103	—	15,907	Ziman/Greenshields-Ziman
<b>FASHION DISTRICT</b>						
Mama Shelter	124 E. Olympic Blvd.	—	149	—	—	Jamison

# PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
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*		28,868 Residential Units	6,695 Hotel Rooms	5,254,600 Office Sq. Ft.	1,950,117 Retail Sq. Ft.	TOTAL # OF PROJECTS = 118

\* 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, which opened in Q2 2023, is the first residential project from Brookfield Properties, the largest property owner in DTLA.



### CIVIC & CULTURAL REGIONAL CONNECTOR

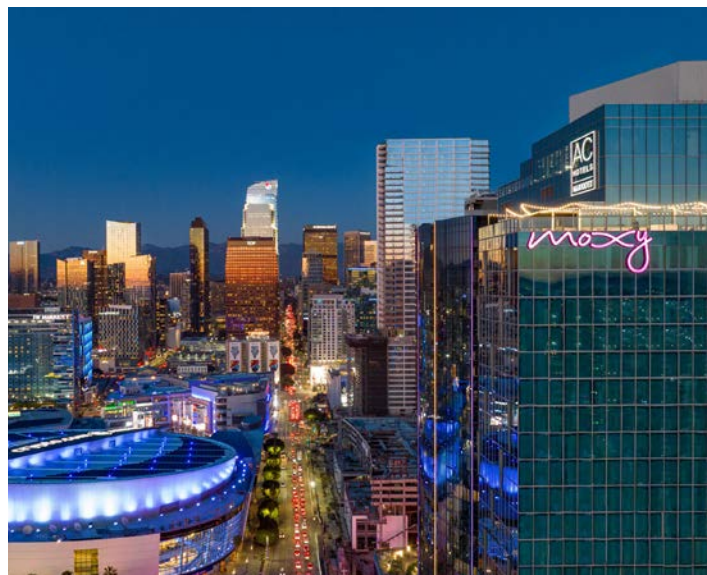
Developer: Metro

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

This 727-room hotel featuring Marriott brands Moxy and AC Hotels opened in Q2 2023. It is the first of several major hotel projects proposed near the LA Convention Center.



RESIDENTIAL

## AVA ARTS DISTRICT

Developer: AvalonBay

This project, across from ROW DTLA in the Arts District, opened in Q3 2023 and features 475 apartments over 61,000 SF of retail space.



## FEATURED PROJECTS

## Under Construction



### RESIDENTIAL FIGUEROA EIGHT

Developer: Mitsui Fudosan

This 41-story residential tower with 438 units was developed by ownership from Japan who has 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



CIVIC  
**PERSHING SQUARE**

Developer: City of Los Angeles

The first phase of Pershing Square's renovation is now under construction with work beginning on the Olive Street side of the park where existing structures are being replaced with new landscaping and a street-level entry plaza.



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 highrise.



## 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.



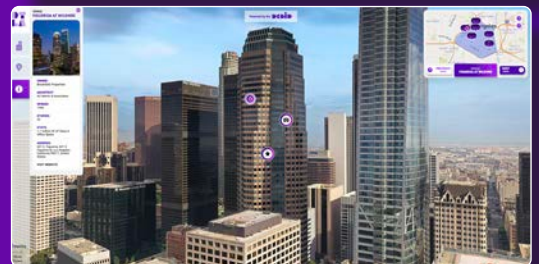
*For a more interactive experience,  
take the DTLA Virtual Tour.*

**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](mailto:ngriffin@downtownla.com)

**Elan Shore**, Director of Economic Development

(213) 416-7518 | [eshore@downtownla.com](mailto:eshore@downtownla.com)