

DOWNTOWN LA MARKET REPORT



Photo by Vistry

ABOUT THE DCBID

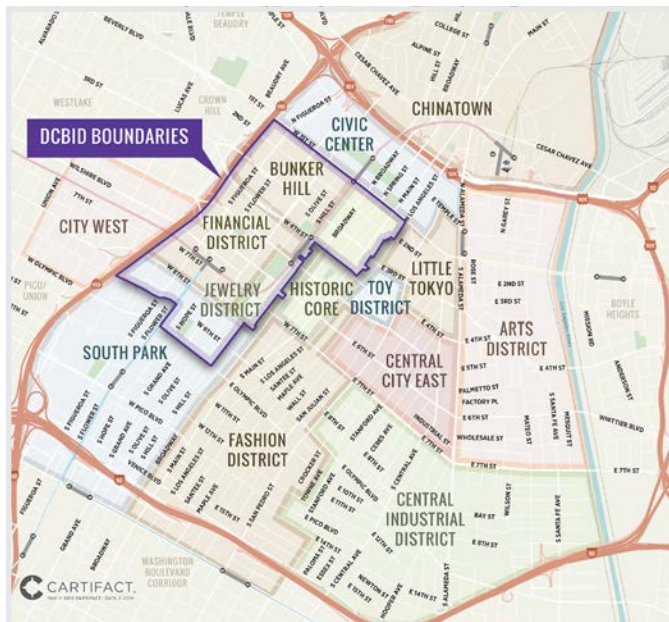
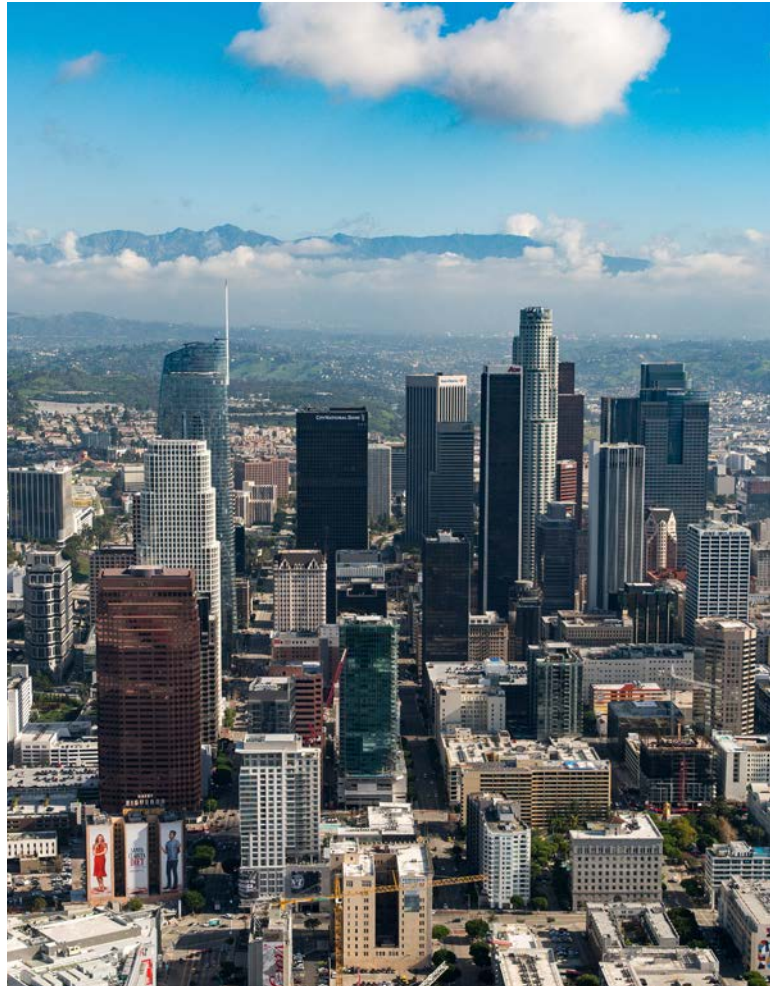
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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

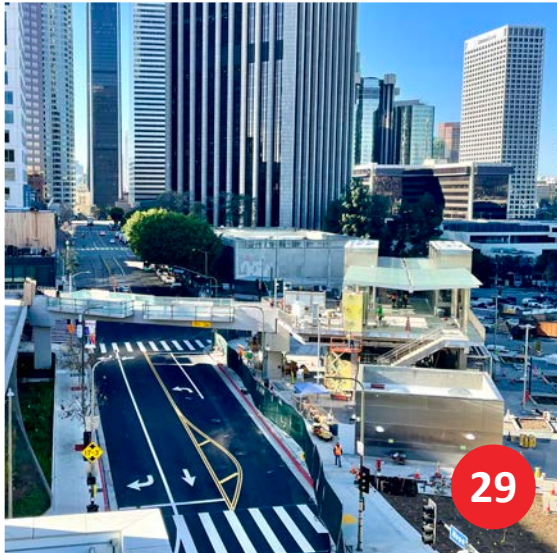
To learn more about Downtown's Renaissance and how to join us, visit www.DowntownLA.com.



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

Given that 2022 began amidst California’s largest COVID outbreak with daily records in the 100,000s of new cases, it is with relief that we report that it ended with Downtown LA’s recovery from the pandemic well underway. While there are still challenges to face, a greater sense of normalcy has returned to DTLA.

Nowhere is this more evident than in the residential sector. Not only have rents and occupancy rates returned to pre-pandemic levels, interest in new investment has followed, as demonstrated by new groundbreakings such as Onni Group’s new tower at **Olympic & Hill**, and new proposals such as Alveare, which will be an affordable housing project at 14th and Broadway.

Similarly, the hospitality sector has come back solidly, with 2022 RevPAR now at 92% of its 2019 level. As with residential, there is a healthy pipeline of new projects, from the massive **AC/Moxy Hotel** with over 700 rooms in its first tower ready to open, to the more boutique, such as the proposed **Mama Shelter** project at Olympic and Main that announced in Q4.

On the retail front, although 2022 did not see significant new store openings, it was a different story on the food and beverage side, where over 30 new offerings were added to the already world-class dining scene in DTLA. The newest of these is **Café Basque**, led by Michelin-starred chef Daniel Rose, which opened on the ground floor of The Hoxton hotel at 11th and Broadway.

Meanwhile, the office market remains very much in flux, as employers and employees continue to navigate the

future of remote work. While office workplace occupancy in the greater LA market has only recently reached 50%, as reported by Kastle Systems, 2022 visitation to all workplaces in DTLA (not just offices) reached 68% of pre-pandemic levels, a 26% improvement compared to the start of the year. In market terms, the shift to remote work was the principal cause for DTLA’s negative net absorption of -450K SF in 2022, which represents approximately 0.9% of the total inventory. While this is significant, it is in line with the broader LA region, which saw an almost identical decline of 0.8%. Several submarkets were hit much harder, such as Brentwood, Burbank, Miracle Mile, and Woodland Hills, which lost 3-5% of their totals.*

Moreover, while many central business districts across the country currently face existential crises due to a lack of diversity in their office-dominant real estate market, DTLA’s appeal goes well beyond its office towers. This is evident from the significant commercial real estate sales in 2022. While buyers are certainly seeking value in the current marketplace, they are also demonstrating their faith in the future of the area.

Considering how 2022 started for DTLA, how it ended is testament to its resilience and enduring appeal. It is also validation of the vision of the Downtown Renaissance, which since 1999 has transformed the area from a purely commercial business district into a dynamic mixed-use community, active 24 hours a day, seven days a week. The success of that effort has ensured that while DTLA will continue to evolve, it is well-positioned to succeed in the future.

*Per CoStar Markets & Submarkets Report

Q4 KEY STATS

\$3.82

Average Class A Office Rent Per Square Foot

\$3.33

Apartment Asking Rent Per Square Foot

21.0% Office Vacancy Rate

93.1% Residential Occupancy Rate

\$157.20 Hotel RevPAR

Q4 KEY HIGHLIGHTS

Onni Group broke ground on its newest residential tower at Olympic and Hill.

THEA at Metropolis was sold by its developer, Greenland USA, to Northland, a division of Essex Homes, for \$504 million.

Café Basque opened at The Hoxton under Michelin-starred head chef Daniel Rose.

MARKET OVERVIEW

RESIDENTIAL	Q4 2022	Q4 2021
Apartment Occupancy Rate	93.1%	93.8%
Apartment Asking Rent PSF	\$3.33	\$3.35
Average Effective Rent Per Unit	\$2,822	\$2,810
Condo Sales	65	138
Condo Price PSF	\$678	\$678

Source: DTLA Life, CoStar

OFFICE	Q4 2022	Q4 2021
Vacancy Rate	21.0%	19.8%
Class A Rent PSF	\$3.82	\$3.80
Overall Rent PSF	\$3.67	\$3.70
YTD Net Absorption	-456,495	-854,408
YTD Leasing Activity	2.2m	1.8m

Source: CoStar

RETAIL	Q4 2022	Q4 2021
Vacancy Rate	6.8%	6.4%
Average Rent PSF	\$3.20	\$3.11
YTD Net Absorption	91,288	-108,587

Source: CoStar

HOTEL	Q4 2022	Q4 2021
YTD Occupancy Rate	68.2%	53.5%
YTD Average Daily Rate	\$230.60	\$180.36
YTD RevPAR	\$157.20	\$96.50

Source: CoStar

INVENTORY	Current Inventory	Under Construction	Total When Complete	Proposed
Residential Units				
Market Rate Rental	33,863	4,067	37,930	22,698
Condos	7,210	504	7,714	2,747
Affordable	12,742	621	13,363	3,418
Total	53,815	5,192	59,007	28,863
Projected Population*	92,024	8,878	100,902	
Office Space	40m SF	2.2m SF	42.2m SF	4.6m SF
Retail Space	4.3m SF	0.9m SF	5.2m SF	2.0m SF
Hotel Rooms	9,945	2,250	12,195	6,695

*1.8 residents per unit X 95% occupancy
Office Space Source: CBRE / Retail Space Source: CoStar

2022 MARKET HIGHLIGHTS

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 8th and Broadway
2130 Violet*	Arts District	Eight-story new construction with 100K SF of office space

*Project opened in Q4

COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
THEA at Metropolis*	1000 W. 8th St.	Northland	Greenland USA	\$504m
SB Apartments Portfolio (5 properties)	Multiple	Laguna Point Properties	Royalty Realty	\$402m
6th & Alameda Food & Produce Center	1205-1321 Wholesale St.	East End Capital	SunCal Companies	\$240m
The Aliso	950 E. 3rd St.	Legendary Development	Brookfield Properties	\$155m
800 S. Hope*	800 S. Hope St.	Verizon	CalSTRS	\$130m
Los Angeles Athletic Club	431 W. 7th St.	Stockdale Capital Partners	LAACO	\$44m
SP One-Twenty	120 S. San Pedro St.	Buck Design	Brickstar Capital	\$26.5m
Mart South*	124 E. Olympic Blvd.	Amrapur Overseas	Jamison Services	\$18m
816 Figueroa	816 S. Figueroa St.	Peykar Family Trust	AHA	\$14m
710 S. Broadway	710 S. Broadway	Faramarzi Family Trust	Gill Family Properties	\$12.2m
Alameda Trade Center	1651 Bay St.	Vocal Inc	Vision Produce Company	\$11.5m
Clifton's	648-654 S. Broadway	Robhana Group	Andrew Meieran	\$9m

* Sale completed in Q4

2022 MARKET HIGHLIGHTS

OFFICE LEASES SIGNED

Tenant	Property Name	Address	Type	Sq ft
SPARC	CMC	110 E. 9th St.	New	164,000
Buchalter	Wedbush Center	1000 Wilshire Blvd.	Renewal	82,335
Musick, Peeler & Garrett*	Bank of America Plaza	333 S. Hope St.	New	52,966
Virgin Hyperloop	ROW DTLA	777 S. Alameda	Expansion	49,800
Jackson Lewis P.C.	EY Plaza	725 S. Figueroa St.	Relocation	49,508
Alston & Bird*	City National 2Cal	350 S. Grand Ave.	New	47,567
Revolve Clothing	ROW DTLA	1318 W. 7th St.	New	42,250
HOK	ROW DTLA	777 Alameda St.	New	40,000
Spaces	Fine Arts Building	811 W. 7th St.	New	38,383
Lucas Museum of Narrative Art	The Bloc	700 S. Flower St.	New	25,400
Frandzel Robins Bloom & Csato	Wedbush Center	1000 Wilshire Blvd.	Renewal	24,250
Dykema Gossett	FourFortyFour South Flower	444 S. Flower St.	New	21,750
AC Martin Partners	Wilshire Grand Center	900 Wilshire Blvd.	Renewal	21,008
Grant Thornton	FourFortyFour South Flower	444 S. Flower St.	New	18,500

* Lease signed in Q4

FOOD AND BEVERAGE OPENINGS

Agua Viva

Asterid

Bar Clara

Basil and Cheese Café

Bike Shed Moto Co.

Bond Collective

Bossa Nova Brazilian Cuisine

Café Basque*

Civil Coffee

El Patron Cantina

Frank Coffee

Gusto Green

Guzzu Bento-ya

Gyu-Kaku Japanese BBQ

Hansei

Hearts & Flame

Inka Wasi Peruvian

Jollibee

La Conde

Mandolin Taverna

Marlou DTLA

Millet Crepe

Nakara

Native Son*

Pine & Crane

Pizzeria Bianco

Polanco DTLA

Rosemary Grill

San Laurel

Sawa

Smoke City Char Bar

Te Isshoku*

White Elephant

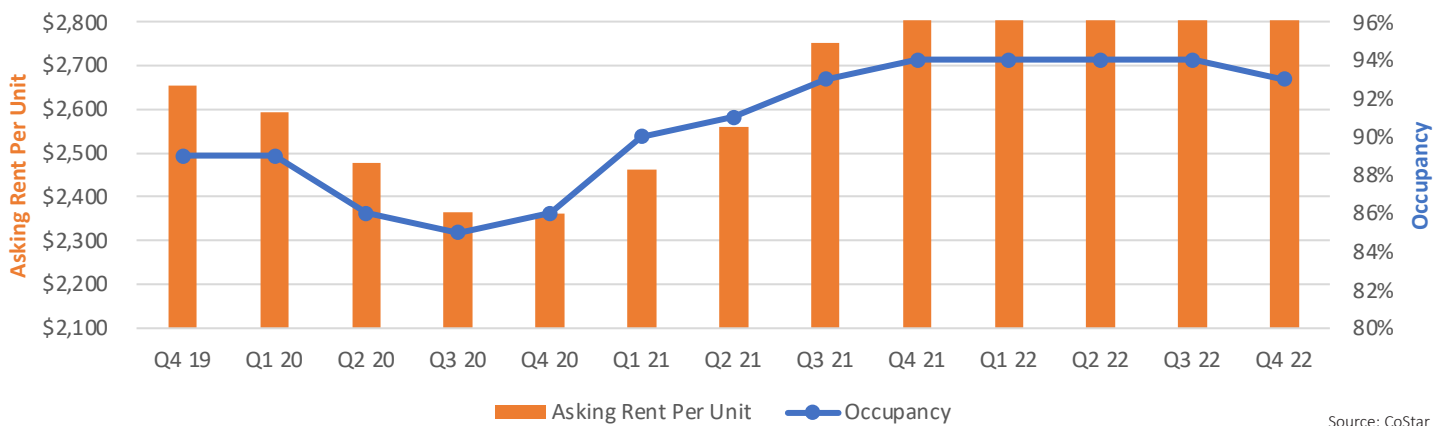
*Opened/Re-opened in Q4

QUARTERLY TRACKING STATS

RESIDENTIAL

The residential market has rebounded strongly after a substantial decline during the pandemic, with current rents and occupancy levels exceeding pre-pandemic record highs due to growing demand and a relative pause in new deliveries.

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

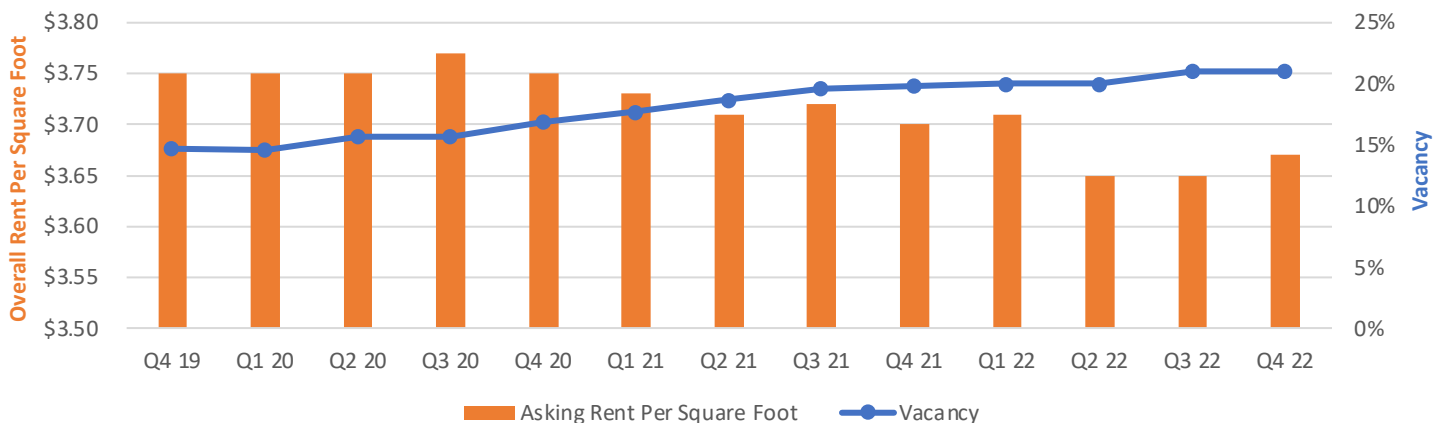


Source: CoStar

OFFICE

Vacancy continued to rise and rents declined slightly as uncertainty about return-to-work continued to dampen leasing activity across Southern California.

	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22
Vacancy	15%	15%	16%	16%	17%	18%	19%	20%	20%	20%	20%	21%	21%
Overall Rent Per SF	\$3.75	\$3.75	\$3.75	\$3.77	\$3.75	\$3.73	\$3.71	\$3.72	\$3.70	\$3.71	\$3.65	\$3.65	\$3.67



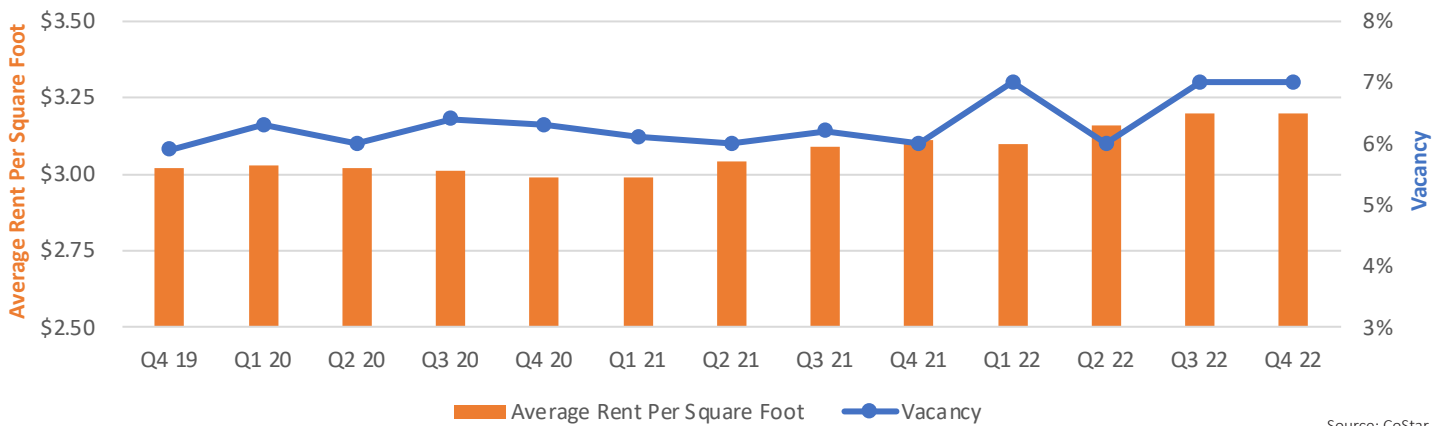
Source: CBRE

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	Q3 22	Q4 22
Vacancy	6%	6%	6%	6%	6%	6%	6%	6%	6%	7%	6%	7%	7%
Average Rent Per SF	\$3.02	\$3.03	\$3.02	\$3.01	\$2.99	\$2.99	\$3.04	\$3.09	\$3.11	\$3.10	\$3.16	\$3.20	\$3.20

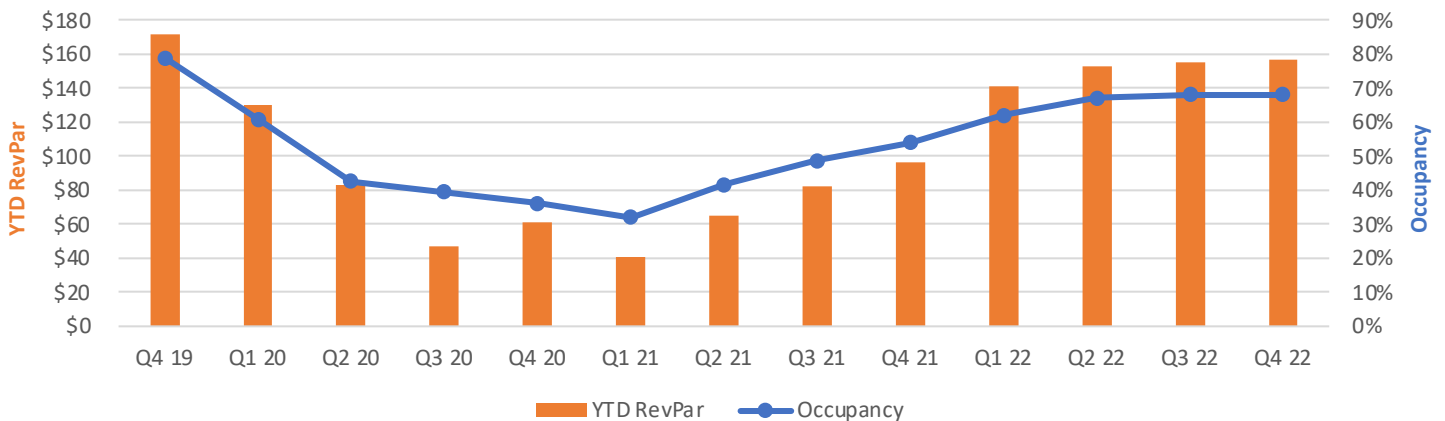


Source: CoStar

HOTEL

Although occupancy and RevPAR remain below pre-pandemic levels, both have made significant gains in 2022 and are now only 8% below where they were in 2019.

	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22
Occupancy	79%	61%	43%	40%	36%	32%	42%	49%	54%	62%	67%	68%	68%
YTD RevPAR	\$171	\$130	\$83	\$47	\$61	\$41	\$65	\$82	\$96	\$141	\$153	\$155	\$157

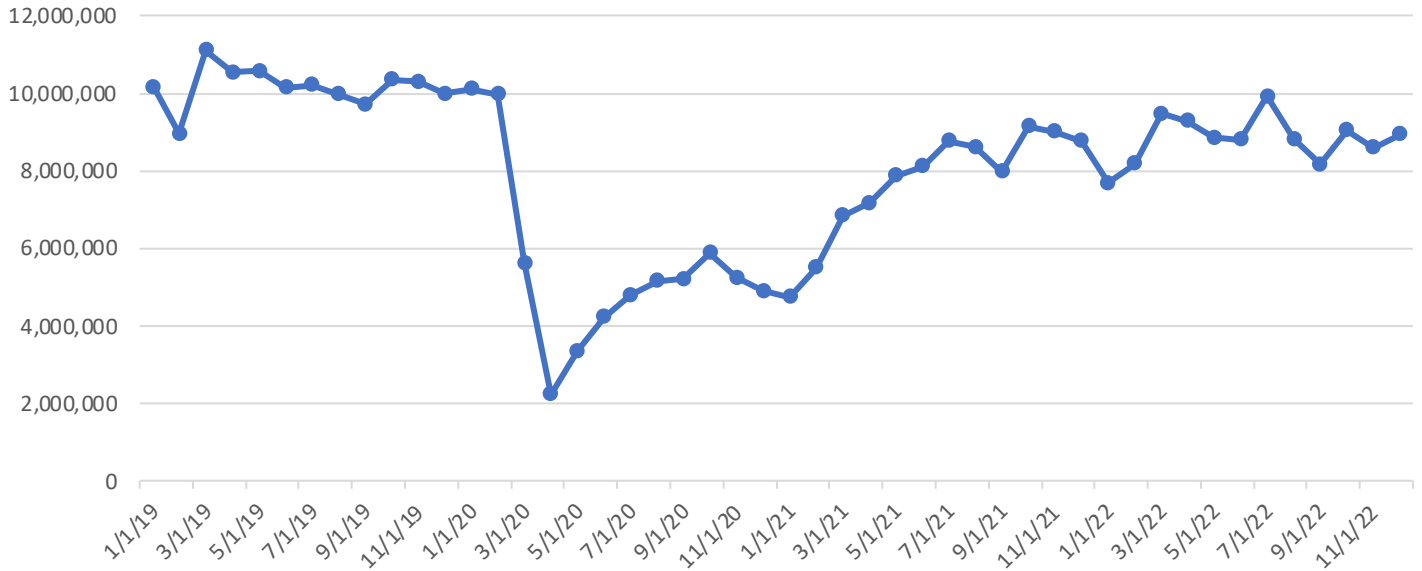


Source: CoStar

VISITATION INSIGHTS

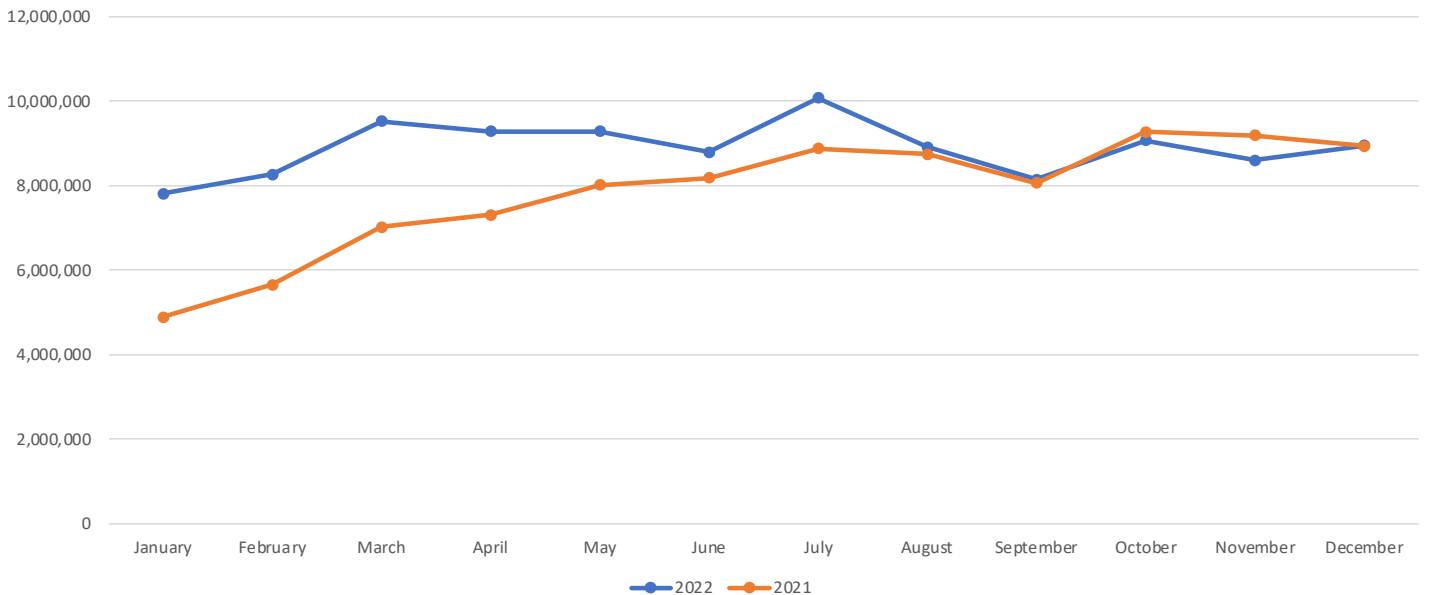
DTLA AVERAGE MONTHLY VISITS

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 now near pre-pandemic levels.



YEAR-OVER-YEAR COMPARISON

Visits to Downtown LA remained fairly consistent throughout 2022, solidifying the significant gains from the prior year. While still around 10% below the pre-pandemic average of 10 million visitors per month, given the continued reduction in workplace visits, this represents a strong return to form for the non-office sectors that draw people to DTLA.



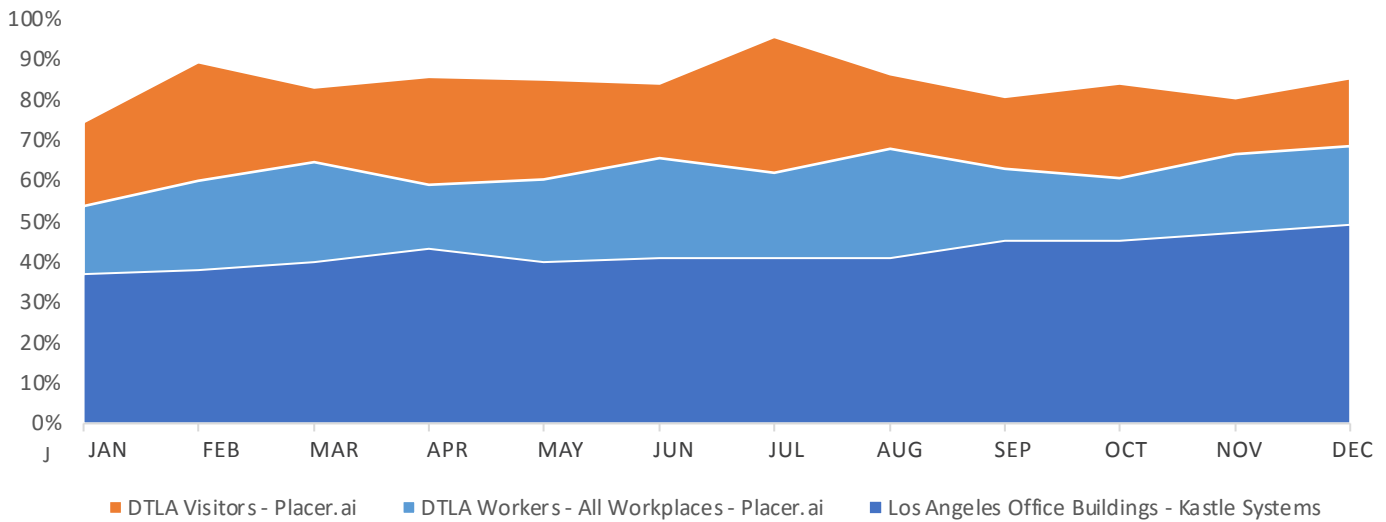
Source: Placer.ai

VISITATION INSIGHTS

MONTHLY VISITS 2022 VS. 2019

While office workplace occupancy in the greater LA market has only recently reached 50%, as reported by Kastle Systems*, 2022 visitation to all workplaces in DTLA (not just offices) reached 68% of pre-pandemic levels, a 26% improvement compared to the start of the year. At the same time, overall visitor activity has almost fully recovered, which speaks to the broader appeal and diversity of Downtown's economy.

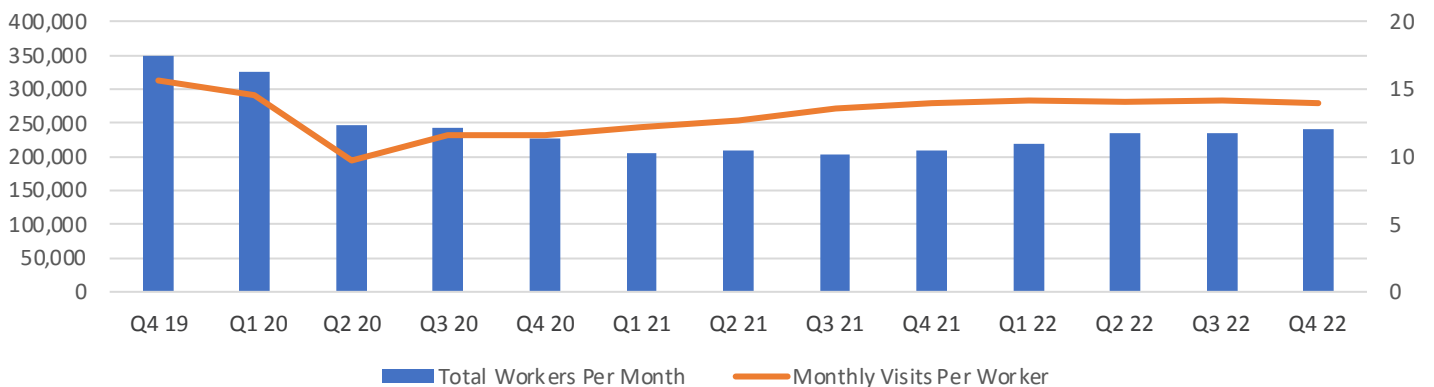
*Kastle Systems data is based on access control swipes at their customers' properties in select office markets and is not a representative statistical sample



MONTHLY WORKPLACE VISITATION

2022 saw meaningful gains in terms of workplace visitation, with the average number of visits per month in Q4 up by over 15% compared to Q4 2021.

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



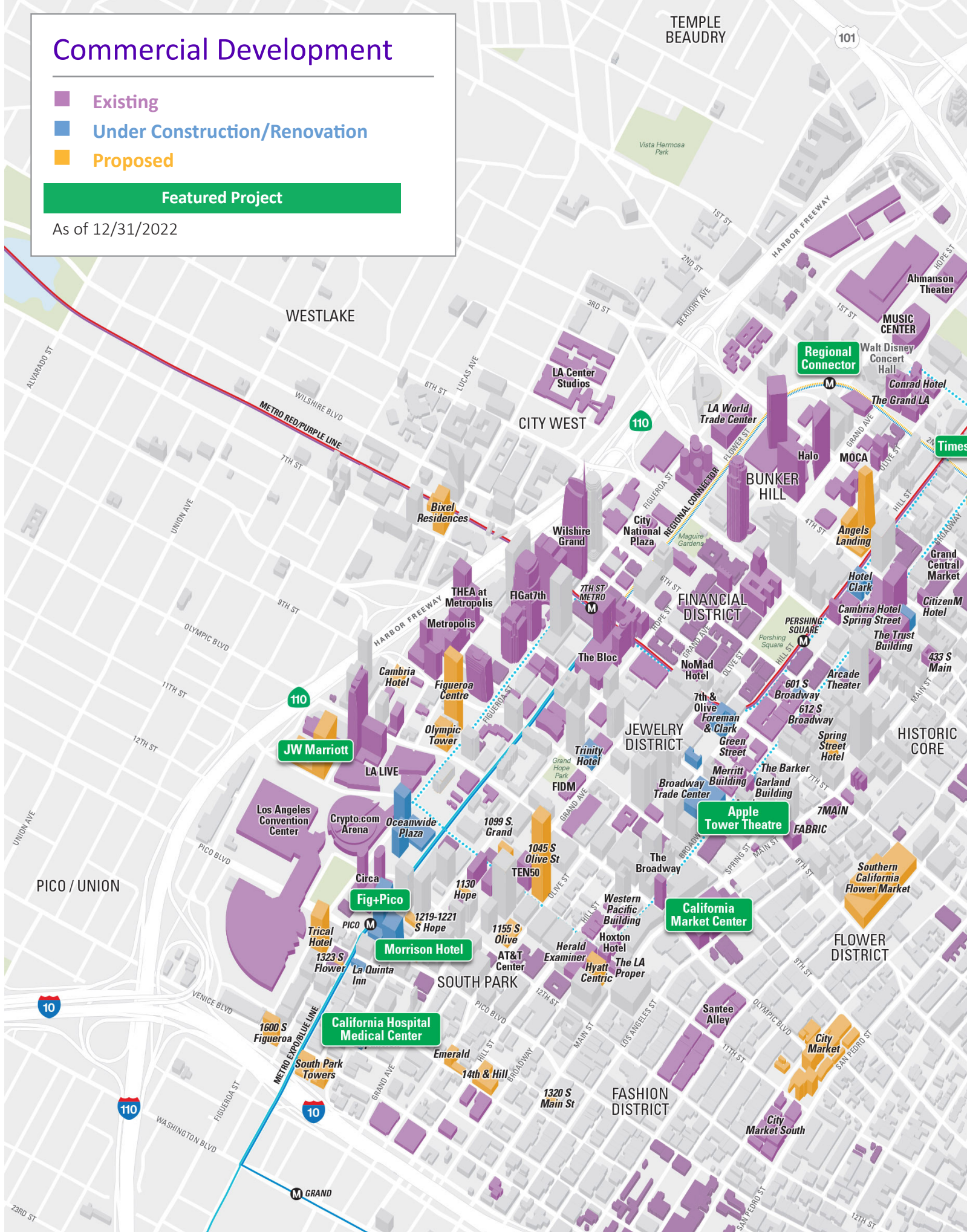
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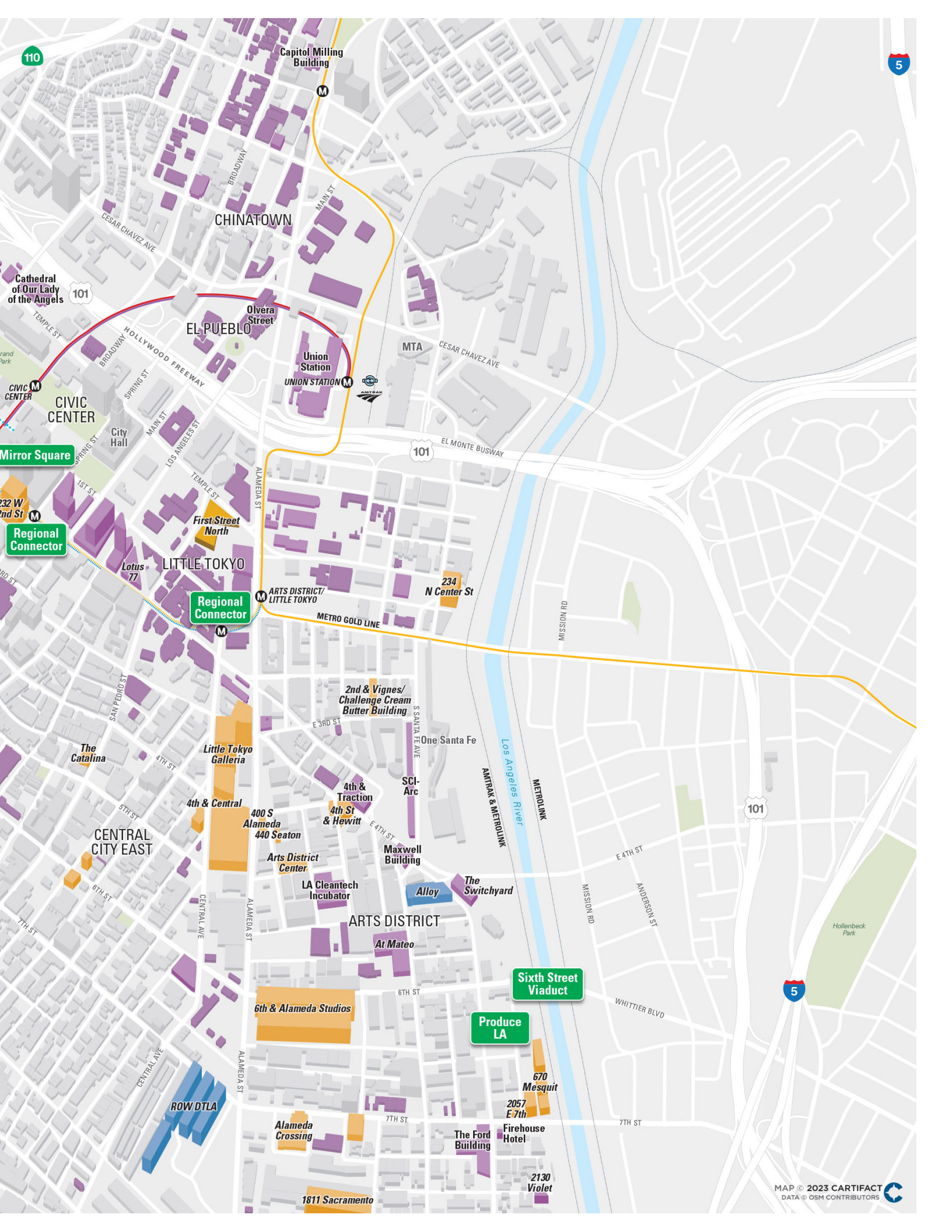
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 12/31/2022





110

5

Capitol Milling Building

CHINATOWN

EL PUEBLO

LITTLE TOKYO

ARTS DISTRICT

CENTRAL CITY EAST

Cathedral of Our Lady of the Angels

Mirror Square

Regional Connector

Regional Connector

Sixth Street Viaduct

Produce LA

ROW DTLA

Alameda Crossing

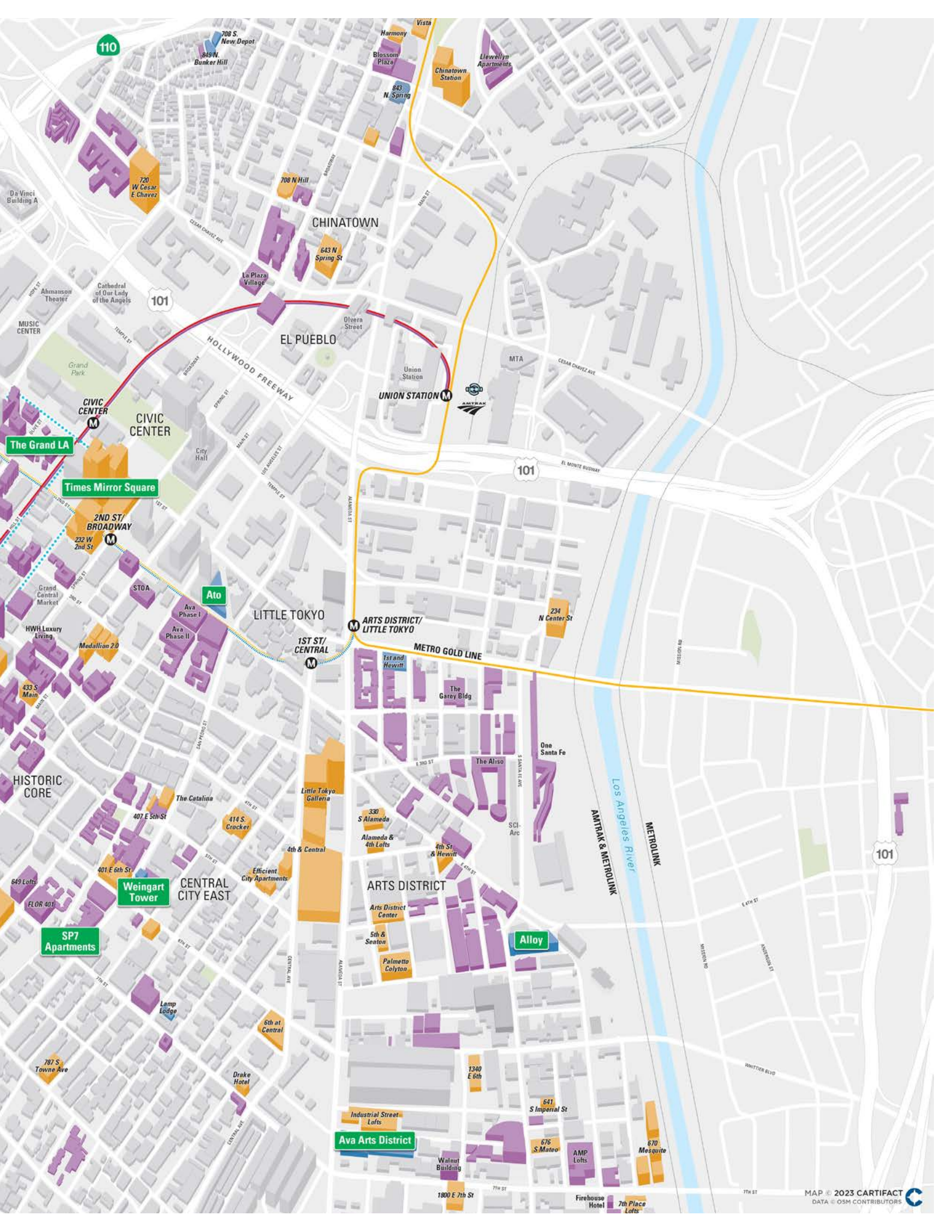
1811 Sacramento

670 Mesquit

2057 E 7th

Firehouse Hotel

2130 Violet



110

101

101

101

Da Vinci Building A

MUSIC CENTER

The Grand LA

HISTORIC CORE

SP7 Apartments

Ava Arts District

708 S. New Depot

720 W. Cesar E. Chavez

2ND ST/ BROADWAY

Weingart Tower

Ava Arts District

849 N. Bunker Hill

708 N Hill

2ND ST/ BROADWAY

407 E 5th St

787 S Towne Ave

Harmony

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Chinatown Station

La Plaza Village

2ND ST/ BROADWAY

4th & Central

6th at Central

Ellewellin Apartments

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Union Station

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

MTA

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Arts District/ Little Tokyo

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

1st and Hewitt

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

The Garey Bldg

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

The Aliso

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

One Santa Fe

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

SCI-Arc

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Alloy

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Arts District Center

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

5th & Serrano

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Palmetto Colyton

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Industrial Street Lofts

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

641 S Imperial St

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

676 S Mateo

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

AMP Lofts

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

670 Mesquite

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Walnut Building

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

1340 E 6th

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

1800 E 7th St

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

Firehouse Hotel

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

7th Place Lofts

643 N Spring St

2ND ST/ BROADWAY

414 S Crocker

Drake Hotel

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED-USE							
ARTS DISTRICT							
Alloy	520 S. Mateo St.	475	—	105,000	20,000	2023	Carmel Partners
HISTORIC CORE							
Broadway Trade Center	801 S. Broadway	—	150	624,500	345,000	TBD	Waterbridge Capital
SOUTH PARK							
Oceanwide Plaza	11th & Figueroa	504 C	184	—	150,000	TBD	Oceanwide Holdings
RESIDENTIAL							
ARTS DISTRICT							
AVA Arts District	668 S. Alameda St.	475	—	—	61,000	2023	AvalonBay Communities
CHINATOWN							
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
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
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
Olympic and Hill	1000-1034 S. Hill St.	700	—	—	15,000	2025	Onni 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	—	—	2023	PNK Group
SOUTH PARK							
AC/Moxy Hotel	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	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	2022	Satila Studios
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2023	Dignity Health
TOTAL UNDER CONSTRUCTION		5,192 Residential Units	2,250 Hotel Rooms	2,160,000 Office Sq. Ft.	927,000 Retail Sq. Ft.		TOTAL # OF PROJECTS = 33

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
MAJOR MIXED-USE						
ARTS DISTRICT						
2110 Bay St.	2110 Bay St.	110	—	113,000	51,000	Bay Capital Fund
670 Mesquit St.	670 Mesquit St.	308	236	944,000	136,000	Vella Group
Arts District Center	1101 E. 5th St.	129 C	113	—	72,500	Arts District Development, LLC
2117 E. Violet St.	2117-2143 E. Violet St.	347	—	187,000	22,000	Onni Group
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
Fourth & Central	400 S. Central Ave.	949/572 C	68	411,000	101,000	Continuum Partners
2045 E. Violet St.	2045 E. Violet St.	—	—	435,000	15,500	Hines and Access Industries
BUNKER HILL						
Angels Landing	361 S. Hill St.	252/180 C	515	—	72,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
CIVIC CENTER						
Onni Times Square	100 S. Broadway	1,127	—	307,000	69,000	Onni Group
222 W. 2nd St.	222 W. 2nd St.	680	—	—	10,000	Tribune Real Estate Holdings
FASHION DISTRICT						
City Market	9th & San Pedro	948	210	TBD	225,000	Peter Fleming
LITTLE TOKYO						
Little Tokyo Galleria	333 S. Alameda St.	994	—	—	100,000	TBD
SOUTH PARK						
Olympic Tower	813 W. Olympic Blvd.	374 C	373	33,500	65,000	Neman Real Estate Development
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
4th St & Hewitt	940 E. 4th St.	93	—	—	20,000	Shoreham Capital
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
ARTS DISTRICT (Cont.)						
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
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

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	—	—	5,600	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						
Alveare	1405 S. Broadway	335	—	—	—	Related/Weingart Center
Arris	1201 S. Grand Ave.	312	—	—	7,000	City Century
Vara	1233 S. Grand Ave.	148 C	—	—	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	—	—	6,500	Oxley Place, LLC
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	—	—	40,000	City Century
1045 S. Olive St.	1045 S. Olive St.	794	—	—	12,500	Crescent Heights
Onyx Phase 2	1301 S. Hope St.	248	—	—	30,000	Jade Enterprises
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
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,500	Mack Urban / AECOM
1200 S. Olive St.	1200 S. Olive St.	356	—	—	TBD	Relevant Group

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
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						
Mama Shelter	124 E. Olympic Blvd.	—	149	—	—	Jamison
HISTORIC CORE						
Spring Street Hotel	631-633 S. Spring St.	—	170	—	—	Lizard Capital
5th and Hill	319-323 W. 5th St.	31C	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
ADLA Campus	6th & Alameda	—	—	292,000	—	East End Capital
8th & Alameda Studios	2000 E. 8th St.	—	—	200,000	—	Atlas Capital Group
1811 Sacramento	1811 E. Sacramento St.	—	—	290,000	—	Skanska
Alameda Crossing	1716 E. 7th St.	—	—	290,000	—	Prologis
TOTAL PROPOSED		28,863 Residential Units	6,695 Hotel Rooms	4,594,000 Office Sq. Ft.	1,962,000 Retail Sq. Ft.	TOTAL # OF PROJECTS = 111

FEATURED PROJECTS

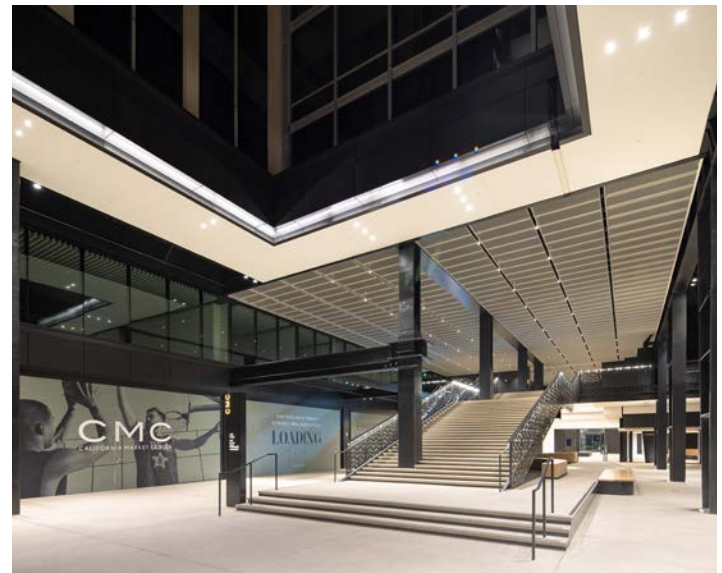
Now Open



MAJOR MIXED-USE
THE GRAND LA

Developer: The Related Companies

Designed by Frank Gehry this signature project on Bunker Hill officially opened in July. 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

Having completed its \$170M renovation, this 1.8M SF property attracted the two largest recent leases in DTLA, with Adidas and SPARC each taking over 100K SF.

FEATURED PROJECTS

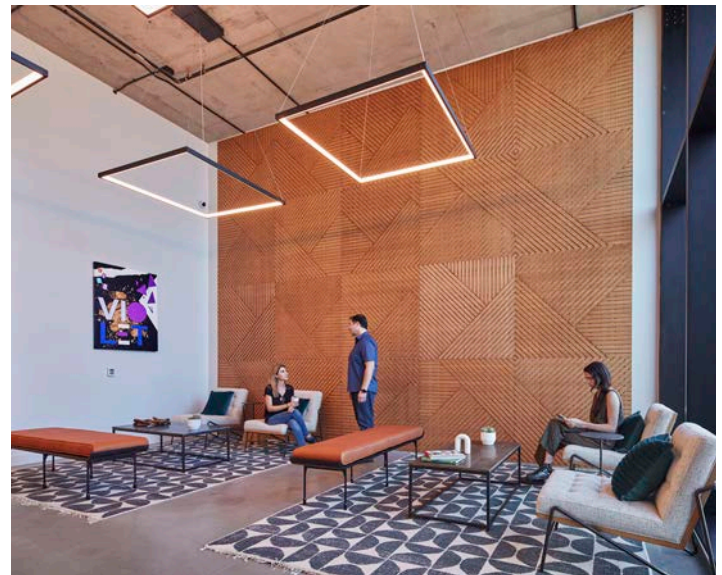
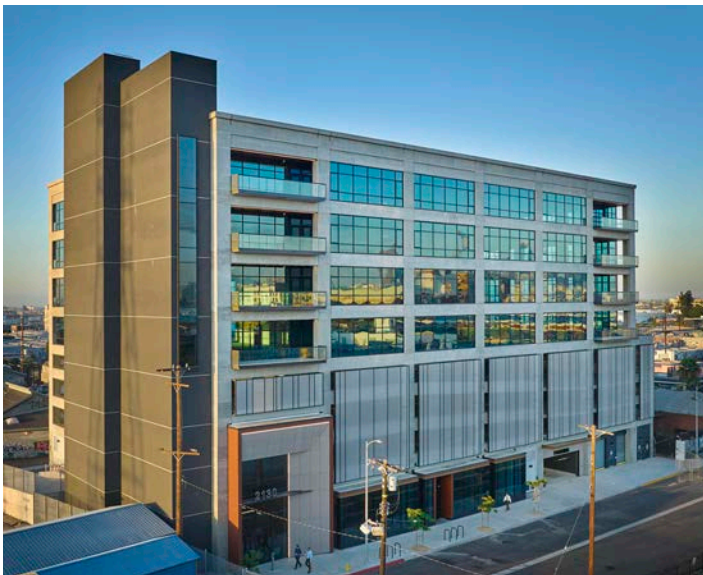
Now Open



CIVIC & CULTURAL
SIXTH STREET VIADUCT

Developer: City of Los Angeles

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



OFFICE
2130 VIOLET

Developer: Lowe/Related

New office construction just completed in the Arts District, rising eight stories with over 100K SF of office space and on-site parking.

FEATURED PROJECTS

Now Open



RETAIL
HALO

Developer: Brookfield Properties
Next generation food hall with several prominent tenants such as Danny Boy's Pizza and Shake Shack opened in 2021.



RETAIL
APPLE TOWER THEATRE

Developer: Apple
The highly anticipated Apple Store at the historic Tower Theater opened in late 2021, anchoring a growing shopping district on Broadway.

FEATURED PROJECTS

Now Open



OFFICE
PRODUCE LA

Developer: Continuum Partners

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



RESIDENTIAL
SP7 APARTMENTS

Skid Row Housing Trust

81 units of permanent supportive housing featuring outdoor gardens, laundry facilities, and designated services space.

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
AC/MOXY HOTEL

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 soon at this 77-unit condo project in Little Tokyo that is nearing completion.



RESIDENTIAL
EMERALD

Developer: Jade Enterprises

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

FEATURED PROJECTS

Under Construction



AFFORDABLE HOUSING

WEINGART TOWER 1A

Developer: Weingart Center Foundation

One of the largest permanent supportive housing projects in DTLA, this 19-story development includes 278 units.



RESIDENTIAL

AVA ARTS DISTRICT

Developer: AvalonBay

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



RESIDENTIAL

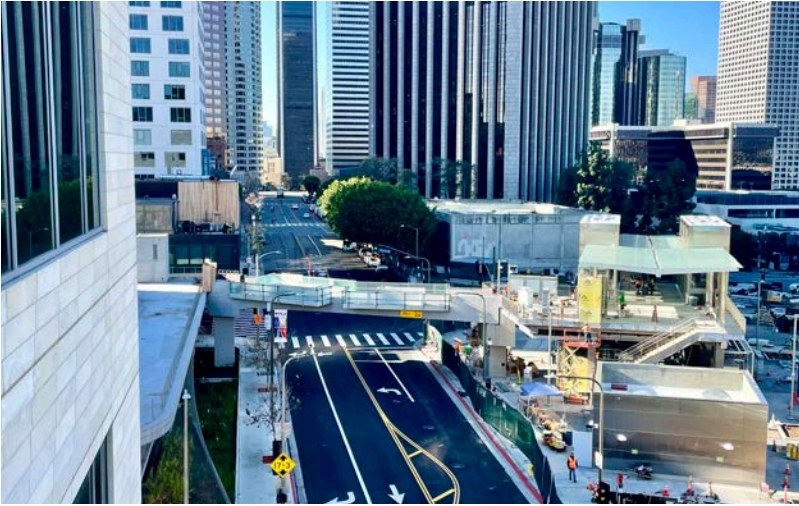
OLYMPIC & HILL

Developer: Onni Group

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

FEATURED PROJECTS

Under Construction



CIVIC & CULTURAL **REGIONAL CONNECTOR**

Developer: Metro

This 1.9-mile, \$1.58 billion underground light rail extension, set to open in the coming months, will provide a one-seat ride for north/south and east/west travel across Los Angeles County through the heart of Downtown.



RESIDENTIAL **1317 GRAND**

Developer: Housing Diversity Corporation

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



CIVIC & CULTURAL **CALIFORNIA HOSPITAL MEDICAL CENTER**

Developer: Dignity Health California

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

FEATURED PROJECTS

Proposed



MAJOR MIXED-USE
ANGELS LANDING
361 S. Hill St.

Developer: Peebles Corporation,
Macfarlane Partners, Claridge Properties
Design: Handel Architects

Planned two-tower development to feature luxury hotel venues, spacious condos & apartments featuring panoramic views, and a terraced, ground-level, open-air public plaza.



HOTEL
**JW MARRIOTT LA
CONVENTION CENTER EXPANSION**
900 W. Olympic Blvd.

Developer: AEG and Plenary Group
Design: Gensler, Populous, Olin

700,000 SF expansion of the existing hotel will add 861 new hotel rooms at LA Live.



MAJOR MIXED-USE
ONNI TIMES SQUARE
100 S. Broadway

Developer: Onni Group
Design: Solomon Cordwell Buenz (SCB)
and CallisonRTKL (CRTKL)

Proposed high-rise towers to replace 1973 addition will include over 1,000 apartments, 70K SF of retail, and revitalization of the original 1935 building.

FEATURED PROJECTS

Proposed



RESIDENTIAL
PARK CENTRAL
754 S. Hope St.

Developer: Mitsui Fudosan
Design: Gensler

580 market-rate residential units, 7,500 SF of retail, 37K SF for a charter school.



RESIDENTIAL
**RESIDENCES AT
333 SOUTH HOPE STREET**
333 S. Hope St.

Developer: Brookfield Properties
Design: ARGE Architecture

Residential tower at Bank of America Plaza will include over 350 residential units in the heart of Bunker Hill.



MIXED-USE HOTEL
MORRISON HOTEL
1220-1246 South Hope Street

Developer: Relevant Group
Design: SHoP Architects

Proposed development would both renovate the original 1914 property and build a new 15-story tower with 444 guest rooms.

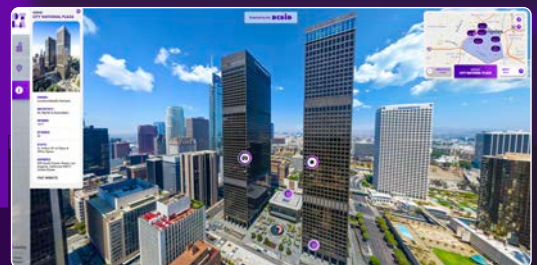
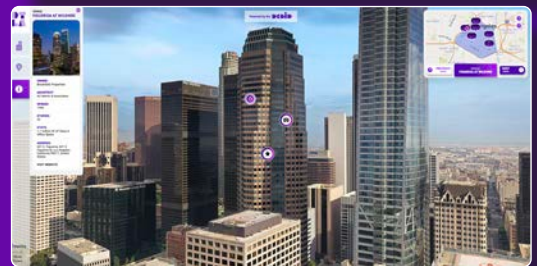
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SCAN



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