

# DOWNTOWN LA MARKET REPORT



Photo of *The Grand* by Hunter Kerhart

# EXECUTIVE SUMMARY


Downtown LA continued to deal with the economic impacts of the pandemic in Q3, with minimal activity across all sectors. While the hotel market saw dramatic drops in occupancy and RevPar, residential, office, and retail stats appear to have stabilized, at least for now. Despite the lack of movement for the short term, there are bright lights on the horizon, with multiple real estate deals and projects that opened, got underway, or progressed significantly through the quarter.

Chief among them were groundbreaking at Lightstone Group’s Fig+Pico hotel development across from the Convention Center and Lowe’s 2130 Violet, a 113,000 square-foot office project in the Arts District. Similarly, two significant deals closed in the third quarter, with Silverstein Properties’ acquisition of the US Bank Tower on Bunker Hill for \$430 million and AvalonBay Communities’ purchase of the Showa Marine Cold Storage site in the Arts District, which is fully entitled for a mixed use development consisting of 475 live/work units and just under 50,000 square feet of retail space.

These activities are noteworthy in the present environment because they represent significant investments based on confidence in the long-term fundamentals of DTLA. While it was Silverstein Properties Chairman Larry A. Silverstein who was quoted saying, “I believe in the future of Downtown Los Angeles,” the moves made by Lowe, Lightstone, and AvalonBay this quarter resound this message just as clearly.

We are reassured about the future prospects of DTLA by these and other ongoing investments and development activity throughout Downtown. Residents, workers and visitors remain passionate about their neighborhood, and investors and developers alike see great opportunity in the city center. Once the effects of the pandemic begin to ease, DTLA will be well positioned for recovery and continued revitalization.

Sincerely,  
**Suzanne Holley**, *President & CEO*  
 Downtown Center BID



**Together**  
**DTLA**

Everyone has been impacted by the COVID-19 pandemic. We know DTLA will get through this unprecedented time by working together and supporting each other. Please support your fellow DTLA community by buying from local businesses. Take-out, delivery, online retail, virtual classes, and gift-cards are all great ways to support the DTLA community. We are together, DTLA.

**DOWNTOWNLA.COM/  
 TOGETHERDTLA**

### Q3 KEY STATS

<b>\$3.91</b>		<b>\$2.98</b>
Average Class A Office Rent Per Square Foot		Apartment Asking Rent Per Square Foot

- 15.7%** Office vacancy rate
- 1.3m** Square Feet YTD total office lease activity
- \$47.29** YTD Hotel RevPar

### Q3 KEY HIGHLIGHTS

- The US Bank Tower** was purchased by Silverstein for \$430m
- AMP Lofts** and 1133 Hope Tower opened with a combined 520 apartments
- Lightstone** began construction on their 1,162 room Fig+Pico project

# MARKET OVERVIEW

## RESIDENTIAL

	Q2 2020	Q2 2019
Apartment Occupancy Rate	85.0%	89.5%
Apartment Asking Rent PSF	\$2.98	\$3.25
Average Effective Rent Per Unit	\$2,402	\$2,642
Condo Sales	82	79
Condo Price PSF	\$662	\$690

Source: DTLA Life, CoStar

## OFFICE

	Q2 2020	Q2 2019
Vacancy Rate	15.7%	14.7%
Class A Rent PSF	\$3.91	\$3.88
Overall Rent PSF	\$3.77	\$3.78
YTD Net Absorption	-579,160	109,245
YTD Leasing Activity	1.4m	3.0m

Source: CBRE

## RETAIL

	Q2 2020	Q2 2019
Vacancy Rate	6.4%	5.0%
Average Rent PSF	\$2.93	\$2.98
YTD Net Absorption	-149,986	-190,636

Source: CoStar

## HOTEL

	Q2 2020	Q2 2019
YTD Occupancy Rate	39.5%	79.7%
YTD Average Daily Rate	\$181.49	\$217.53
YTD RevPAR	\$47.29	\$173.46

Source: LA Tourism and Convention Board

## RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	27,909	30,335	2,027	32,362	24,118
Condos	829	5,931	6,760	1,738	8,498	3,008
Affordable	8,371	3,919	12,290	559	12,849	2,172
<b>Total</b>	<b>11,626</b>	<b>37,759</b>	<b>49,385</b>	<b>4,324</b>	<b>53,709</b>	<b>29,298</b>

Estimated Population

84,448

7,394

91,842

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

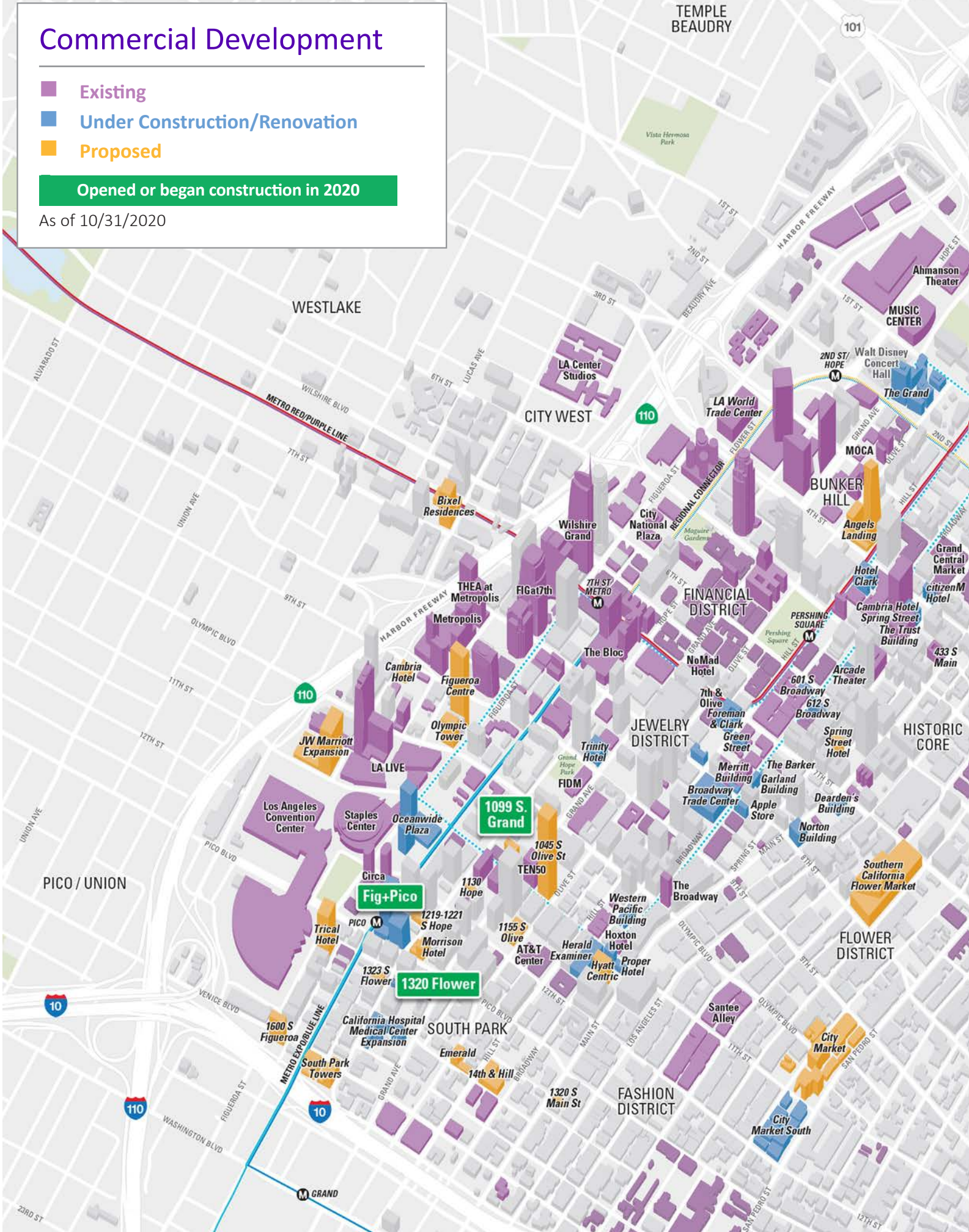


# Commercial Development

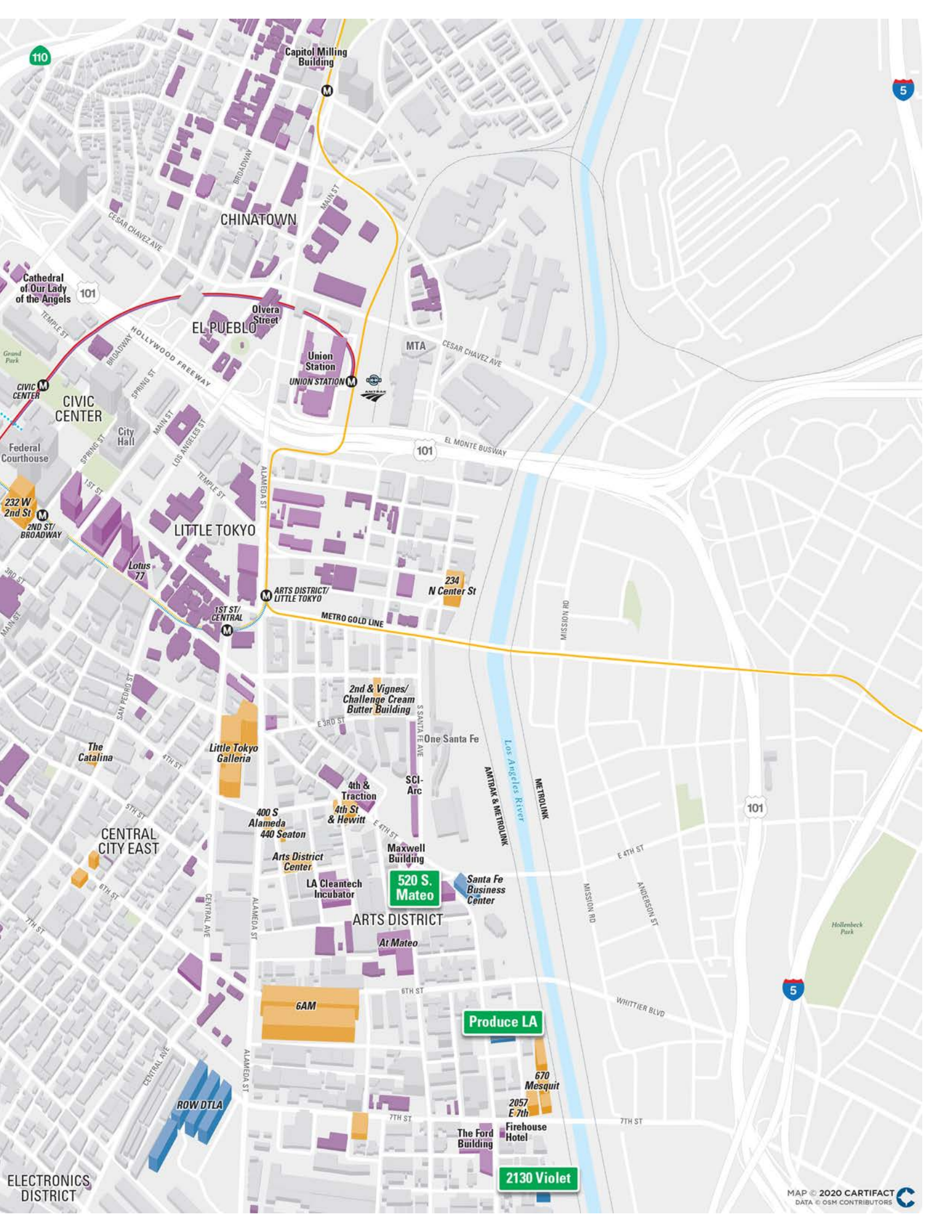
- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in 2020

As of 10/31/2020







110

5

Capitol Milling Building

CHINATOWN

Cathedral of Our Lady of the Angels

EL PUEBLO

Olvera Street

Union Station

MTA

CIVIC CENTER

Federal Courthouse

232 W 2nd St

LITTLE TOKYO

Lotus 77

234 N Center St

ARTS DISTRICT / LITTLE TOKYO

2nd & Vignes / Challenge Cream Butter Building

The Catalina

Little Tokyo Galleria

4th & Traction

400 S Alameda

440 Seaton

Arts District Center

Maxwell Building

LA Cleantech Incubator

At Mateo

6AM

520 S. Mateo

Santa Fe Business Center

Produce LA

6AM

670 Mesquit

2057 E 7th

2130 Violet

The Ford Building

Firehouse Hotel

ROW DTLA

ELECTRONICS DISTRICT

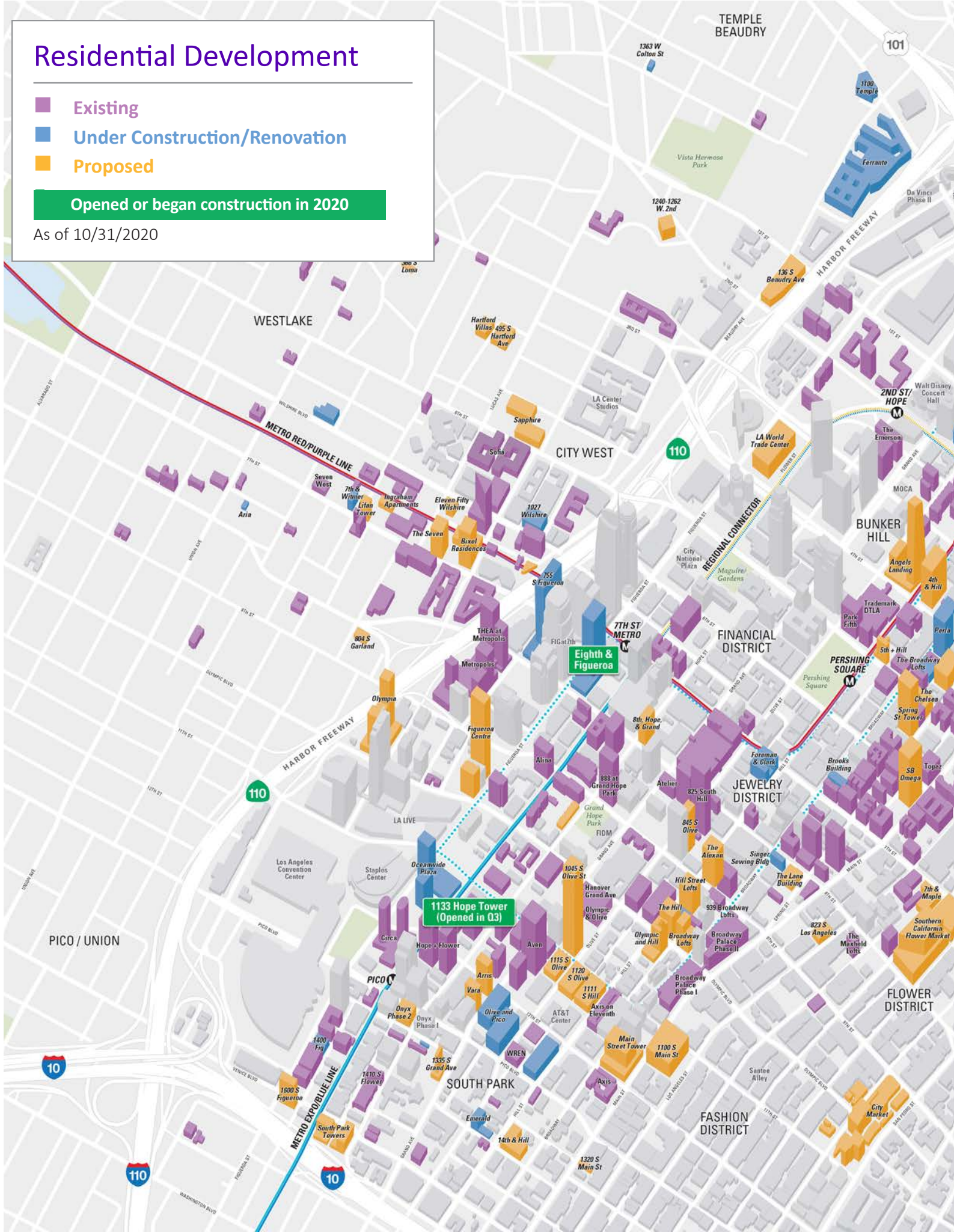


# Residential Development

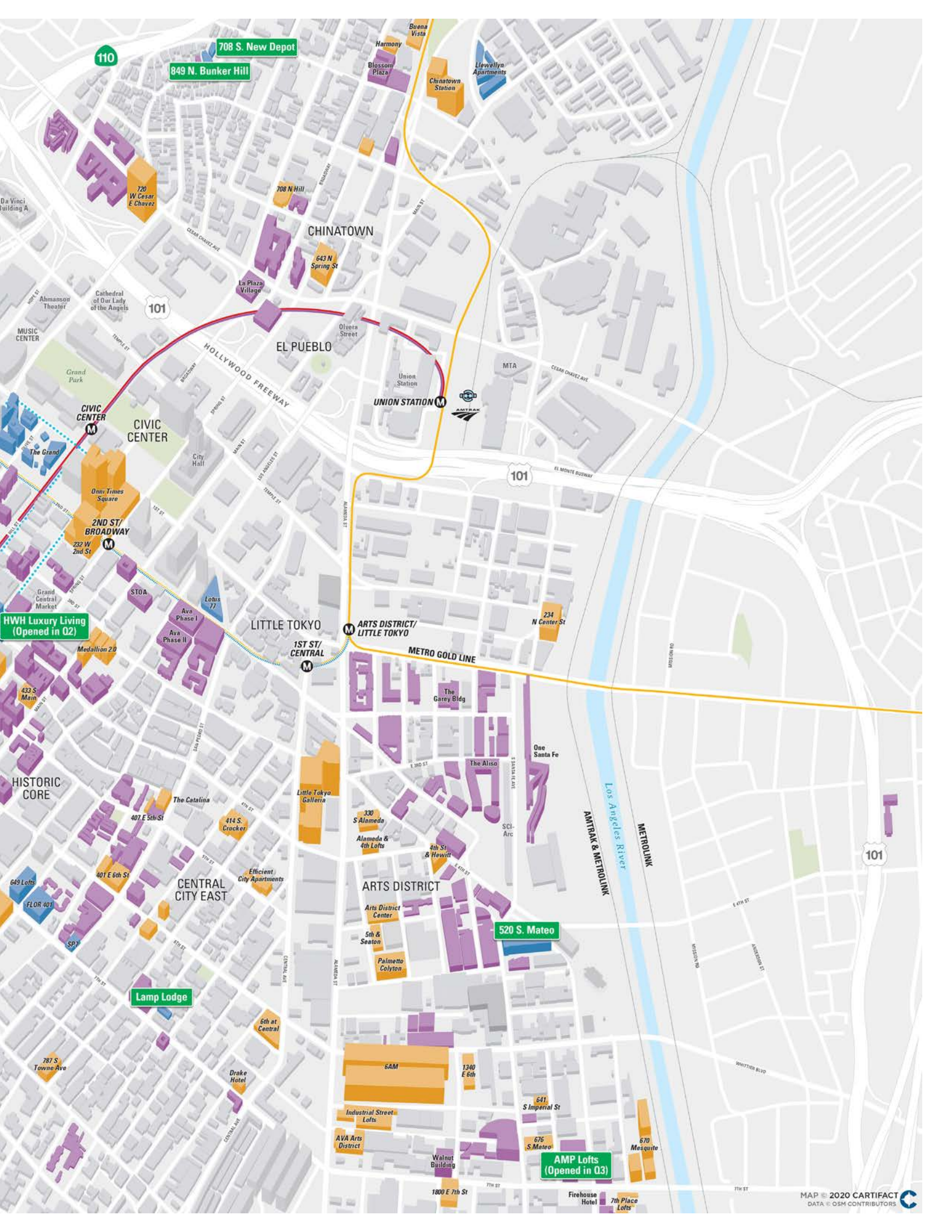
- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in 2020

As of 10/31/2020







110

708 S. New Depot

849 N. Bunker Hill

720 W. Cesar E. Chavez

708 N. Hill

CHINATOWN

643 N. Spring St

EL PUEBLO

UNION STATION

101

CIVIC CENTER

CIVIC CENTER

M

The Grand

Onni Times Square

2ND ST / BROADWAY

232 W. 2nd St

Grand Central Market

ST10A

HWH Luxury Living (Opened in Q2)

Medallion 2.0

433 S. Main

HISTORIC CORE

407 E. 5th St

The Catalina

414 S. Crocker

401 E. 6th St

649 Lofts

FLOR 401

SP7

787 S. Towne Ave

Lamp Lodge

6th at Central

Drake Hotel

6AM

Industrial Street Lofts

AVA Arts District

Walnut Building

1800 E. 7th St

Firehouse Hotel

7th Place Lofts

670 Mesquite

AMP Lofts (Opened in Q3)

676 S. Mateo

641 S. Imperial St

HOLLYWOOD FREEWAY

101

OLIVETA STREET

UNION STATION

MTA

EL MONTE BOULEVARD

101

ARTS DISTRICT / LITTLE TOKYO

1ST ST / CENTRAL

M

METRO GOLD LINE

234 N. Center St

The Gary Bldg

The Aiso

One Santa Fe

330 S. Alameda

Alameda & 4th Lofts

4th St & Hewitt

Arts District Center

5th & Seaton

Palmetto Colyton

520 S. Mateo

6AM

1340 E. 6th

641 S. Imperial St

676 S. Mateo

AMP Lofts (Opened in Q3)

670 Mesquite

7th St

7th St

7th St

7th St

7th St

7th St

7th St

# UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
<b>MAJOR MIXED USE</b>							
<b>ARTS DISTRICT</b>							
520 S. Mateo St.	520 S. Mateo St.	475	—	105,000	20,000	2023	Carmel Partners
<b>BUNKER HILL</b>							
The Grand	130 S. Grand Ave.	436	309	—	176,000	2021	The Related Companies
<b>HISTORIC CORE</b>							
Broadway Trade Center	801 S. Broadway	—	150	624,500	345,000	2021	Waterbridge Capital
<b>SOUTH PARK</b>							
Oceanwide Plaza	11th & Figueroa	504 C	183	—	166,000	2021	Oceanwide Holdings
<b>RESIDENTIAL</b>							
<b>CHINATOWN</b>							
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.
<b>CITY WEST</b>							
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
<b>FASHION DISTRICT</b>							
649 Lofts	649 S. Wall St.	47	—	—	—	2020	Skid Row Housing Trust
FLOR 401	401 E. 7th St.	100	—	—	—	2020	Skid Row Housing Trust
<b>FINANCIAL DISTRICT</b>							
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
<b>HISTORIC CORE</b>							
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
<b>INDUSTRIAL DISTRICT</b>							
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.
<b>JEWELRY DISTRICT</b>							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2020	Bonnis Properties
<b>LITTLE TOKYO</b>							
Lotus 77	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2020	Etco Homes
<b>SOUTH PARK</b>							
Emerald	1340 S. Olive St.	154	—	—	10,500	2021	Jade Enterprises
1400 Fig	1400 S. Figueroa St.	106	—	—	1,500	2020	DHG Family Trust
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
<b>HOTEL</b>							
<b>FINANCIAL DISTRICT</b>							
Hotel Clark	426 S. Hill St.	—	348	—	—	2020	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	2020	Chetrit Group
<b>FASHION DISTRICT</b>							
Proper Hotel	1106 S. Broadway	—	148	—	—	2020	The Kor Group
<b>HISTORIC CORE</b>							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	2020	PNK Group
citizenM Hotel	361 S. Spring St.	—	315	—	—	2020	citizenM
<b>SOUTH PARK</b>							
Fig+Pico	Figueroa St. & Pico Blvd.	—	1,162	—	—	2022	Lightstone Group
1320 S. Flower St.	1320 S. Flower St.	—	43	—	—	2021	1318 Flower, LLC
<b>OFFICE &amp; RETAIL</b>							
<b>ARTS DISTRICT</b>							
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
2130 E. Violet St.	2130 E. Violet St.	—	—	113,000	3,500	2022	Lowe Enterprises
Produce LA	640 S. Santa Fe Ave.	—	—	100,000	15,000	2022	Continuum Partners
<b>FASHION DISTRICT</b>							
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
<b>JEWELRY DISTRICT</b>							
Green Street	718 S. Hill St.	—	—	45,000	7,000	2020	Bow West Capital
<b>HISTORIC CORE</b>							
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
<b>SOUTH PARK</b>							
Herald Examiner	1111 S. Broadway	—	—	80,000	20,000	2020	Georgetown Co./The Hearst Corp.
<b>CIVIC</b>							
<b>ARTS DISTRICT/LITTLE TOKYO</b>							
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
<b>TOTAL UNDER CONSTRUCTION</b>		<b>4,844</b> Residential Units	<b>3,021</b> Hotel Rooms	<b>2,988,384</b> Office Sq. Ft.	<b>1,112,050</b> Retail Sq. Ft.		<b>TOTAL # OF PROJECTS = 47</b>

# PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
<b>MAJOR MIXED USE</b>						
<b>ARTS DISTRICT</b>						
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
<b>BUNKER HILL</b>						
Angels Landing	361 S. Hill St.	261/180 C	509	36,000	45,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
<b>CIVIC CENTER</b>						
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
<b>FASHION DISTRICT</b>						
City Market	9th & San Pedro	948	210	TBD	225,000	Peter Fleming
<b>LITTLE TOKYO</b>						
Little Tokyo Galleria	333 S. Alameda St.	994	—	—	100,000	TBD
<b>SOUTH PARK</b>						
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
<b>RESIDENTIAL</b>						
<b>ARTS DISTRICT</b>						
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
<b>ARTS DISTRICT (Cont.)</b>						
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
<b>BUNKER HILL</b>						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
<b>CHINATOWN</b>						
Chinatown Station	924 N. Spring St.	725	—	—	51,000	Atlas Capital
720 W. Cesar E Chavez	720 W. Cesar E Chavez	299	—	—	8,000	Zion Enterprises/TA Partners
211 W. Alpine St.	211 W. Alpine St.	153	—	—	2,500	Izek Shomoff
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
<b>CITY WEST</b>						
Eleven Fifty Wilshire	1150 Wilshire Blvd.	140 C	—	—	9,000	PacTen Partners
The Seven	1135 W. 7th St.	225	—	—	7,000	SEVEN Street Properties
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
<b>FASHION DISTRICT</b>						
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
<b>FINANCIAL DISTRICT</b>						
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
<b>HISTORIC CORE</b>						
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
<b>HISTORIC CORE</b>						
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
<b>INDUSTRIAL DISTRICT</b>						
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
<b>LITTLE TOKYO</b>						
414 S. Crocker St.	414 S. Crocker St.	175	—	—	8,500	Little Tokyo Service Center
<b>SOUTH PARK</b>						
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
<b>HOTEL</b>						
<b>ARTS DISTRICT</b>						
400 S. Alameda St.	400 S. Alameda St.	—	66	—	—	Habita Arts District, LLC
2057 E. 7th St.	2057 E. 7th St.	—	50	—	—	1711 Lincoln, LLC
Radisson RED Hotel	440 S. Hewitt St.	—	140	—	—	Radisson Hotel Group
<b>CITY WEST</b>						
The Bricks	1543 W. Olympic Blvd.	—	200	—	—	Chul Heay Shin
<b>FASHION DISTRICT</b>						
Mart South Hotel	124 E. Olympic Blvd.	—	149	—	—	Jamison
<b>HISTORIC CORE</b>						
Spring Street Hotel	631-633 S. Spring St.	—	170	—	—	Lizard Capital
5th and Hill	319-323 W. 5th St.	31C	190	—	—	JMF Development
<b>SOUTH PARK</b>						
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
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
<b>OFFICE &amp; RETAIL</b>						
<b>ARTS DISTRICT</b>						
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
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
<b>TOTAL PROPOSED</b>		<b>29,298</b> Residential Units	<b>7,633</b> Hotel Rooms	<b>2,608,000</b> Office Sq. Ft.	<b>2,031,918</b> Retail Sq. Ft.	<b>TOTAL # OF PROJECTS = 117</b>

## 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

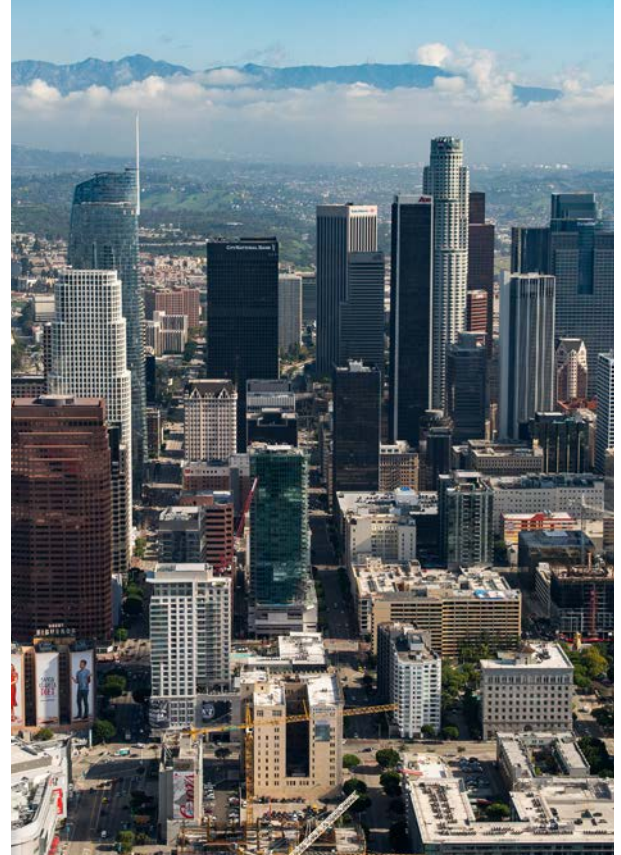
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of nearly 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the quality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

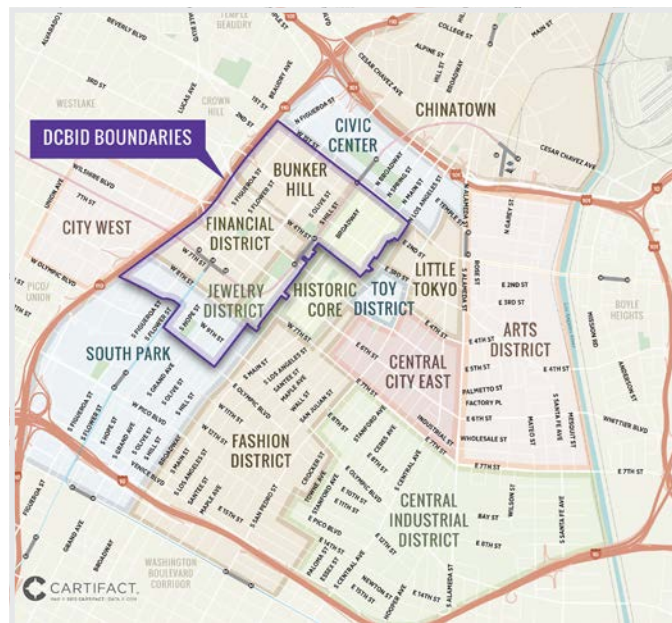


## PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE:

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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.