

DOWNTOWN LA MARKET REPORT

YEAR-END
REPORT



Photo by Hunter Kerhart

ABOUT THE DCBID

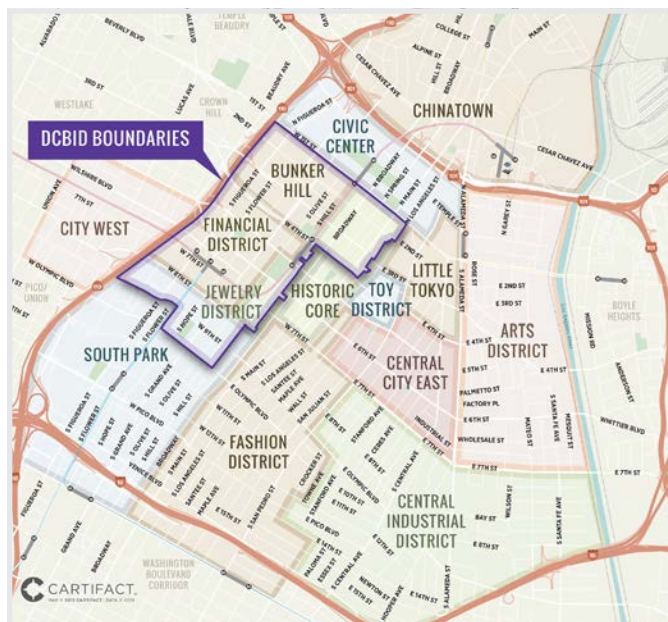
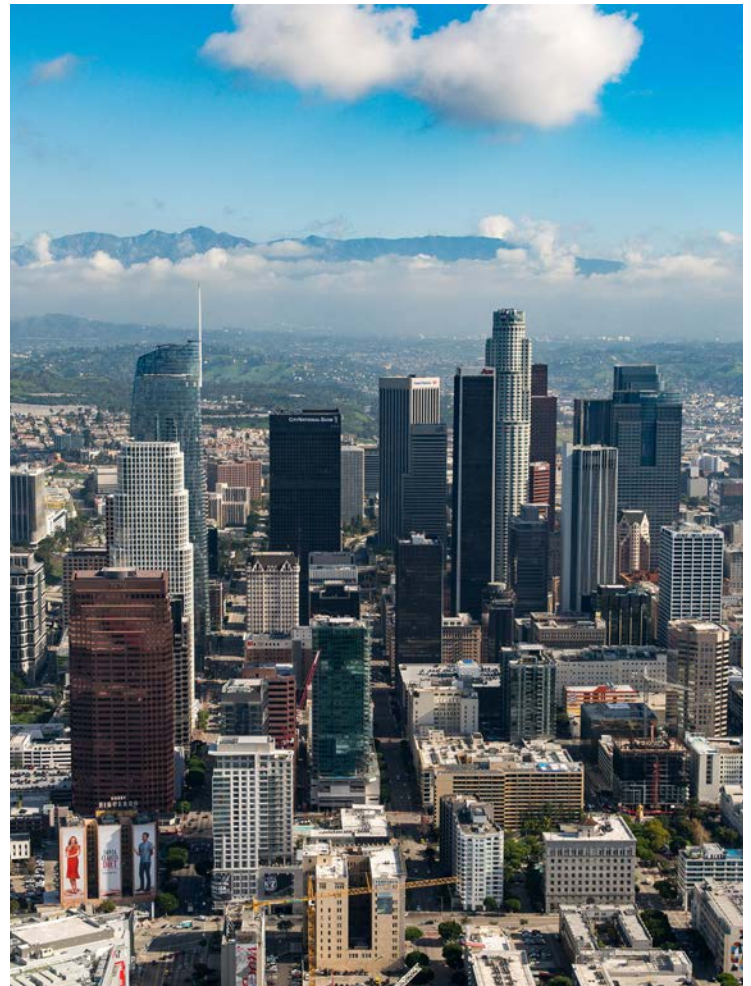
Founded in 1998, the Downtown Center Business Improvement District (DCBID) is a coalition of nearly 2,000 property owners in the central business district, united in their commitment to enhance the quality of life in the area. The organization has been a catalyst in the transformation of the Downtown Center District, turning it into a vibrant 24/7 destination.

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**
- **Monthly Housing and Office Tours**
- **Customized Tours and Reports**

Whether you need information on new development, introductions to local decision-makers and influencers, or you just want to learn more about Downtown's dynamic growth, we are the portal for information about the District and DTLA.

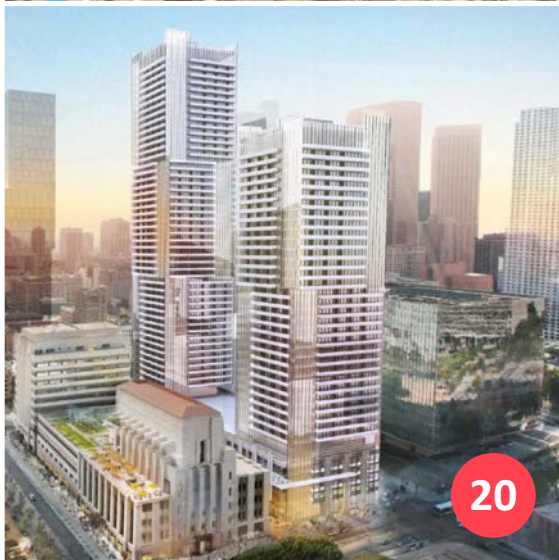
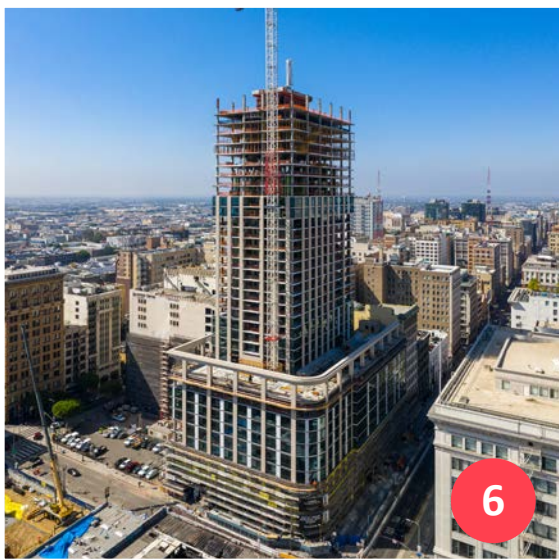
To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



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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2019 YEAR IN REVIEW

Downtown LA experienced another year of significant growth in 2019 across all sectors. Once again, residential development led the way, with 4,447 new units coming online, beating the previous record set the prior year by 35%. And with over 35,000 units in the pipeline, that record may not stand for long.

Beyond the numbers, 2019 was highlighted by big news about big projects. Among those, none was bigger than the start of construction at **The Grand**, **The Related Companies'** long-gestating mixed-use Bunker Hill project designed by Frank Gehry.

While that project got underway, **THE BLOC** was putting a bow on its redevelopment with several significant openings, including **JOEY** and **Alamo Drafthouse Cinema**.

On the office front, the Q1 arrival of **Warner Music Group** in the Arts District has had a huge impact with ripple effects, including the signing of new 100k+ SF leases by **Spotify**, **TubeScience**, and **Weedmaps**.

Finally, although this year's highlight hotel openings were of the smaller, boutique variety, such as **The Hoxton** and **SoHo Warehouse**, the big news was the start of work on **Lightstone Group's** 1,150-room **Marriott AC/Moxy Hotel** at Figueroa and Pico, the first of several planned megaprojects around the **LA Convention Center**.

Q4 EXECUTIVE SUMMARY

RESIDENTIAL

2,011 new residential units opened at **Park Fifth**, **Trademark**, **THEA at Metropolis**, and **Hope + Flower**. With another 4,442 units under construction and over 32,000 proposed, the residential sector shows no signs of slowing.

RETAIL

The Habit opened its first DTLA location at **888 at Grand Hope Park**, and **Red Herring** opened at **Eighth & Grand Apartments**.

OFFICE

The **7th & Olive** project from **Atlas Capital** – future home of **PK Market** – and the **Capitol Milling Building** in Chinatown both crossed the finish line in Q4, bringing

over 150k SF of office and retail space to market in two spectacular historic revitalizations.

HOTEL

164 dazzling rooms opened at **The Hoxton** at 11th & Broadway, while construction neared completion at **The Proper** – across 11th Street – and **The Wayfarer** in the Financial District, which announced a February 2020 opening.

CIVIC & CULTURAL

Construction continued on the \$215-million expansion of **California Hospital Medical Center**, which will bring a new, four-story, 150k SF patient tower that will house the hospital's ER, trauma and maternity wards.

KEY HIGHLIGHTS

4,447

New residential units
opened in 2019

2,011

New residential units
opened in Q4

Brookfield announced \$170m overhaul of the **California Market Center**

The Grand broke ground on **Bunker Hill**

JOEY and **Alamo Drafthouse** opened at **The BLOC**

KEY STATS

\$3.88

Average Class A Office
Rent Per Square Foot

\$3.22

Apartment Asking Rent
Per Square Foot

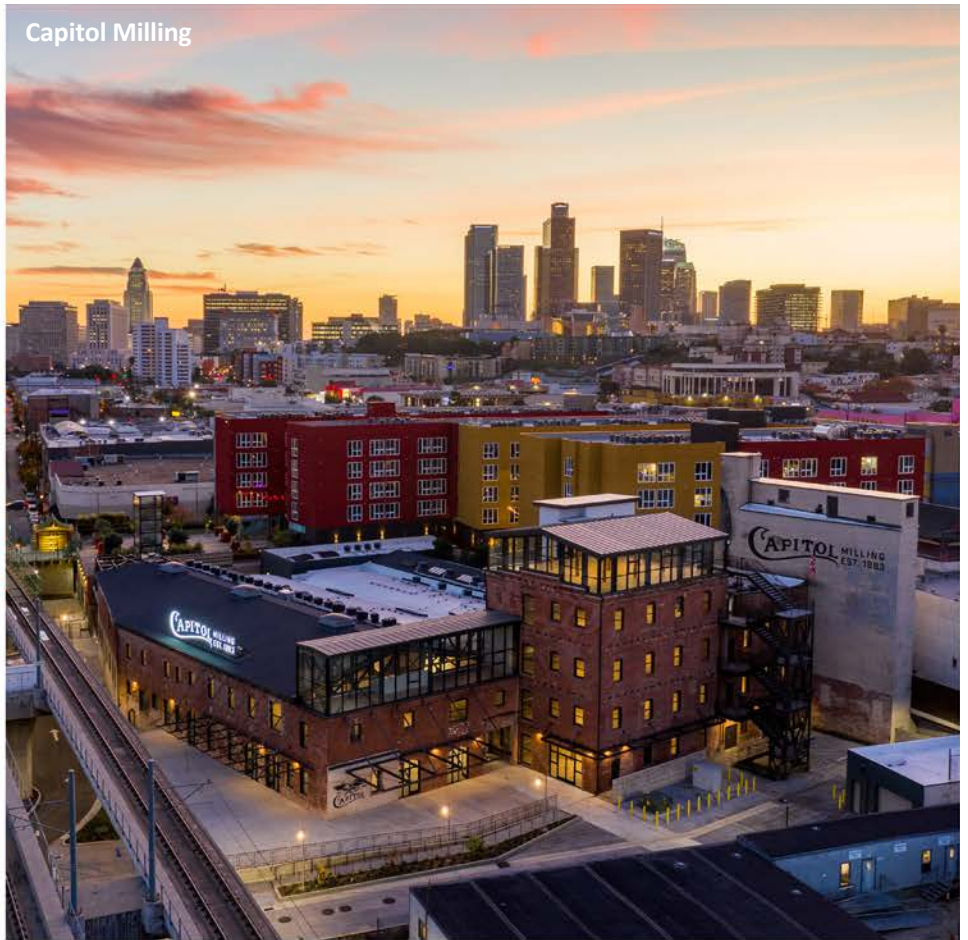
18.2% Office Vacancy Rate

-4,305 SF Year-to-date office net absorption

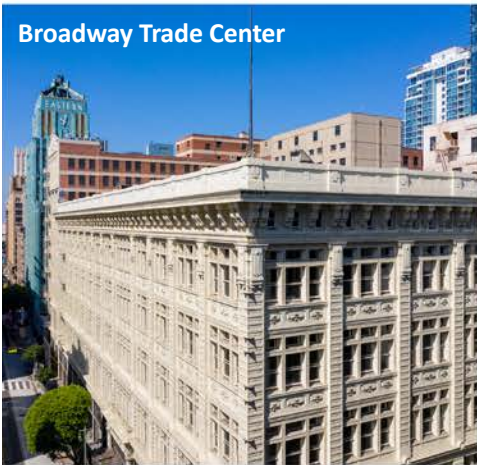
\$171.27 Hotel RevPar



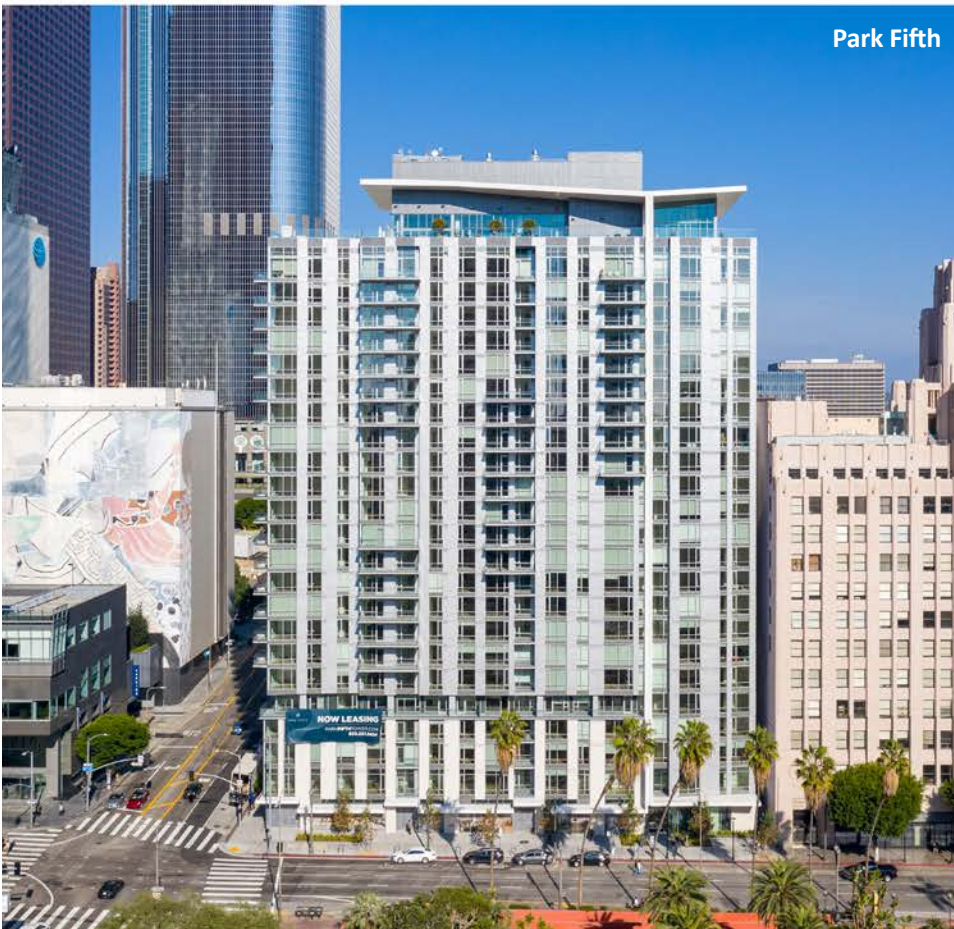
THEA at Metropolis



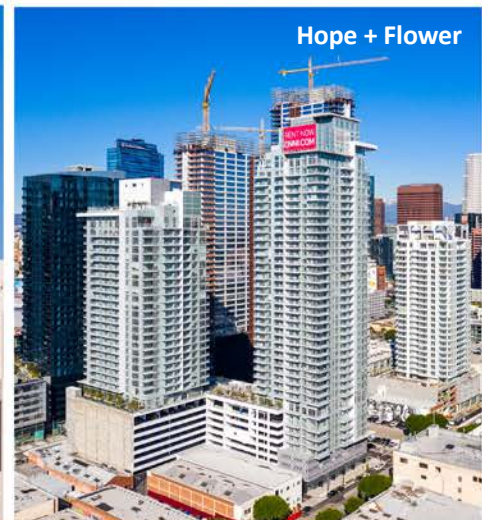
Capitol Milling



Broadway Trade Center



Park Fifth



Hope + Flower



CitizenM Hotel

Photos by Hunter Kerhart

MARKET OVERVIEW

4,442

RESIDENTIAL UNITS UNDER CONSTRUCTION

Perla



1.1m SF OF RETAIL UNDER CONSTRUCTION

2.2m PROPOSED

Residential

- 2,011 new residential units opened at **Park Fifth**, **Trademark**, **THEA at Metropolis**, and **Hope + Flower**
- The City of Los Angeles approved plans for a **29-story** residential tower with 205 units at 845 S. Olive
- **Brookfield Properties** began construction on their 784-unit project at **755 S. Figueroa** next to FIGat7th

	Q4 2019	Q4 2018
Apartment Occupancy Rate	85.7%	88.3%
Apartment Asking Rent Per Square Foot	\$3.22	\$3.22
Average Effective Rent Per Unit	\$2,686	\$2,648
Condo Sales	81	76
Condo Price Per Square Foot	\$685	\$697

Source: LA Lofts Realty, CoStar

NOTE: Occupancy rate adjusted due to opening of 1,698 units confirmed by DCBID but not reflected in CoStar

Retail

- Construction was completed at **7th & Olive**, the future home of **PK Market** from South Korea
- **The Habit** opened at **888 at Grand Hope Park**
- **Sibling Rivalry** opened at **The Hoxton**
- **Red Herring** opened at **Eighth & Grand Apartments**

	Q4 2019	Q4 2018
Vacancy Rate	5.9%	5.2%
Average Rent Per Sq Ft	\$3.05	\$3.01
YTD Net Absorption	-257,262	165,444

Source: CoStar

Office

- **Capitol Milling** opened in Chinatown – 60,000 SF of creative office space in historic adaptive reuse building
- In addition to their retail space, **PK Market** will also take part of the 100K sf of office space at **7th & Olive**
- Class A and Overall Rents are up year-over-year

	Q4 2019	Q4 2018
Vacancy Rate	18.2%	16.6%
Class A Rent Per Square Foot	\$3.88	\$3.68
Overall Rent Per Square Foot	\$3.75	\$3.64
YTD Net Absorption	-4,305	359,912
YTD Leasing Activity	3.8m	3.1m

Source: CBRE

2.8m SF OF OFFICE SPACE
UNDER CONSTRUCTION

2.8m PROPOSED



1,816 HOTEL ROOMS
UNDER CONSTRUCTION

9,127 PROPOSED

Hotel

- **Parks Hotel & Resorts** sold the **Ace Hotel** for \$117 million, which comes to \$643,000 per room
- **The Sydell Group** sold the **Freehand Hotel** to **Generator** and **Queensgate Investments**
- Site prep began for a 43-room hotel at **1320 S. Flower** that was approved earlier in the year

	Q4 2019	Q4 2018
YTD Occupancy Rate	78.9%	77.2%
YTD Average Daily Rate	\$217.14	\$220.90
YTD RevPAR	\$171.27	\$170.42

Source: LA Tourism and Convention Board

2019 OVERVIEW

SIGNIFICANT REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
Q4				
LA Times Olympic Printing Plant	2000 E. 8th St.	Atlas Capital	Harridge Development Group	\$241m
Freehand Hotel	416 W. 8th St.	Queensgate Investments LLP	Yucaipa Companies / Sydell Group	\$174m
Ace Hotel and Theater	929 S. Broadway	AJU Hotels & Resorts	Parks Hotels & Resorts	\$117m
717 Olympic	717 W. Olympic Blvd.	MetLife, Inc.	UDR, Inc.	\$55m
Q3				
The Grace on Spring	732 S. Spring St.	Daydream Apartments	Holland Partner Group	\$203.5m
The Griffin on Spring	755 S. Spring St.	Daydream Apartments	Holland Partner Group	\$199.6m
STOA	222 S. Main St.	Equity Residential	Holland Partner Group	\$105.2m
1111 Wilshire	1111 Wilshire	Pacific Life Insurance Co.	UBS Realty Investors	\$91.3m
Q2				
Ford Factory	777 S. Santa Fe Ave.	Access Industries	Shorenstein Propeties	\$193.5m
Bixel Tower Development	1110-1136 Ingraham St.	Realm	United American Properties	\$29.8m
1515 E. 15th St.	1515 E. 15th St.	Rexford Industrial Realty	Graff Californiawear	\$28.1m
2020 E. 7th Pl.	2020 E. 7th Pl.	Access Industries	Lion Real Estate Group	\$19.8m
Q1				
WREN	1230 S. Olive St.	State Street Global Advisors	AECOM	\$180.1m
1213-1227 Santa Fe	1213-1227 S. Santa Fe Ave.	NCP Management	Nathan Kimmel	\$11.4m
Maryland Heights	1337 W. 5th St.	Post Investment Group	Wells Fargo	\$6.8m
Bentley City Lights	420 Witmer St.	State Street Global Advisors	AECOM	\$5.1m

SELECT OFFICE LEASES

Tenant	Building	Address	Sq. Ft.
Q4			
Arent Fox	Gas Company Tower	555 W. 5th St.	49,548
American Business Bank	400 S. Hope St.	400 S. Hope St.	38,546
Willis Towers Watson	One Cal Plaza	300 S. Grand Ave.	30,615
Cornerstone Research	Gas Company Tower	555 W. 5th St.	25,000
Q3			
Spotify (expansion)	At Mateo	555-581 Mateo St.	43,000
Scheper Kim & Harris LLP (sublease)	800 W. 6th St.	800 W. 6th St.	25,916
City National Bank	City National Tower	515 S. Flower St.	25,500
Burlington	THE BLOC	700 S. Flower St.	25,000
Q2			
LA Care Health Plan	Garland Center	1200 W. 7th St.	212,335
Ghost Management Group	ROW DTLA	767 S. Alameda St.	114,939
TubeScience	655 S. Santa Fe Ave.	655 S. Santa Fe Ave.	103,796
CommonGrounds Workplace	915 Wilshire Blvd.	915 Wilshire Blvd.	45,978
Q1			
WeWork	The Maxwell	405 Mateo St.	102,962
WeWork	Western Pacific Building	1031 S. Broadway	80,000
USC School of Social Work	South Park Center	1149 S. Hill St.	27,462
Carr Workplaces	The Bloc	700 S. Flower St.	23,950

2019 OVERVIEW

RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	27,201	29,627	2,049	31,676	25,354
Condos	829	5,931	6,760	1,938	8,698	3,894
Affordable	8,371	3,919	12,290	455	12,745	2,134
Total	11,626	37,051	48,677	4,442	53,119	31,382
Estimated Population			83,238	7,596	90,833	
Estimated Population = # of units x 1.8 residents per unit x 95% occupancy rate						

NEW DEVELOPMENT

Opened in Q4:

Park Fifth	THEA at Metropolis	The Hoxton	7th & Olive / 410 W. 7th
Trademark	Hope + Flower	Capitol Milling Building	Metro maintenance facility

Also opened in 2019:

Aven	Alina	939 Broadway Lofts	The Trust Building
Aliso	Walnut Building	SoHo Warehouse	Maxwell Building
LA Plaza Village	435 W. Bernard	The Firehouse Hotel	537 S. Broadway

SELECT RETAIL OPENINGS

Opened in Q4:

Sibling Rivalry	Pilot at the Hoxton Hotel	Manly and Sons	Tarina Tarantino
HRB	Gallery Gomez	M. Georgina	Genwa Korean BBQ
Skin. Glow. God	Artesano Tameria	The Habit Burger Grill	California Chicken Café
Hoxton Hotel	Paper Source	Drybar	Red Herring

Also opened in 2019:

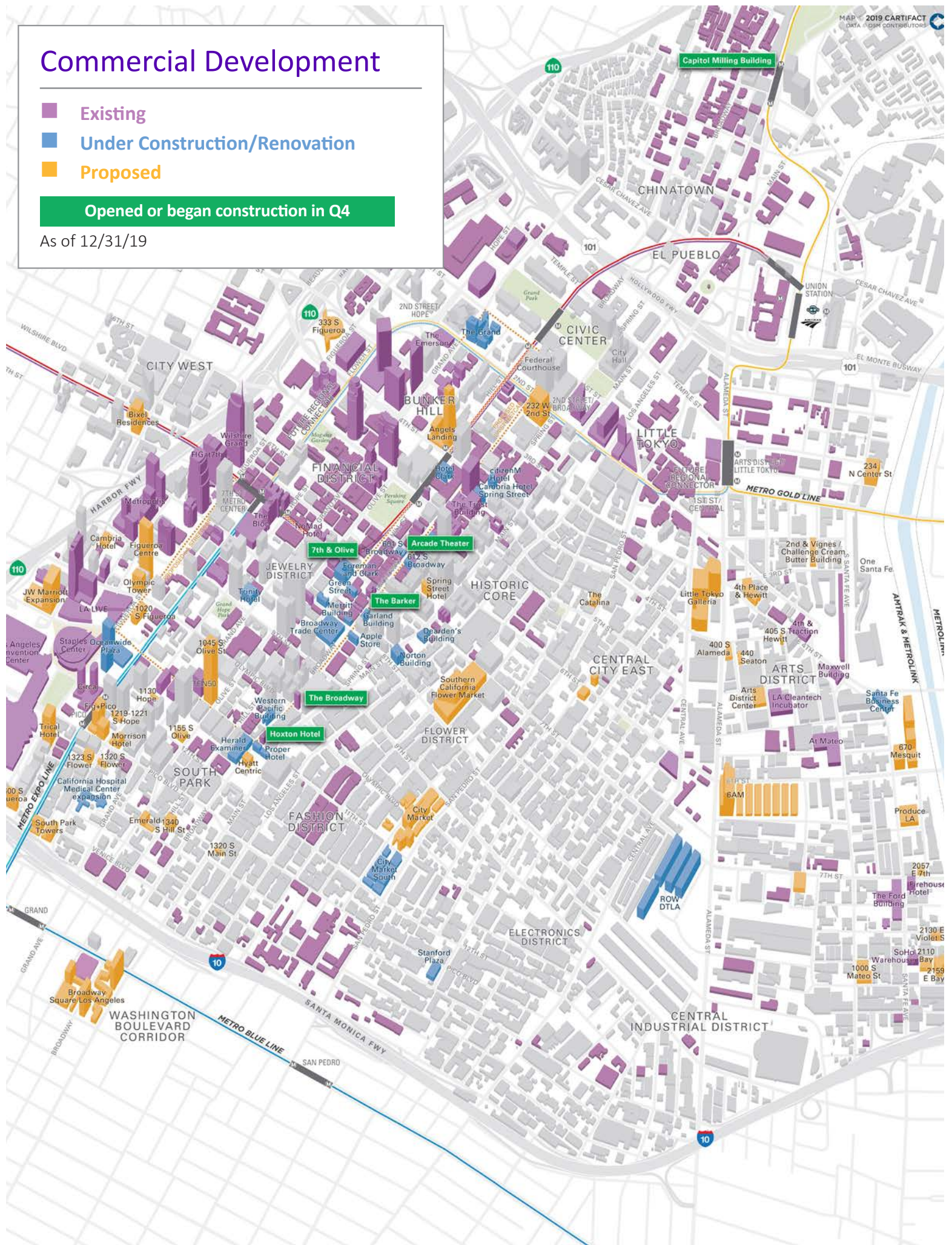
Donut Friend	Nightshade	Go Get Em Tiger	Pinches Tacos
H&H Brazilian Steakhouse	Shaquille's	Alamo Drafthouse Cinema	V DTLA
HEM	Bok Bok Chicken	JOEY DTLA	Mullin Wine Bar

Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q4

As of 12/31/19

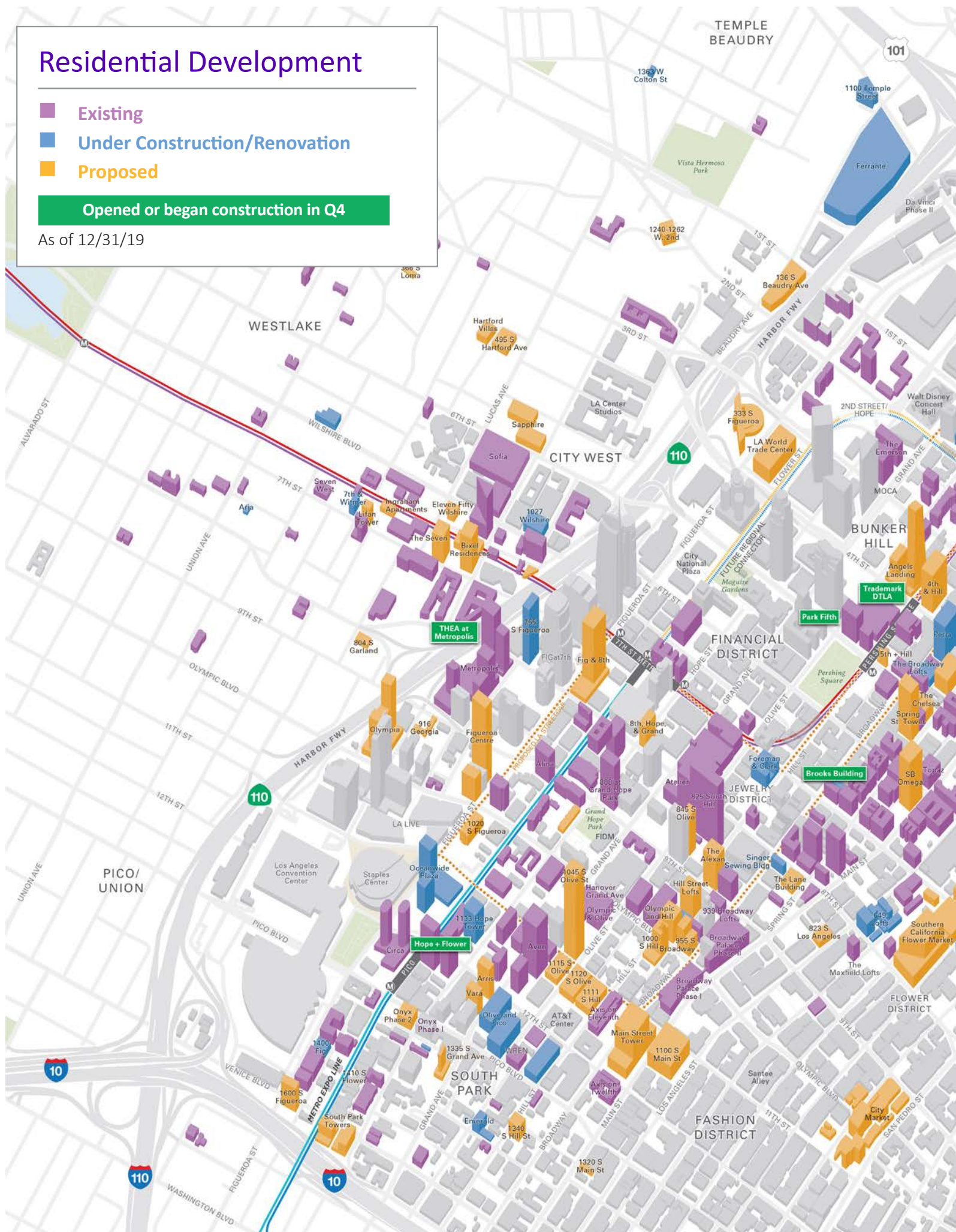


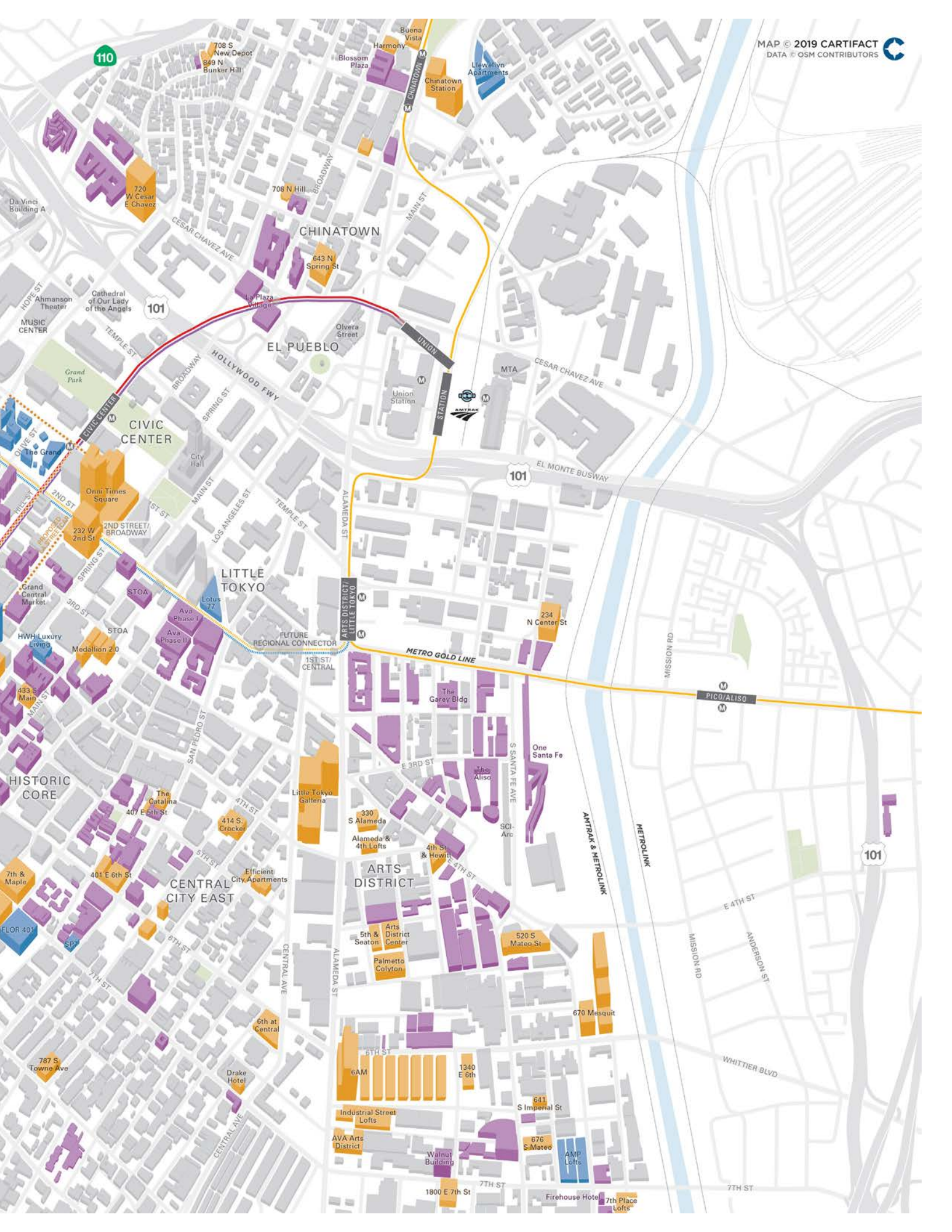
Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q4

As of 12/31/19





UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED USE							
BUNKER HILL							
The Grand	130 S. Grand Ave.	436	309	—	176,000	2021	The Related Companies
HISTORIC CORE							
Broadway Trade Center	801 S. Broadway	—	150	624,500	345,000	2021	Waterbridge Capital
SOUTH PARK							
Oceanwide Plaza	11th & Figueroa	504 C	183	—	166,000	2021	Oceanwide Holdings
RESIDENTIAL							
ARTS DISTRICT							
AMP Lofts	695 S. Santa Fe Ave.	320	—	—	20,000	2020	Bolour Associates
CHINATOWN							
Llewellyn Apartments	1101 N. Main St.	318	—	—	—	2021	High Street Residential
CITY WEST							
1027 Wilshire Blvd.	1027 Wilshire Blvd.	376	—	—	6,500	2020	Amidi Group
7th & Witmer	1301-1307 W. 7th St.	76	—	—	6,000	2020	Deep Green Housing
Aria	1532-1538 Cambria St.	56	—	—	—	2020	Affirmed Housing
FASHION DISTRICT							
649 Lofts	649 S. Wall St.	47	—	—	—	2020	Skid Row Housing Trust
FLOR 401	401 E. 7th St.	100	—	—	—	2020	Skid Row Housing Trust
FINANCIAL DISTRICT							
755 S. Figueroa St.	755 S. Figueroa St.	784 C	—	—	6,500	2021	Brookfield Properties
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	2021	640 S Broadway LLC
Singer Sewing Building	806 S. Broadway	6	—	—	TBD	2020	Anjac Fashion
HWH Luxury Living	354 S. Spring St.	188	—	—	17,500	2020	Standard Development
Perla	400 S. Broadway	450 C	—	—	7,000	2020	SCG America
INDUSTRIAL DISTRICT							
SP7	419 E. 7th St./647 S. San Pedro	81	—	—	—	2021	Skid Row Housing Trust
JEWELRY DISTRICT							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2020	Bonnis Properties
LITTLE TOKYO							
Lotus 77	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2020	Etco Homes
SOUTH PARK							
Emerald	1340 S. Olive St.	154	—	—	10,500	2021	Jade Enterprises
1400 Fig	1400 S. Figueroa St.	106	—	—	1,500	2020	DHG Family Trust
1133 Hope Tower	1133 S. Hope St.	200 C	—	—	5,000	2020	Fulton Street Ventures
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2020	FMB Development

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
HOTEL							
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	—	348	—	—	2020	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	2020	Chetrit Group
FASHION DISTRICT							
Proper Hotel	1106 S. Broadway	—	148	—	—	2020	The Kor Group
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	2020	PNK Group
citizenM Hotel	361 S. Spring St.	—	315	—	—	2020	citizenM
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	—	—	90,000	—	2020	Chalmers
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	2020	Atlas Capital
FASHION DISTRICT							
Western Pacific Building	1031 S. Broadway	—	—	200,000	—	2020	Onni Group
Norton Building	755 S. Los Angeles St.	—	—	60,000	43,000	2020	Urban Offerings
JEWELRY DISTRICT							
Green Street	718 S. Hill St.	—	—	45,000	7,000	2020	Bow West Capital
HISTORIC CORE							
612 S. Broadway	612 S. Broadway	—	—	41,000	25,500	2020	Afton Properties
Garland Building	740 S. Broadway	—	—	59,000	6,000	2020	740 S Broadway Associates, LLC
Dearden's Building	700 S. Main St.	—	—	140,000	20,000	2020	Urban Offerings
Merritt Building	761 S. Broadway	—	—	50,000	—	2020	Bonnis Properties
The Barker	722 S. Broadway	—	—	46,000	11,000	2021	Satila Studios
Arcade Theatre	532 S. Broadway	—	—	33,000	—	2021	Downtown Management Co.
Zukor's Building	314 W. 6th St.	—	—	51,000	—	2021	West 6th & Broadway Partnership
SOUTH PARK							
Herald Examiner	1111 S. Broadway	—	—	80,000	20,000	2020	Georgetown Co./The Hearst Corp.
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	—	2021	Dignity Health
Terasaki Budokan Comm. Center	229-249 S. Los Angeles St.	—	—	—	—	2020	Little Tokyo Service Center
TOTAL UNDER CONSTRUCTION		4,442 Residential Units	1,816 Hotel Rooms	2,775,000 Office Sq. Ft.	1,115,000 Retail Sq. Ft.	TOTAL # OF PROJECTS = 43	

C = Condo

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	412	250,000	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
520 S. Mateo St.	520 S. Mateo St.	475	—	105,000	20,000	Carmel Partners
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
BUNKER HILL						
Angels Landing	361 S. Hill St.	261/180 C	509	36,000	45,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
333 S. Figueroa St.	333 S. Figueroa St.	224/242 C	599	—	28,500	Shenzhen New World Group
CIVIC CENTER						
Onni Times Square	100 S. Broadway	1,127	—	TBD	34,000	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						
1020 S. Figueroa St.	1020 S. Figueroa St.	435 C	300	—	80,000	Hazens
Olympic Tower	813 W. Olympic Blvd.	374 C	373	33,500	65,000	Neman Real Estate Development
Figueroa Centre	911-927 S. Figueroa St.	200 C	220	—	29,000	Regalian
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	—	—	8,000	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.	185	—	—	23,000	Maxaam Enterprises
AVA Arts District	668 S. Alameda St.	97	—	—	61,000	AvalonBay Communities
1000 S. Mateo St.	1000 S. Mateo St.	113	—	—	120,000	Mateo Arts, LLC

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
ARTS DISTRICT (Cont.)						
234 N. Center St.	234 N. Center St.	430	—	—	8,500	Atlas Capital
4th St & Hewitt	940 E. 4th St.	93	—	—	20,000	Shoreham Capital
641	641 S. Imperial St.	140	—	7,000	7,000	Adam Lindemann
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
BUNKER HILL						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
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	—	—	8,500	Johnson Fain
Buena Vista	1251 N. Spring St.	920	—	—	18,000	S&R Partners
Harmony	942 N. Broadway	178	—	—	37,000	Townline and Forme Development
1435-1465 N. Main St.	1435-1465 N. Main St.	243	—	—	—	1457 Main Property LLC
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.	272	—	—	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
Southern California Flower Market	755 S. Wall St.	323	—	59,000	81,000	Southern California Flower Growers, Inc
Broadway Lofts	955 S. Broadway	163 C	—	—	6,500	Barry Shy
The Lane Building	206-208 W. 8th St.	109	—	—	—	The Delijani Family
Main Street Tower	1123-1161 S. Main St.	363	—	—	12,500	Jade Enterprises
FINANCIAL DISTRICT						
949 S. Hope St.	949 S. Hope St.	236	—	—	6,500	Brookfield Properties
Fig & 8th	744 S. Figueroa St.	438	—	—	7,500	Mitsui Fudosan
845 S. Olive St.	845 S. Olive St.	205	—	—	2,500	Heart Olive
8th, Hope & Grand	754 S. Hope St.	547	—	—	7,500	Mitsui Fudosan

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE						
Hill Street Lofts	920 S. Hill St.	239 C	—	—	5,500	Barry Shy
Medallion 2.0	4th & Main	500	—	—	38,000	Saeed Farkhondehpour
SB Omega	601 S. Main St.	452 C	—	—	21,500	Barry Shy
4th & Hill	340 S. Hill St.	428	—	—	5,500	Equity Residential
Spring St. Tower	525 S. Spring St.	360	—	—	9,500	Downtown Management
433 S. Main St.	433 S. Main St.	196	—	—	6,500	Main Street Tower, LLC
Brooks Building	644 S. Broadway	30	—	—	2,500	640 S Broadway LLC
The Hill	940 S. Hill St.	232	—	—	14,000	940 Hill LLC
The Alexan	850 S. Hill St.	305	—	—	6,000	Trammell Crow Residential
INDUSTRIAL DISTRICT						
Weingart Tower	554 S. San Pedro St.	382	—	—	—	Weingart Center
600 S. San Pedro St.	600 S. San Pedro St.	303	—	—	—	Weingart Center
803 E. 5th St.	803-821 E. 5th St.	95	—	—	16,000	Coalition for Responsible Community Development
6th Street Place	401 E. 6th St.	94	—	—	1,800	Mercy Housing of California
407 E. 5th St.	407 E. 5th St.	150	—	—	—	Relevant Group
Drake Hotel	675 Kohler St.	33	—	—	—	David Duel
6th at Central	601 S. Central Ave.	236	—	—	12,000	Triangle Plaza LLC
The Catalina	443 S. San Pedro St.	78	—	—	7,000	Statewide Acquisitions Corp
787 S. Towne Ave.	787 S. Towne Ave.	60	—	—	—	Towne Plaza, LLC
LITTLE TOKYO						
414 S. Crocker St.	414 S. Crocker St.	120	—	—	—	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.	528 C	—	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,000	Mack Urban / AECOM

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
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
CITY WEST						
The Bricks	1543 W. Olympic Blvd.	—	200	—	—	Chul Heay Shin
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						
Fig+Pico	Figueroa St. & Pico Blvd.	—	1,162	—	13,000	Lightstone
Morrison Hotel	1246 S. Hope St.	—	245	—	TBD	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.	—	850	—	—	AEG
1323-1331 S. Flower St.	1323-1331 S. Flower St.	48	132	—	—	Elliot Tishbi
1320 S. Flower St.	1320 S. Flower St.	—	43	—	—	1318 Flower, LLC
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
OFFICE & RETAIL						
ARTS DISTRICT						
4th Place & Hewitt	321 S. Hewitt St.	TBD	—	232,000	11,000	Urban Offerings
2nd & Vignes	929 E. 2nd St.	—	—	65,000	32,000	Est4te Four Capital
2130 E. Violet St.	2130 E. Violet St.	—	—	91,000	6,000	Lowe Enterprises
Produce LA	640 S. Santa Fe Ave.	—	—	100,000	15,000	Continuum Partners
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
TOTAL PROPOSED		31,382 Residential Units	9,127 Hotel Rooms	2,776,000 Office Sq. Ft.	2,183,000 Retail Sq. Ft.	TOTAL # OF PROJECTS = 119

FEATURED PROJECTS



UNDER CONSTRUCTION
THE GRAND

Developer: The Related Companies

Construction began in 2019 on this Bunker Hill project. Designed by Frank Gehry, it will feature over 400 residential units, a 309-room Equinox Hotel, and over 175,000 SF of retail space.



UNDER CONSTRUCTION
OCEANWIDE PLAZA

Developer: Oceanwide Holdings

Across from Staples Center and L.A. LIVE in South Park, this \$1 billion project will include 504 condos, 184 hotel rooms, and almost 200,000 SF of retail.



PROPOSED
ONNI TIMES SQUARE

Developer: Onni Group

1,127 apartments and almost 35k of retail SF are proposed in Onni's latest project at 1st & Broadway.



PROPOSED
ANGELS LANDING

Developer: Macfarlane Partners

Downtown's next mega-project will feature 64-story and 42-story towers with 509 hotel rooms, 180 condos, 261 apartments, and much more.

FEATURED PROJECTS

Residential



UNDER CONSTRUCTION HWH LUXURY LIVING

Developer: Standard Development

188 apartments and almost 20k in retail SF will be opening in early 2020 near the bustling intersection of 4th & Spring.



UNDER CONSTRUCTION PERLA

Developer: SCG

The first new highrise to be built on Broadway will consist of 450 condos, with pricing starting at \$400K.



UNDER CONSTRUCTION AMP LOFTS

Developer: Bolour Associates

Across the street from Warner Music's new headquarters in the Arts District, this project includes 320 apartments and 20,000 SF of retail.

FEATURED PROJECTS

Office



UNDER CONSTRUCTION
DEARDEN'S BUILDING

Developer: Urban Offerings

Designed by Omgivning and unique due to its heavy timber construction, this restored early 20th century building will bring 140K SF of offices to the corner of 7th and Main.



UNDER CONSTRUCTION
ROW DTLA

Developer: Atlas Capital

Transformation of 1.5 million SF of industrial space into a creative destination is underway with the first retail and office tenants taking occupancy.



UNDER CONSTRUCTION
HERALD EXAMINER

Developer: Georgetown

Interior work is underway on this architectural gem that has been leased to Arizona State University.



PROPOSED
PRODUCE LA

Developer: Continuum Partners

100k of office SF and 15k of retail SF will be starting construction shortly near 6th and Santa Fe.

FEATURED PROJECTS

Retail



UNDER CONSTRUCTION **HALO**

Developer: Brookfield Properties

Next generation food hall - with several prominent tenants such as Trejo's Tacos and Shake Shack - slated to open in early 2020.



UNDER CONSTRUCTION **BROADWAY TRADE CENTER**

Developer: Waterbridge Capital

With over 1 million SF of space that has been vacant for years, this project will activate almost a full city block at Broadway and 8th in the Historic Core.



UNDER CONSTRUCTION **APPLE STORE**

Developer: Apple

Work has begun on the highly anticipated Apple Store at the historic Tower Theater at 8th and Broadway.

FEATURED PROJECTS

Hotel



UNDER CONSTRUCTION
CAMBRIA HOTEL

Developer: PNK Group

Conversion of an office building - itself originally a 1920s parking garage - into 180 new rooms at the corner of 4th & Spring.



UNDER CONSTRUCTION
CITIZENM HOTEL

Developer: citizenM

This 315-room hotel at the corner of 4th and Spring is the Dutch hotel chain's first in Southern California.



UNDER CONSTRUCTION
THE LA PROPER

Developer: KOR Group

Situated south of the Ace Hotel, this historic conversion in the Fashion District promises to expand the boundaries of Broadway's revival.

FEATURED PROJECTS

Civic & Cultural



UNDER CONSTRUCTION REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, \$1.55 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.



UNDER CONSTRUCTION 6TH STREET VIADUCT

Developer: City of Los Angeles

The iconic Sixth Street Viaduct is being demolished and replaced. The new bridge's community features will enhance the vital connection between the growing Arts District on the west side of the Los Angeles River and historic Boyle Heights on the east side. Completion is scheduled for 2023.



UNDER CONSTRUCTION CALIFORNIA HOSPITAL MEDICAL CENTER EXPANSION

Developer: Dignity Health California

The hospital campus is adding a four-story, 150k SF patient tower to expand its ER, trauma, and maternity departments.

SPOTLIGHT ON DTLA

Local Media

DTLA'S FREEHAND HOTEL AND BROKEN SHAKER BAR SOLD TO LONDON GROUP FOR \$400 MILLION

"The Freehand Hotel's rooftop bar Broken Shaker and The Exchange all maintain a strong presence in Downtown Los Angeles. As of yesterday, the Sydell Group — Freehand's parent company that also owns NoMad and The Line hotels — announced it sold Freehand Hotels and Broken Shaker to London-based hotelier Generator and Queensgate Investments for \$400 million." —**Eater LA, 10/15/2019**

THE DONUT MAN WILL BRING ITS DELECTABLE, FRUIT-FILLED DOUGHNUTS TO GRAND CENTRAL MARKET

"After almost 50 years, the Donut Man is opening a second location. Starting in February, the Donut Man will occupy a stall in downtown's historic Grand Central Market, finally extending its sweet, sticky reach into Los Angeles proper." —**LA Times, 11/1/2019**

NEW HALO PROJECT IN DTLA TO GET SHAKE SHACK AND MORE

"Bunker Hill is really starting to come together! You can actually feel how much more vibrant it is now than ever before. Ever since the popular Broad Museum opened here in 2015 ... I often see crowds of people wandering Grand Ave even during the weekends, which was unheard of before. Even more exciting is how many huge projects are under construction right now that will transform this once sterile corporate address into a vibrant mixed-use destination on par with other lively districts in DTLA." —**DTLA Rising, 11/18/2019**

PAYPAL JUST STRUCK L.A.'S BIGGEST EVER TECH DEAL

"Digital payments giant PayPal Holdings Inc. announced a deal to buy the downtown Los Angeles-based Honey Science Corp. for \$4 billion Wednesday, marking the largest acquisition of a tech company in L.A. history." —**LA Times, 11/20/2019**

CITY OF LOS ANGELES APPROVES 29-STORY TOWER NEAR DTLA WHOLE FOODS

"The project, slated for a surface parking lot spanning between 845 S. Olive Street and 842 S. Grand Avenue, calls for the construction of a 29-story building featuring 205 apartments above a podium structure containing 268 parking stalls and 2,400 square feet of ground-floor retail space." —**Urbanize LA, 12/10/2019**

THE HOXTON DOWNTOWN LA IS A HIP NEW HOTEL FOR THOSE WHO REVERE ART AND DESIGN OVER TRADITIONAL HOTEL CHAINS

"As a Los Angeles native who treasures my 1936 home and makes every effort to lovingly maintain its vintage style, I just adore seeing other buildings that reflect the city's vibrant, aesthetically stunning history, updated for modern comfort. So, I was eager to check out Hoxton Hotels' new location in downtown Los Angeles." —**Business Insider, 12/13/2019**

TRAVEL+ LEISURE

DECEMBER 2019

DOWNTOWN LOS ANGELES IS HAVING A MOMENT — HERE'S WHAT TO EXPERIENCE IN THE BOOMING NEIGHBORHOOD

“Dubbed DTLA, downtown Los Angeles has established itself as not just one of the most talked-about neighborhoods in the City of Angels, but the entire country. The transformation kicked off in 1999, when a city-approved adaptive reuse ordinance was passed — permitting the neighborhood’s abandoned, but historic Art Deco and Beaux-Arts structures to be revitalized into stylish residences and commercial spaces.”

VOGUE

APRIL 2019

WHY L.A.'S ARTS DISTRICT IS THE NEW PLACE TO STAY

“Looking out the windows at this newly bustling stretch of Santa Fe Ave—which houses the sparkling new headquarters for Warner Music and, soon nearby, the offices of Spotify—it isn’t difficult to imagine that the Firehouse.....will soon be the daily neighborhood meeting spot.....Soon it will also be joined by a new Soho House.”

The New York Times

MARCH 2019

REVITALIZATION PROJECTS REAWAKEN DOWNTOWN LOS ANGELES

Los Angeles’s downtown was little more than a sleepy office district not too long ago, where tens of thousands of suburbanites would clear out by the end of the workday and scores of classic Beaux-Arts and Art Deco buildings sat vacant or underutilized....Today, cranes dot the skyline and construction routinely diverts traffic as Downtown Los Angeles — a neighborhood known as DTLA — undergoes the biggest development boom since the Roaring Twenties, when the area was then the center of the entertainment industry.”

USA TODAY

DECEMBER 2018

DOWNTOWN LOS ANGELES: HISTORY, CULTURE AND FRENCH DIP IN ‘DTLA’

“Now, young people are moving into the neighborhood’s fancy new buildings; an up-and-coming Arts District with hip galleries, murals and craft breweries is just around the bend; the L.A. Live entertainment complex now adjoins Staples with trendy restaurants; and investors have taken notice.”



PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE.

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