

DOWNTOWN LA MARKET REPORT



Photo by Hunter Kerhart

EXECUTIVE SUMMARY

Predictably, the Q2 2020 Market Report reflects a Downtown LA economy on hold, with a dramatic slowdown in activity and very few transactions – leases or sales – in the residential, office, and retail sectors.

The two biggest office leases of the quarter were both for government agencies that had been well under way prior to the pandemic. LADWP signed a new lease for 132K SF and the US Army Corps of Engineers renewed their 115K SF lease. In residential, Q2 saw the opening of HWH Luxury Living, with 188 units in the historic Hellman Building at 4th and Spring, and the groundbreaking of Lamp Lodge, 82 affordable units from Meta Housing.

While there were only modest rent declines in these sectors, this can be attributed to the lack of transactions. In hospitality, on the other hand, the pandemic’s impact on tourism was immediate, with Revenue Per Room dropping by over 50% compared to last year.

With much of the office population working remotely and public health restrictions in place, the retail sector struggled, with most establishments operating on a reduced basis and some closing altogether. On a brighter note, many of DTLA’s local businesses found innovative ways to sustain themselves, and a few intrepid entrepreneurs even opened new locations this quarter. The historic civil unrest that occurred in the middle of the quarter temporarily impacted ongoing operations but did not, in and of itself, result in an overall lack of confidence in DTLA.

On the development front, it is worth noting that construction began or continued on 45 projects, with 4,844 residential units. With an additional 29,298 units in the pipeline, and regional demand for housing unlikely to decline over the long-term, the residential sector has thus far been relatively stable, albeit with somewhat higher vacancy and lower average rents and sales prices.

Despite daunting current conditions, we remain confident about Downtown’s future because the fundamentals that have driven our growth over the last two decades – our dynamic business ecosystem, unparalleled transportation access, world-class cultural offerings, vibrant urban lifestyle, and passionate local community – will reemerge as the crisis fades and power our revitalization.

We believe the Downtown Center BID’s role as trusted source of information on the DTLA market is more important now than ever, and we remain committed to providing you with relevant and timely data and analysis to assist you in critical decision-making as we navigate through recovery.

Sincerely,

Suzanne Holley, *President & CEO*

Downtown Center BID

Q2 KEY STATS

\$3.90

Average Class A Office
Rent Per Square Foot

15.7% Office vacancy rate

1.1m Square Feet YTD total office lease activity

\$82.90 YTD Hotel RevPar

\$3.05

Apartment Asking Rent
Per Square Foot

Q2 KEY HIGHLIGHTS

LADWP signed a lease for 132,000 SF

US Army Corps of Engineers renewed their lease for 115,000 SF

HWH Luxury Living opened with 188 units at **4th and Spring**

Construction began on 82 affordable units from **Meta Housing** at **660 Stanford**

MARKET OVERVIEW

RESIDENTIAL	Q2 2020	Q2 2019
Apartment Occupancy Rate	85.6%	87.2%
Apartment Asking Rent PSF	\$3.05	\$3.27
Average Effective Rent Per Unit	\$2,443	\$2,615
Condo Sales	67	80
Condo Price PSF	\$634	\$698

Source: DTLA Life, CoStar

OFFICE	Q2 2020	Q2 2019
Vacancy Rate	15.7%	15.0%
Class A Rent PSF	\$3.90	\$3.80
Overall Rent PSF	\$3.75	\$3.72
YTD Net Absorption	-246,815	-179,959
YTD Leasing Activity	1.1m	2.3m

Source: CBRE

RETAIL	Q2 2020	Q2 2019
Vacancy Rate	6.6%	6.2%
Average Rent PSF	\$3.01	\$3.00
YTD Net Absorption	-132,986	-297,969

Source: CoStar

HOTEL	Q2 2020	Q2 2019
YTD Occupancy Rate	42.5%	80.1%
YTD Average Daily Rate	\$194.85	\$220.91
YTD RevPAR	\$82.90	\$170.93

Source: LA Tourism and Convention Board

RESIDENTIAL INVENTORY	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	27,389	29,815	2,347	32,162	24,118
Condos	829	5,931	6,760	1,938	8,698	3,008
Affordable	8,371	3,919	12,290	559	12,849	2,172
Total	11,626	37,239	48,865	4,844	53,709	29,298
Estimated Population			83,559	8,283	91,842	

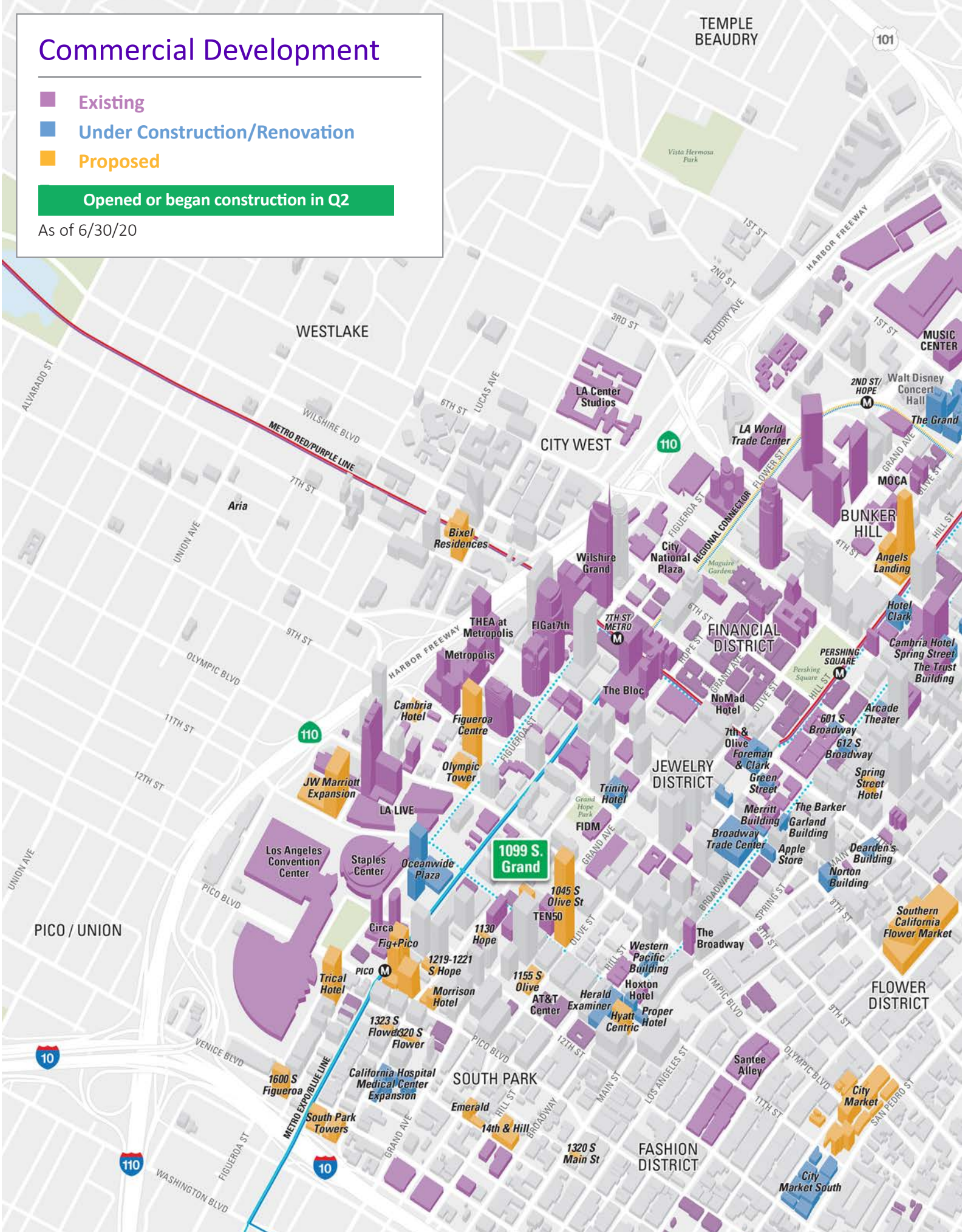
Estimated Population = # of units x 1.8 residents per unit x 95% occupancy rate

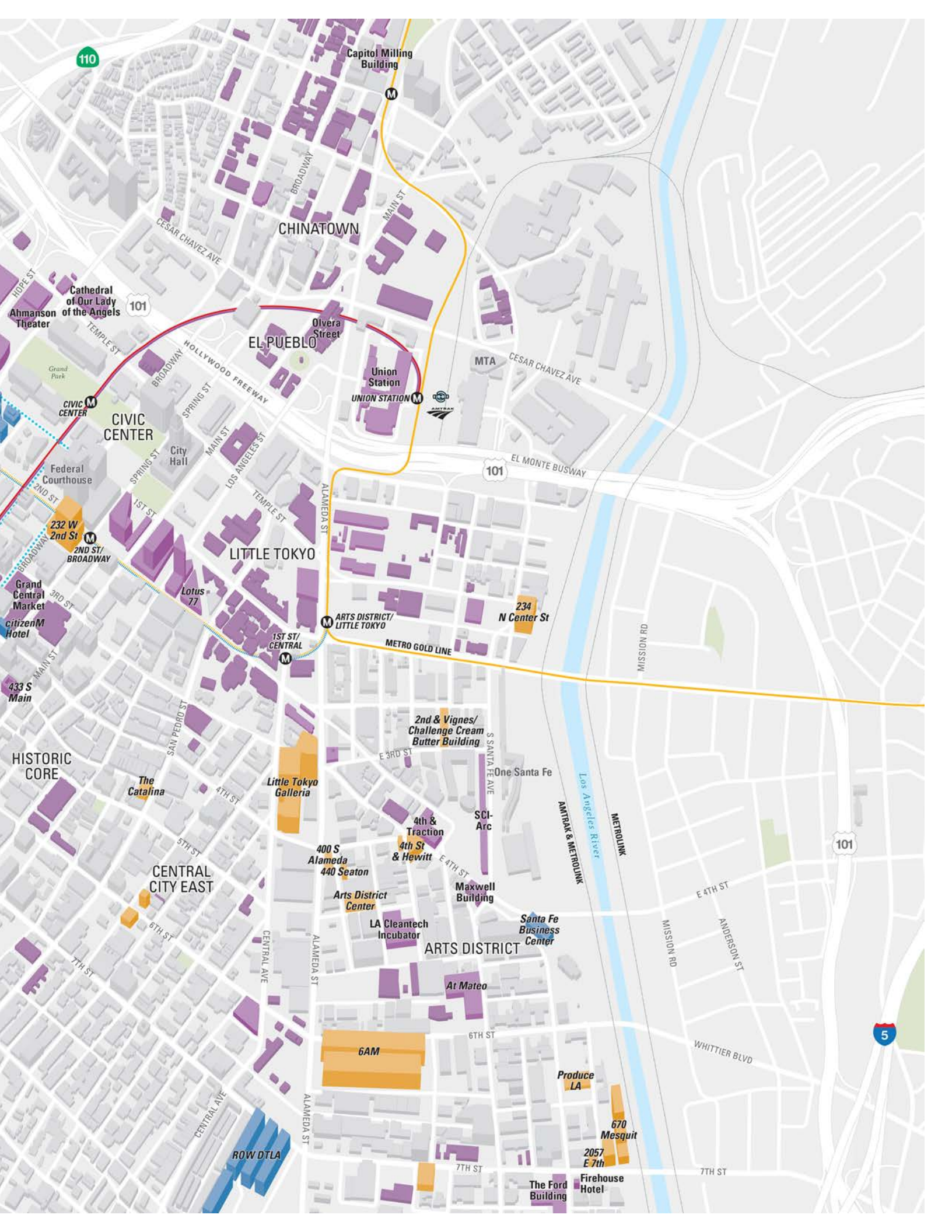
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q2

As of 6/30/20





110

Capitol Milling Building

CHINATOWN

Cathedral of Our Lady of the Angels
Ahmanson Theater

101

EL PUEBLO

Union Station

CIVIC CENTER

Federal Courthouse

Grand Central Market
citizenM Hotel

LITTLE TOKYO

ARTS DISTRICT/
LITTLE TOKYO

HISTORIC CORE

The Catalina

Little Tokyo Galleria

2nd & Vignes/
Challenge Cream
Butter Building

CENTRAL CITY EAST

4th & Traction

4th St & Hewitt

SCI-Arc

400 S Alameda

440 Seaton

Maxwell Building

Santa Fe Business Center

LA Cleantech Incubator

ARTS DISTRICT

At Mateo

6AM

Produce LA

670 Mesquit

The Ford Building

Firehouse Hotel

ROW DTLA

101

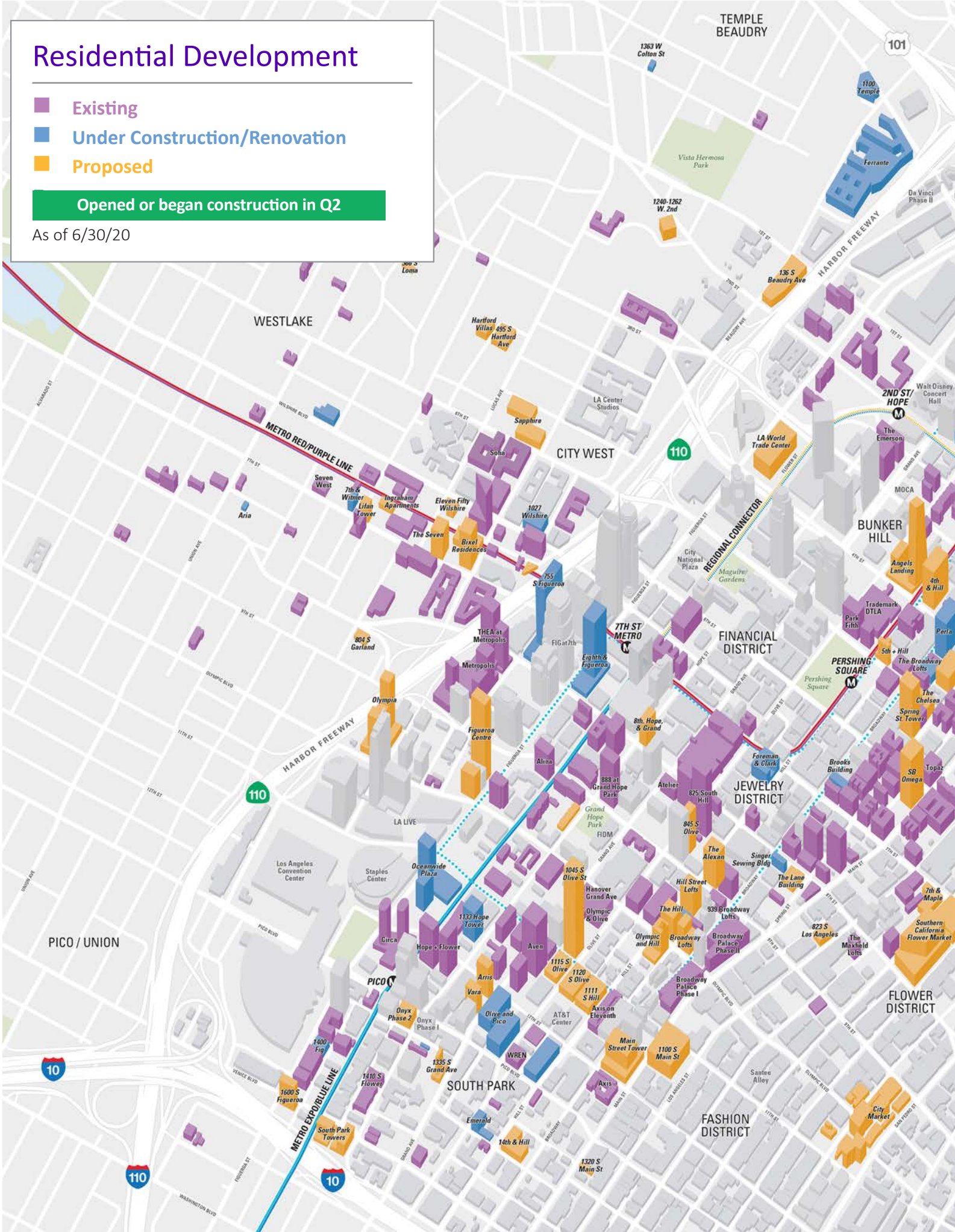
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Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q2

As of 6/30/20



UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED USE							
ARTS DISTRICT							
520 S. Mateo St.	520 S. Mateo St.	475	—	105,000	20,000	2023	Carmel Partners
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
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.
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
Eighth & Figueroa	744 S. Figueroa St.	438	—	—	7,500	2022	Mitsui Fudosan
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
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
Lamp Lodge	660 Stanford Ave.	82	—	—	—	2022	Metal Housing Corp.
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		4,844 Residential Units	1,816 Hotel Rooms	2,775,000 Office Sq. Ft.	1,105,000 Retail Sq. Ft.	TOTAL # OF PROJECTS = 45	

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
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.
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						
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	Maxxam 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
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

PROPOSED

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

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE						
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.	175	—	—	8,500	Little Tokyo Service Center
SOUTH PARK						
Arris	1201 S. Grand Ave.	312	—	—	7,000	City Century
Vara	1233 S. Grand Ave.	148 C	—	—	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	—	—	6,500	Oxley Place, LLC
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	—	—	40,000	City Century
Olympic and Hill	1000-1034 S. Hill St.	700	—	—	15,000	Onni Group
1045 S. Olive St.	1045 S. Olive St.	794	—	—	12,500	Crescent Heights
Onyx Phase 2	1301 S. Hope St.	248	—	—	30,000	Jade Enterprises
1335 S. Grand Ave.	1323-1349 S. Grand Ave.	284	—	—	6,500	M&A Gabae
1334 S. Flower St.	1334-1348 S. Flower St.	177	—	—	2,500	The Condor
The Eden	1340 S. Hill St.	233	—	—	9,000	Suncoast Hill Street, LLC
1111 S. Hill St.	1111 S. Hill St.	319 C	160	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,000	Mack Urban / AECOM
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

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
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.	31C	190	—	—	JMF Development
SOUTH PARK						
Fig+Pico	Figueroa St. & Pico Blvd.	—	1,162	—	13,000	Lightstone
Morrison Hotel	1246 S. Hope St.	135	450	—	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
1099 Grand	1099 S. Grand Ave.	—	160	—	—	AEG
1130 S. Hope	1130 S. Hope St.	—	144	—	—	Bryan Domyan
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		29,298 Residential Units	9,437 Hotel Rooms	2,799,000 Office Sq. Ft.	2,094,923 Retail Sq. Ft.	TOTAL # OF PROJECTS = 121

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.



JUST OPENED
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.



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
APPLE STORE

Developer: Apple

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



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

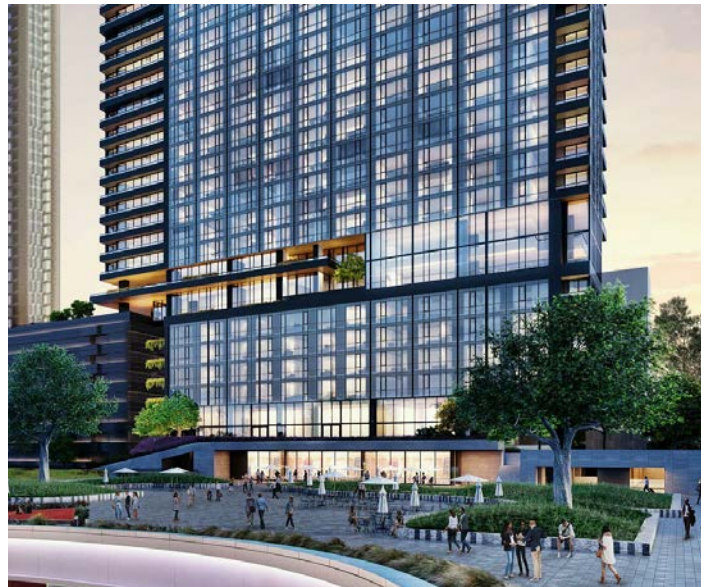
The Sixth Street Viaduct is being replaced. The new bridge will enhance the connection between the Arts District and historic Boyle Heights. Completion is scheduled for 2023.



UNDER CONSTRUCTION
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.



UNDER CONSTRUCTION
755 S. FIGUEROA

Developer: Brookfield

Situated behind FIGat7th, this residential tower will rise to 64 stories and contain 784 residential units.

ABOUT THE DCBID

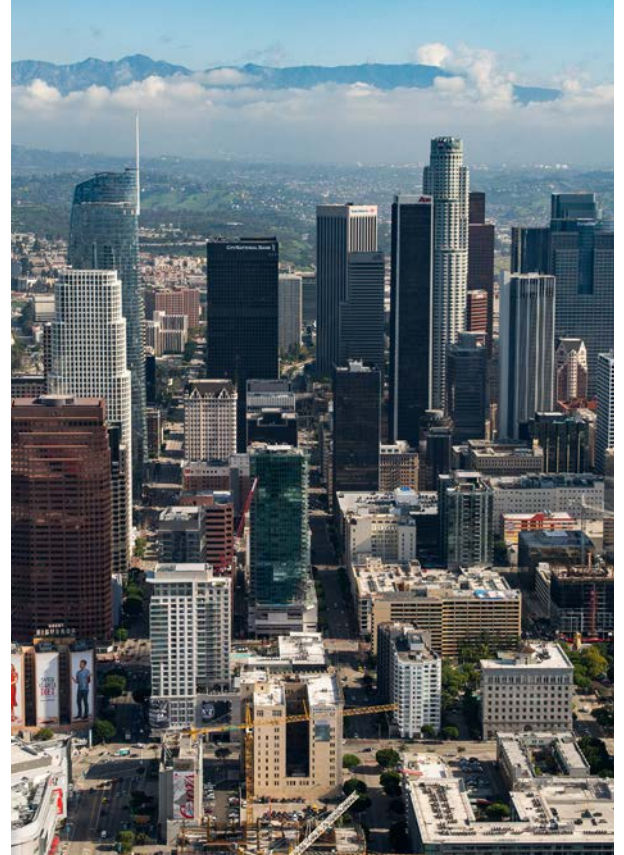
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of nearly 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the quality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

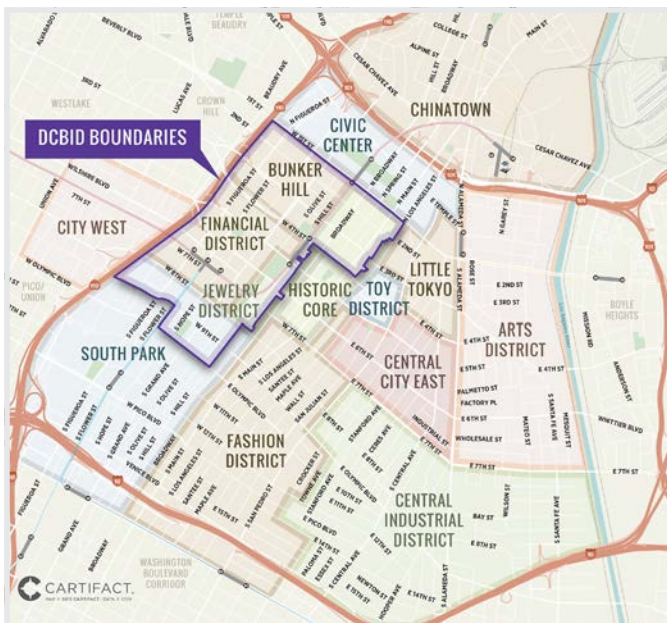


PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE:

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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.