

# DOWNTOWN LA MARKET REPORT



Photo by Vistry

# ABOUT THE DCBID

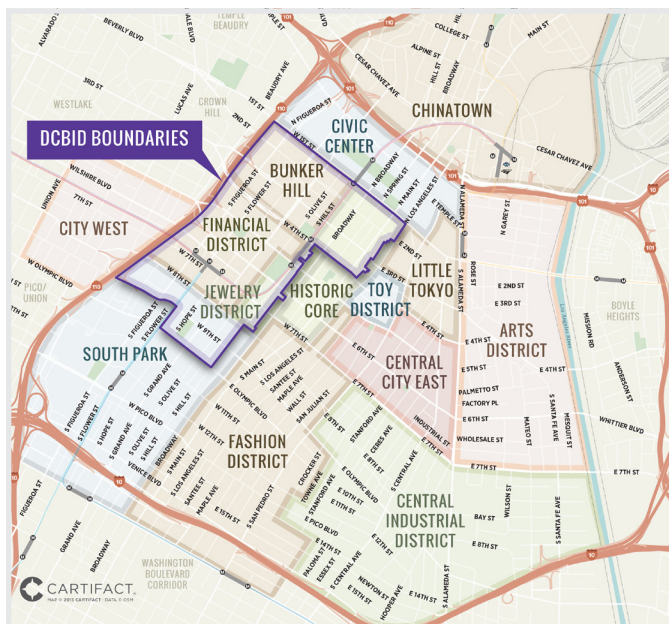
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of more than 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the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



## DEFINITION OF DOWNTOWN LA

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

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# EXECUTIVE SUMMARY

Despite strong economic headwinds and a pessimistic near-term nationwide outlook, DTLA’s recovery from the pandemic continued its steady pace in Q3. Particularly noteworthy is that, according to CoStar, Q2 and Q3 2022 were the first consecutive quarters of positive net absorption for the DTLA office market since 2018. While much ground remains to be recovered, this is a positive sign in a sector facing significant uncertainty.

The long-term health of the DTLA office market, and of the office sector worldwide, will be tied to the scale of the return of office workers. Kastle Systems, which provides access control systems in 2,600 buildings in 138 cities nationwide, reports that Q3 occupancy is at 49% of pre-pandemic levels after beginning the year below 20%.\* Much the same can be seen in DTLA workplace visitation data from Placer.ai, which has grown by 35% since the start of 2022.

The residential market’s recovery, on the other hand, has been undeniably positive and shows no sign of slowing, with occupancy and rental rates remaining at or near record-high levels, demonstrating the resilience of DTLA’s appeal as a place to live. Fortunately, new inventory is expected to arrive soon, with Brookfield’s **Beaudry** tower nearing completion and Mitsui Fudosan’s **8th & Figueroa** not far behind.

Similarly impressive has been the return of the hospitality market, with YTD RevPar at 90% of pre-pandemic levels. As with residential, new inventory will be arriving soon, with Lightstone announcing that their 1,100+ room **AC/Moxy Hotel** project is expected to open in the coming months. This is the first of several hotels planned in anticipation of the upcoming renovation and expansion of the LA Convention Center and the 2028 Olympics.

Finally, on the retail front, the list of food and beverage openings in 2022 continues to grow with a dozen new entries in Q3, representing the breadth and diversity of DTLA’s eatery offerings. Highlights include **San Laurel** and **Agua Viva**, Jose Andres two new original concepts at The Conrad Los Angeles at The Grand LA, **Guzzo Bento-Ya**, **Inka Wasi Peruvian**, and the newest addition to the Spring Arcade, **White Elephant**.

\* Source: Kastle Back to Work Barometer, 10/12/22

**4,492**  
RESIDENTIAL UNITS  
UNDER CONSTRUCTION

**30,341**  
PROPOSED

.....

**9,945**  
HOTEL ROOMS IN DTLA

**2,250**  
UNDER CONSTRUCTION

**6,945**  
PROPOSED

**Q3 KEY STATS**

**\$3.74**  
Average Class A Office  
Rent Per Square Foot

**\$3.39**  
Apartment Asking Rent  
Per Square Foot

**21.3%** Office Vacancy Rate

**93.6%** Residential Occupancy Rate

**\$154.52** YTD Hotel RevPar

**Q3 KEY HIGHLIGHTS**

**AC/Moxy Hotel** neared the end of construction and expects to open before the end of the year.

**Legendary Development** purchased a 50% stake in The Aliso for \$155 million.

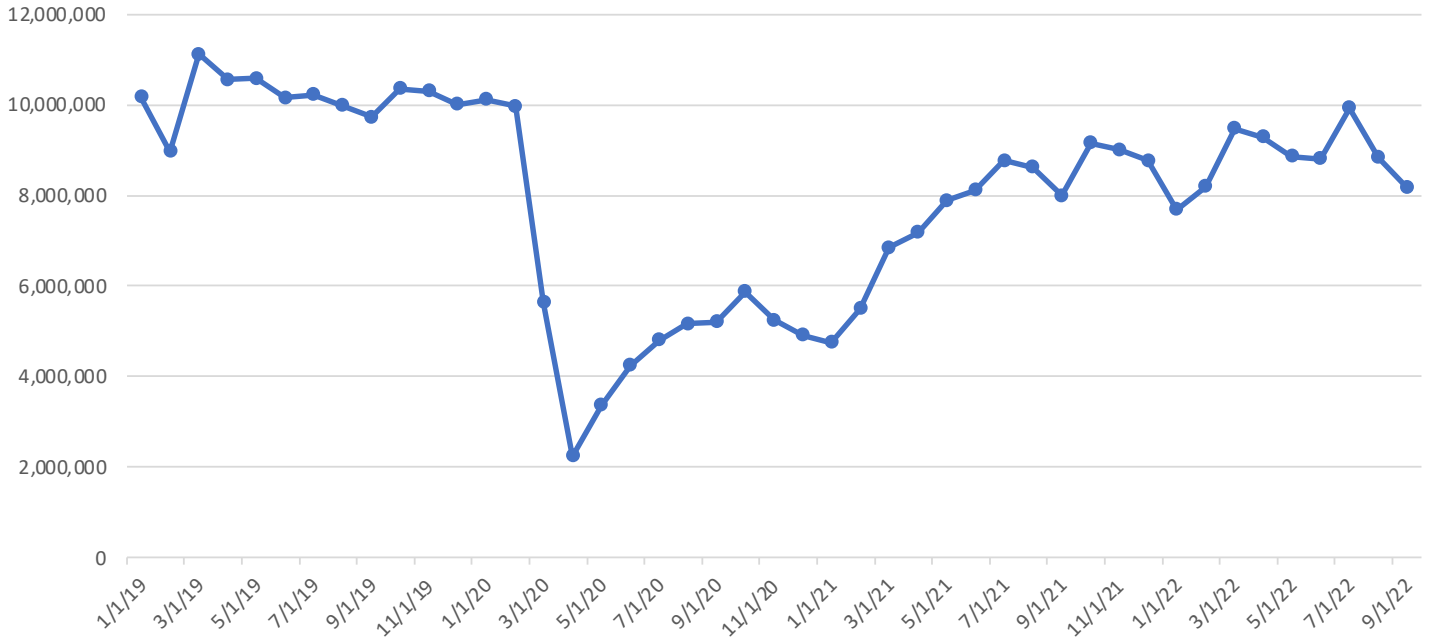
**Agua Viva** opened on the rooftop of The Conrad Los Angeles.

# MARKET OVERVIEW

# Visitation Insights

## DTLA AVERAGE MONTHLY VISITS

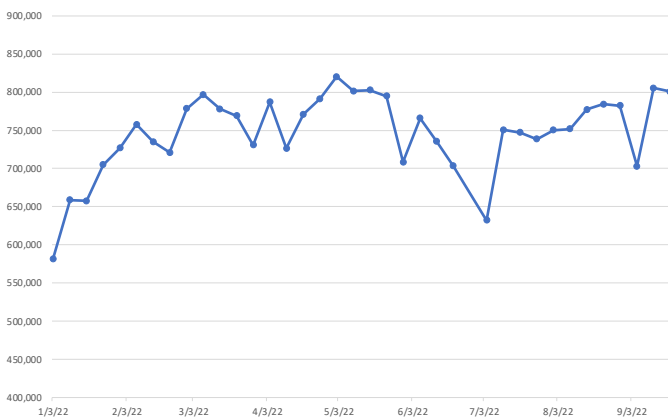
Although COVID affected communities across the region, DTLA was uniquely impacted by stay-at-home orders. As people remained in their residential communities, trips to DTLA dropped dramatically. 2021 saw significant gains overall but was slowed by the Delta and Omicron variants. With the growth trend continuing in 2022, visits to DTLA are virtually at pre-pandemic levels.



## DTLA AVERAGE WORKPLACE VISITS

While worker visits to DTLA were slow to increase in 2021 due to repeated delays in return to work, the pace accelerated early in 2022. Those gains were retained in Q3 with visits averaging over 750,000 per week, though attendance remained erratic on a week by week basis.

### WORKPLACE VISITS PER WEEK



### 2022 YTD % CHANGE



# MARKET OVERVIEW

<b>RESIDENTIAL</b>	<b>Q3 2022</b>	<b>Q3 2021</b>
Apartment Occupancy Rate	<b>93.6%</b>	93.2%
Apartment Asking Rent PSF	<b>\$3.39</b>	\$3.29
Average Effective Rent Per Unit	<b>\$2,881</b>	\$2,752
Condo Sales	<b>99</b>	159
Condo Price PSF	<b>\$716</b>	\$659

Source: DTLA Life, CoStar

<b>OFFICE</b>	<b>Q3 2022</b>	<b>Q3 2021</b>
Vacancy Rate	<b>21.3%</b>	19.6%
Class A Rent PSF	<b>\$3.74</b>	\$3.85
Overall Rent PSF	<b>\$3.67</b>	\$3.72
YTD Net Absorption	<b>-306,020</b>	--654,234
YTD Leasing Activity	<b>1.9m</b>	1.1m

Source: CBRE

<b>RETAIL</b>	<b>Q3 2022</b>	<b>Q3 2021</b>
Vacancy Rate	<b>6.8%</b>	6.0%
Average Rent PSF	<b>\$3.20</b>	\$3.09
YTD Net Absorption	<b>90,700</b>	-28,664

Source: CoStar

<b>HOTEL</b>	<b>Q3 2022</b>	<b>Q3 2021</b>
YTD Occupancy Rate	<b>67.6%</b>	49.1%
YTD Average Daily Rate	<b>\$228.43</b>	\$170.63
YTD RevPAR	<b>\$154.52</b>	\$83.74

Source: LA Tourism and Convention Board

<b>INVENTORY</b>	<b>Current Inventory</b>	<b>Under Construction</b>	<b>Total When Complete</b>	<b>Proposed</b>
<b>Residential Units</b>				
Market Rate Rental	33,863	3,367	37,230	24,230
Condos	7,210	504	7,714	2,949
Affordable	12,742	621	13,363	3,162
<b>Total</b>	<b>53,815</b>	<b>4,492</b>	<b>58,307</b>	<b>30,341</b>
Projected Population*	<b>92,024</b>	<b>7,681</b>	<b>99,705</b>	
<b>Office Space</b>	40m SF	2.2m SF	42.2m SF	4.2m SF
<b>Retail Space</b>	4.3m SF	0.9m SF	5.2m SF	2.0m SF
<b>Hotel Rooms</b>	9,945	2,250	12,195	6,945

\*1.8 residents per unit X 95% occupancy

Office Space Source: CBRE / Retail Space Source: CoStar

# MARKET OVERVIEW

## COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
The Aliso	950 E 3rd St	Legendary Development	Brookfield Properties	\$155,500,000*
816 Figueroa	816 S Figueroa St	Peykar Family Trust	American Heart Association	\$14,224,000
Alameda Trade Center	1651 Bay St	Vocal Inc	Vision Produce Company	\$11,475,000
Clifton's	648-654 S. Broadway	Robhana Group	Andrew Meieran	\$8,600,000

\* Purchase price was for 50% stake

## OFFICE LEASES

Tenant	Property Name	Address	Type	Sq ft
Virgin Hyperloop	ROW DTLA	777 S. Alameda	Expansion	49,800
Revolve Clothing	ROW DTLA	1318 W. 7th St.	New	42,250
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
AC Martin Partners	Wilshire Grand Center	900 Wilshire Blvd.	Renewal	21,008

## RESTAURANT OPENINGS

- Agua Viva
- Frank Coffee
- Guzzu Bento-ya
- Hansei
- Hearts & Flame
- Inka Wasi Peruvian
- La Conde
- Millet Crepe
- Nakara
- San Laurel
- Sawa
- White Elephant



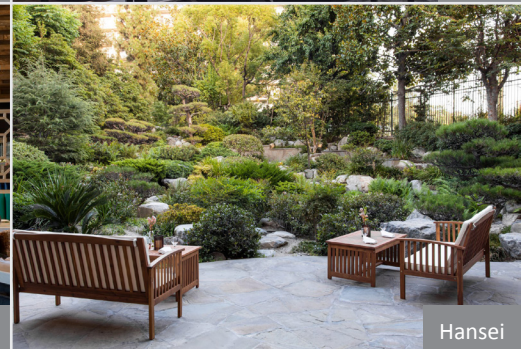
Agua Viva



Sawa



La Conde



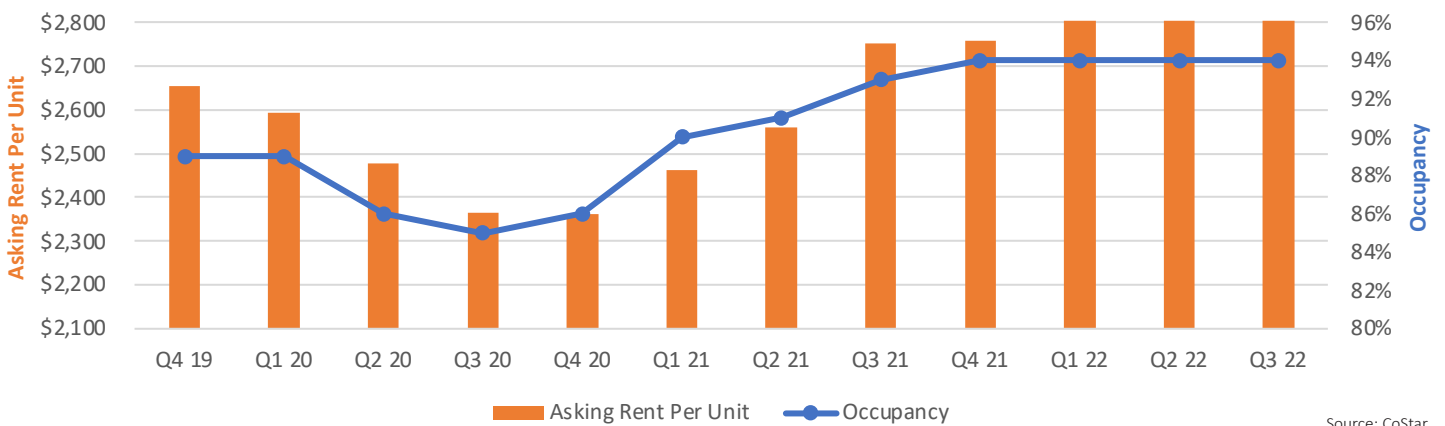
Hansei

# 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
<b>Occupancy</b>	89%	89%	86%	85%	86%	87%	91%	93%	94%	94%	94%	94%
<b>Asking Rent Per Unit</b>	\$2,654	\$2,594	\$2,478	\$2,364	\$2,363	\$2,410	\$2,497	\$2,701	\$2,759	\$2,839	\$2,874	\$2,881

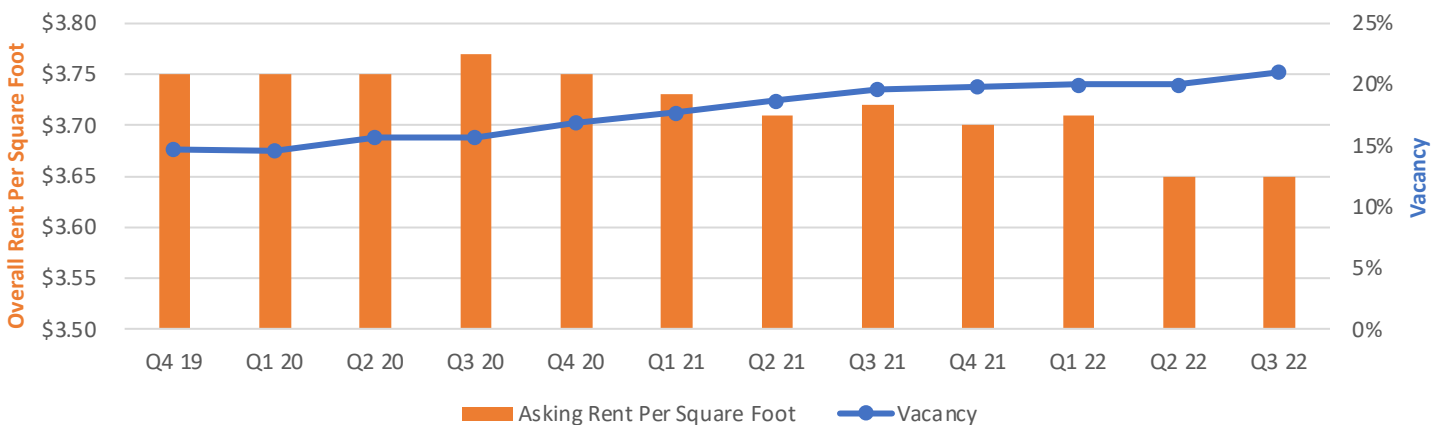


Source: CoStar

## OFFICE

Vacancy rose 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
<b>Vacancy</b>	15%	15%	16%	16%	17%	18%	19%	20%	20%	20%	20%	21%
<b>Overall Rent Per SF</b>	\$3.75	\$3.75	\$3.75	\$3.77	\$3.75	\$3.73	\$3.71	\$3.72	\$3.70	\$3.71	\$3.65	\$3.67



Source: CBRE

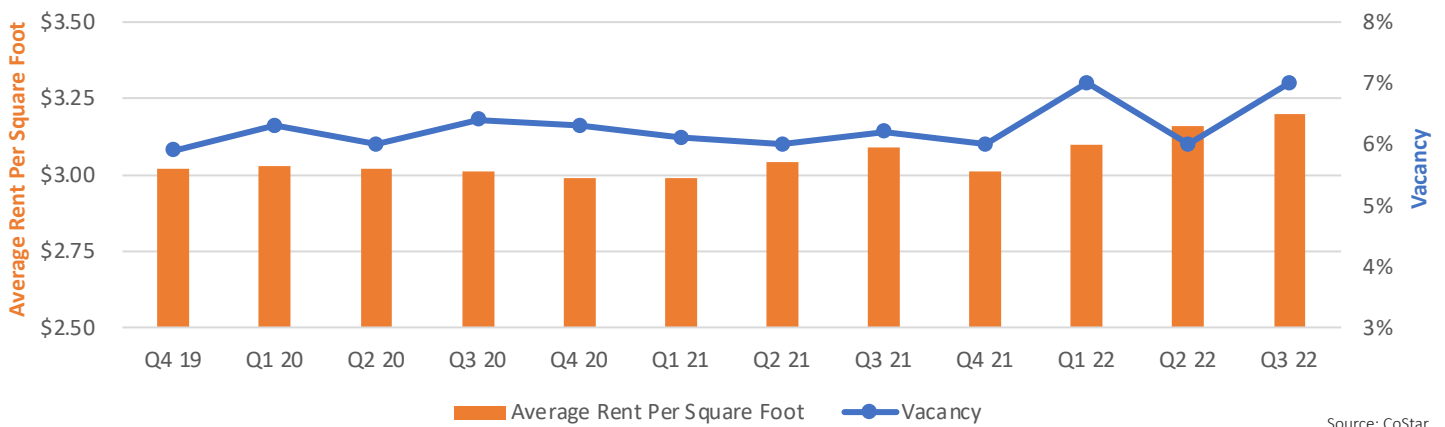


# QUARTERLY TRACKING STATS

## 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
<b>Vacancy</b>	6%	6%	6%	6%	6%	6%	6%	6%	6%	7%	6%	7%
<b>Average Rent Per SF</b>	\$3.02	\$3.03	\$3.02	\$3.01	\$2.99	\$2.99	\$3.00	\$3.02	\$3.01	\$3.10	\$3.16	\$3.20

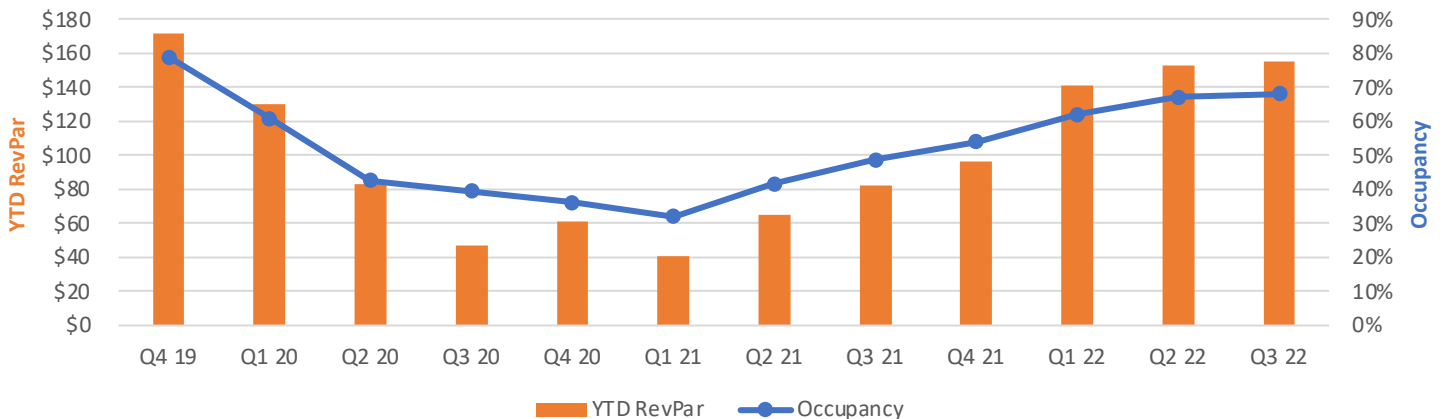


Source: CoStar

## HOTEL

Although occupancy and RevPAR remain below pre-pandemic levels, both have made significant in 2022 and are now only 10-15% 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
<b>Occupancy</b>	79%	61%	43%	40%	36%	32%	42%	49%	54%	58%	67%	68%
<b>YTD RevPAR</b>	\$171	\$130	\$83	\$47	\$61	\$41	\$63	\$82	\$96	\$112	\$153	\$155



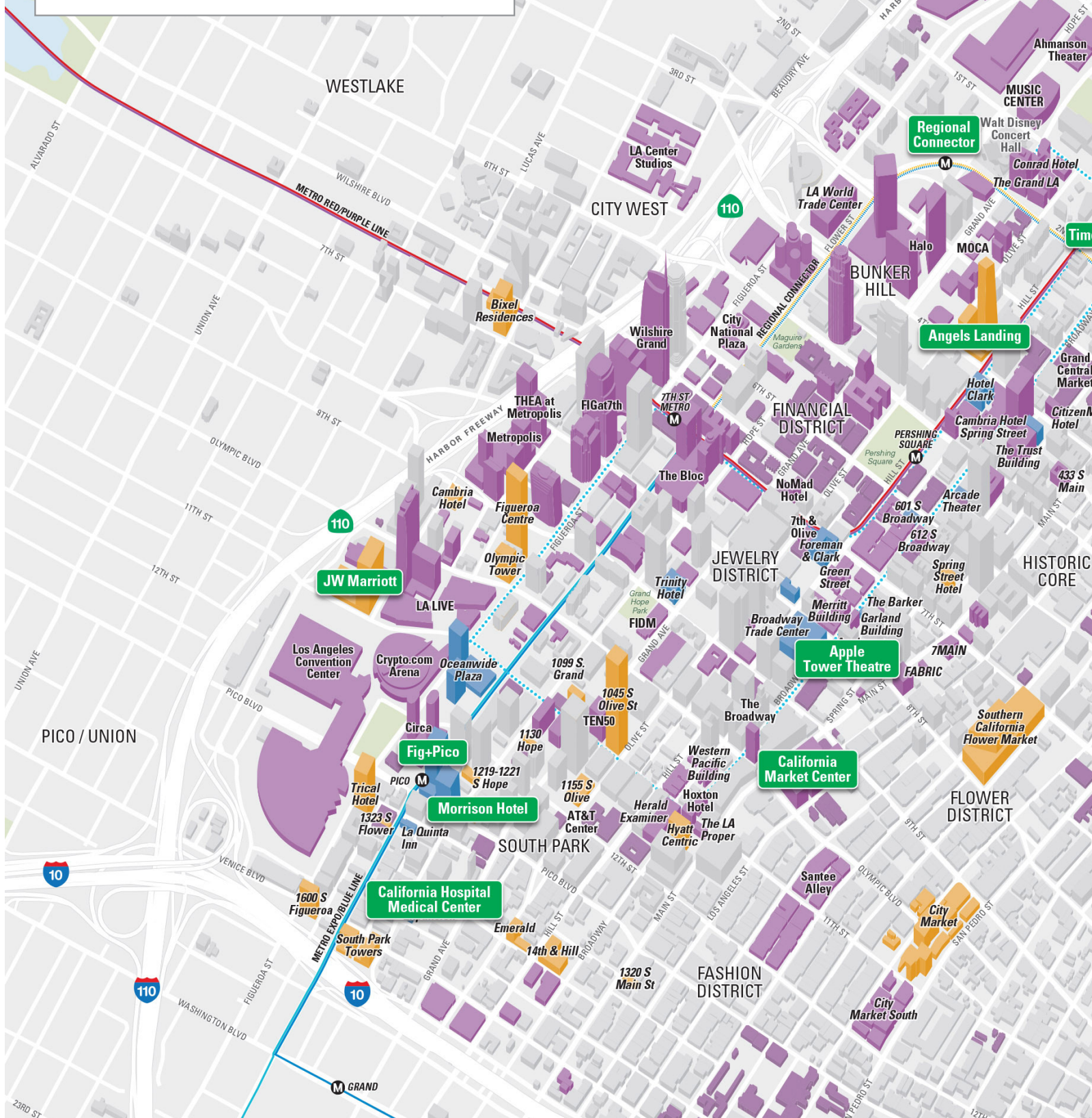
Source: CoStar

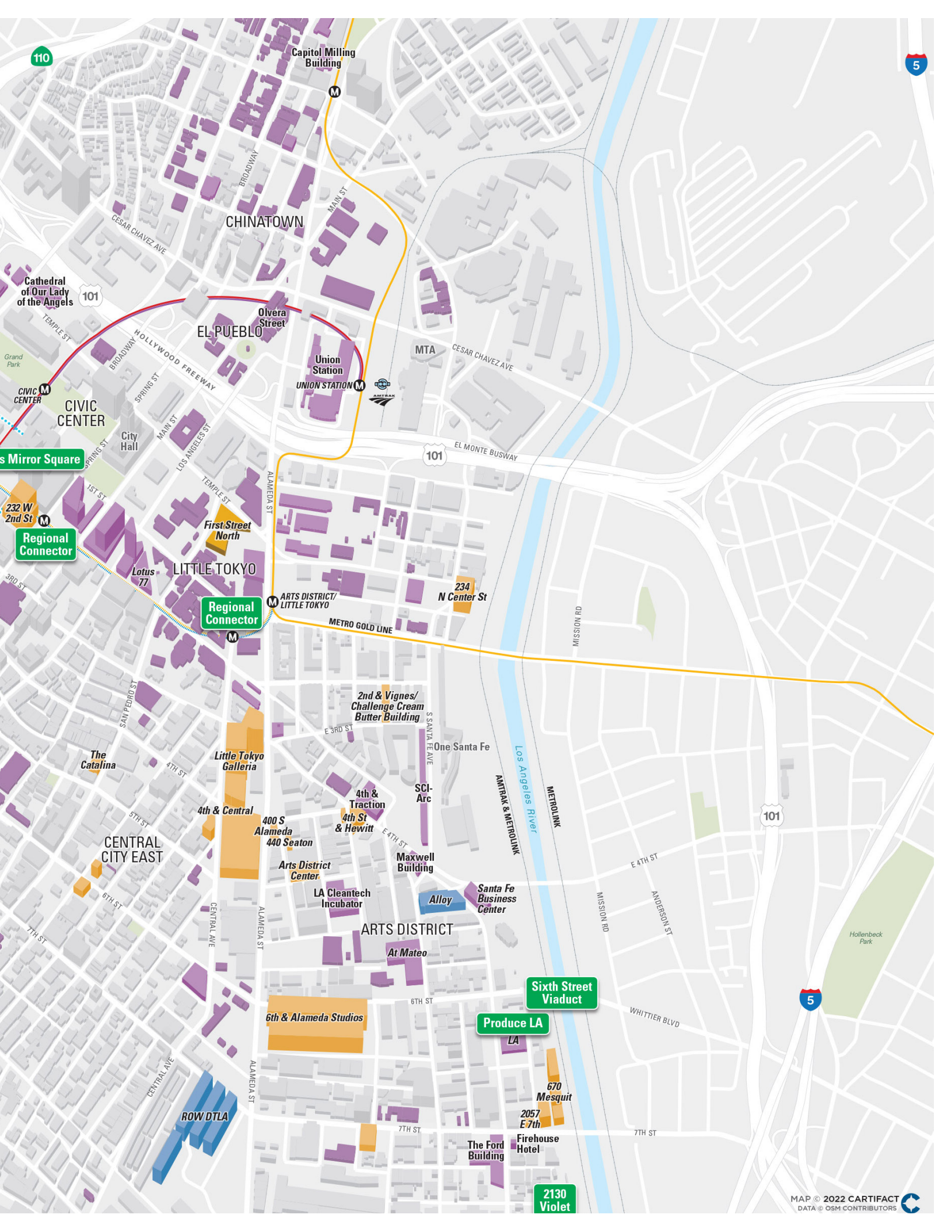
# Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 9/30/2022





110

5

Capitol Milling Building

CHINATOWN

Cathedral of Our Lady of the Angels

101

EL PUEBLO

Olvera Street

Union Station

MTA

CIVIC CENTER

City Hall

232 W 2nd St

Regional Connector

First Street North

Lotus 77

LITTLE TOKYO

Regional Connector

101

234 N Center St

METRO GOLD LINE

2nd & Vignes/  
Challenge Cream  
Butter Building

One Santa Fe

The Catalina

Little Tokyo Galleria

4th & Traction

4th St & Hewitt

Maxwell Building

Santa Fe Business Center

CENTRAL CITY EAST

4th & Central

400 S Alameda  
440 Seaton

Arts District Center

LA Cleantech Incubator

ARTS DISTRICT

At Mateo

6th & Alameda Studios

Produce LA

Sixth Street Viaduct

670 Mesquit

2057 E 7th

The Ford Building

Firehouse Hotel

2130 Violet

ROW DTLA

Hollenbeck Park





# 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>							
Alloy	520 S. Mateo St.	475	—	105,000	20,000	2023	Carmel Partners
<b>HISTORIC CORE</b>							
Broadway Trade Center	801 S. Broadway	—	150	624,500	345,000	TBD	Waterbridge Capital
<b>SOUTH PARK</b>							
Oceanwide Plaza	11th & Figueroa	504 C	184	—	150,000	TBD	Oceanwide Holdings
<b>RESIDENTIAL</b>							
<b>ARTS DISTRICT</b>							
AVA Arts District	668 S. Alameda St.	475	—	—	61,000	2023	AvalonBay Communities
<b>CHINATOWN</b>							
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
<b>FINANCIAL DISTRICT</b>							
Beaudry	960 W. 7th St.	785	—	—	6,700	2023	Brookfield Properties
Eighth & Figueroa	744 S. Figueroa St.	438	—	—	7,500	2023	Mitsui Fudosan
The Lane Building	206-208 W. 8th St.	109	—	—	8,100	2023	The Delijani Family
<b>HISTORIC CORE</b>							
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
<b>INDUSTRIAL DISTRICT</b>							
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
<b>JEWELRY DISTRICT</b>							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2022	Bonnis Properties
<b>LITTLE TOKYO</b>							
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
<b>SOUTH PARK</b>							
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
<b>HOTEL</b>							
<b>FINANCIAL DISTRICT</b>							
Hotel Clark	426 S. Hill St.	—	348	—	—	TBD	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	TBD	Chetrit Group
<b>HISTORIC CORE</b>							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	2023	PNK Group
<b>SOUTH PARK</b>							
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
<b>OFFICE &amp; RETAIL</b>							
<b>ARTS DISTRICT</b>							
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	TBD	Atlas Capital
2130 Violet	2130 E. Violet St.	—	—	113,000	3,500	2022	Lowe Enterprises
AtTraction	800-810 Traction Ave.	16	—	63,100	TBD	2023	LIVWRK and Kotzer
<b>CHINATOWN</b>							
843 N. Spring St.	843 N. Spring St.	—	—	122,000	7,000	2023	Redcar Properties
<b>HISTORIC CORE</b>							
The Barker	722 S. Broadway	—	—	46,000	11,000	2022	Satila Studios
<b>CIVIC</b>							
<b>ARTS DISTRICT/LITTLE TOKYO</b>							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2023	Dignity Health
<b>TOTAL UNDER CONSTRUCTION</b>		<b>4,492</b> Residential Units	<b>2,250</b> Hotel Rooms	<b>2,273,664</b> Office Sq. Ft.	<b>915,693</b> Retail Sq. Ft.		<b>TOTAL # OF PROJECTS = 33</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>						
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
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
216 S. Spring St.	216 S. Spring St.	120	—	—	2,500	David Lawrence Gray Architects
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
<b>BUNKER HILL</b>						
Angels Landing	361 S. Hill St.	252/180 C	515	—	72,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
<b>CIVIC CENTER</b>						
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
<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
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	—	—	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
<b>ARTS DISTRICT (Cont.)</b>						
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
<b>BUNKER HILL</b>						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
Residences at 333 South Hope	333 S. Hope St.	366	—	—	425	Brookfield Properties
<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	—	—	8,700	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
<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.	306	—	—	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
Broadway Lofts	955 S. Broadway	163 C	—	—	6,500	Barry Shy
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	—	—	6,700	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
<b>HISTORIC CORE</b>						
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
<b>INDUSTRIAL DISTRICT</b>						
Weingart Tower 1B	554 S. San Pedro St.	104	—	—	—	Weingart Center
803 E. 5th St.	803-821 E. 5th St.	94	—	—	16,000	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
<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
1200 S. Olive St.	1200 S. Olive St.	356	—	—	TBD	Developer is Relevant Group

# PROPOSED

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
Rendon Hotel	2059 East 7th St.	—	103	—	16,000	Ziman/Greenshields-Ziman
<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.	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
<b>OFFICE &amp; RETAIL</b>						
<b>ARTS DISTRICT</b>						
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
<b>TOTAL PROPOSED</b>		<b>30,341</b> Residential Units	<b>6,945</b> Hotel Rooms	<b>4,211,100</b> Office Sq. Ft.	<b>2,043,327</b> Retail Sq. Ft.	<b>TOTAL # OF PROJECTS = 123</b>

# FEATURED PROJECTS

Now Open



MAJOR MIXED-USE  
**THE GRAND LA**

Developer: The Related Companies

Construction is complete on this Bunker Hill project, which officially opened in July 2022. Designed by Frank Gehry, 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

\$170-million renovation of 1.8 million SF property at 9th & Broadway.



CIVIC & CULTURAL  
**SIXTH STREET VIADUCT**

Developer: City of Los Angeles

The new bridge, opened in July 2022, will enhance the connection between the Arts District and historic Boyle Heights.

# FEATURED PROJECTS

Now Open



OFFICE  
**PRODUCE LA**

Developer: Continuum Partners

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



RETAIL  
**HALO**

Developer: Brookfield Properties

Next generation food hall – with several prominent tenants such as Trejo’s Tacos and Shake Shack – opened in early 2021.



RETAIL  
**APPLE TOWER THEATRE**

Developer: Apple

Work is complete on the highly anticipated Apple Store at the historic Tower Theater at 8th and Broadway. It opened in Q3 2021.

## 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 later this year 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.



OFFICE

### 2130 VIOLET

Developer: Lowe/Related

New office construction in the Arts District to rise eight stories with over 100K SF of office space and on-site parking.



# 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

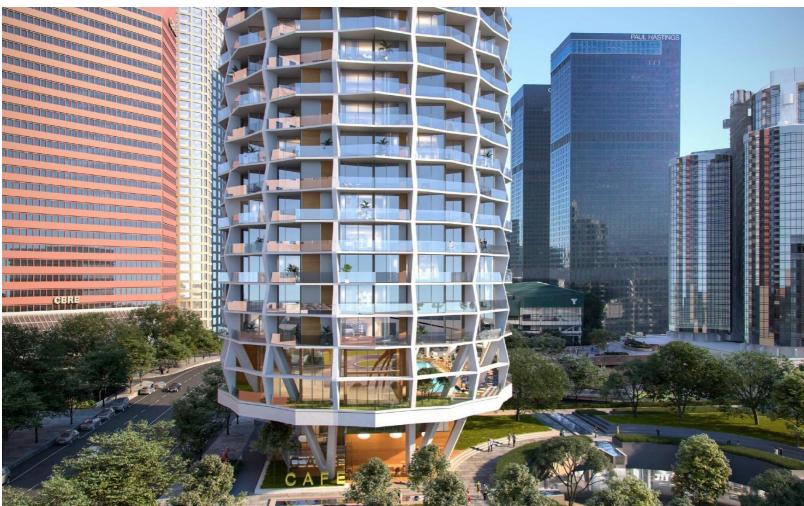
Proposed



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.

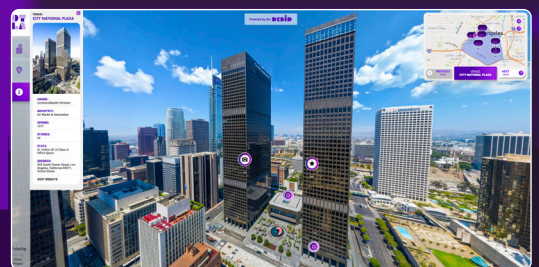
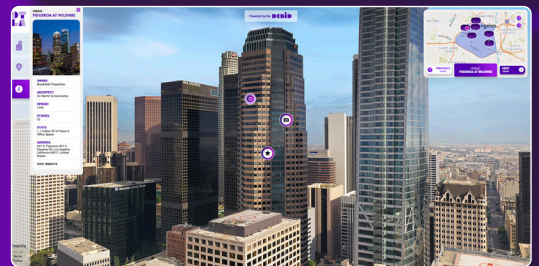
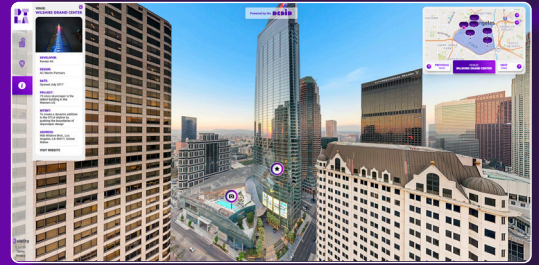
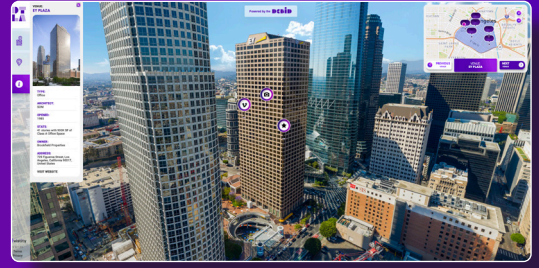
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# DTLA VIRTUAL

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SCAN



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