

DOWNTOWN LA MARKET REPORT

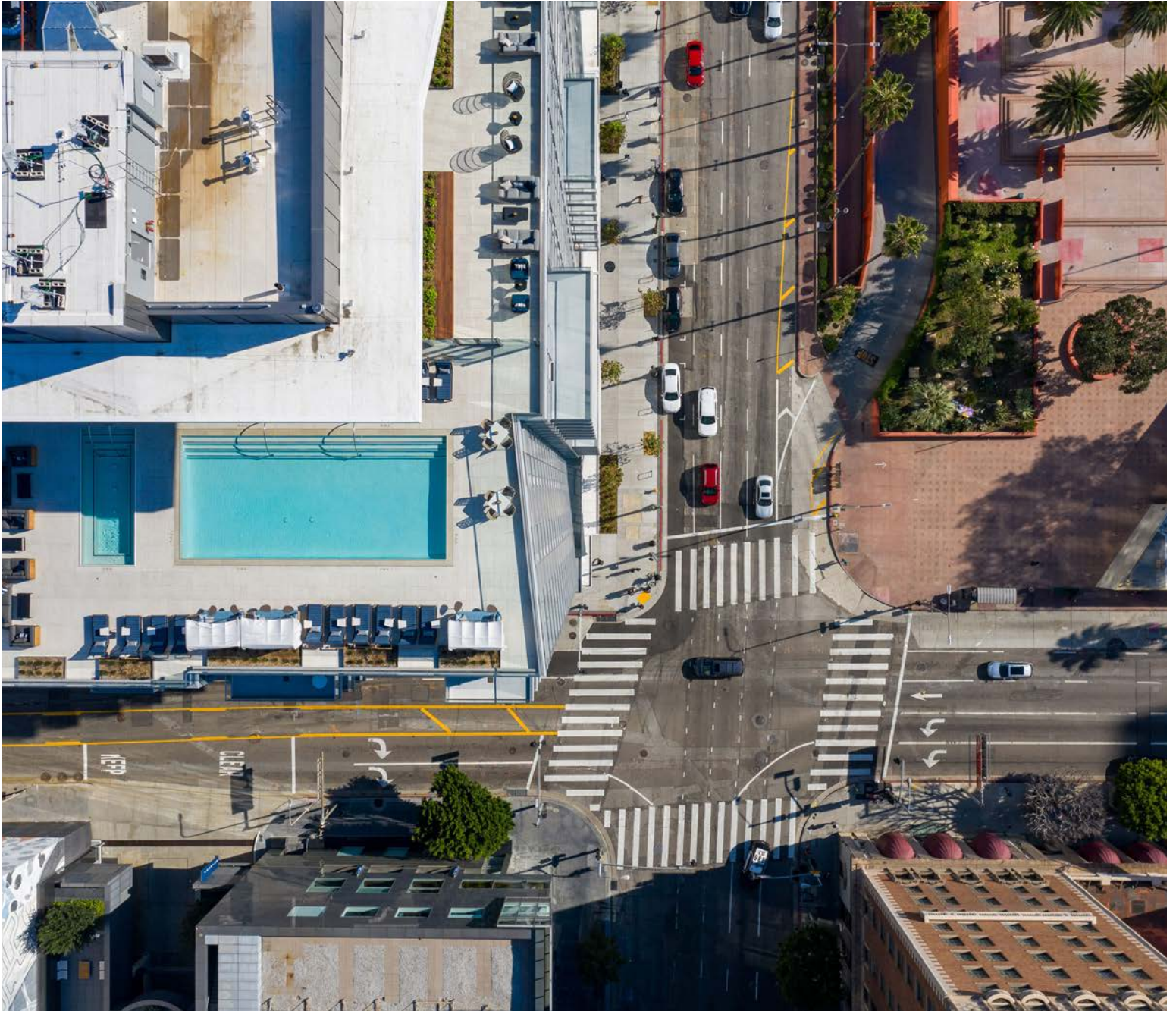


Photo by Hunter Kerhart

EXECUTIVE SUMMARY


Ordinarily, our DTLA Market Report is filled with words and images that tell the story of the amazing ongoing transformation of Downtown LA into one of the most dynamic urban centers in the country. Unfortunately, at the end of the first quarter DTLA, like cities across the globe, was experiencing a different sort of transformation, with streets empty, stores closed, workers telecommuting, and residents finding safety in their homes.

We know that these circumstances are temporary and that they will be replaced by a new set of challenges, but we also know there will be a recovery. As one of the fastest growing residential communities in the country and a destination for creative and innovative companies and individuals, DTLA will be at the forefront of that recovery. Current events will dramatically impact the immediate future but will not stop Downtown's long-term momentum.

The work of recovery and revitalization has already begun in organizations like ours, in small businesses and large companies charting their course forward, and on the part of property owners, investors and developers, whose projects will continue to shape the future of DTLA. In recent days we have seen the beginning of the process of re-opening the economy. Soon life will return to our sidewalks, buildings, and businesses.

While we are optimistic about the future of DTLA, present market conditions are so anomalous that we chose to publish a scaled-down version of this quarter's market report. Throughout the recovery, the DCBID will continue to evaluate and adapt the research we provide to ensure that our resources are timely, relevant, and meet the evolving needs of our stakeholders.

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



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**

Q1 KEY HIGHLIGHTS

909

New residential units
broke ground

89%

Apartment
Occupancy Rate

Wakaba Apartments sold for \$116m.

Hanmi Bank leased 11K sf at the **Wilshire Grand**.

Carmel Partners broke ground on **520 Mateo**.

Q1 KEY STATS

\$3.91

Average Class A Office
Rent Per Square Foot

\$3.11

Apartment Asking Rent
Per Square Foot

14.6% office vacancy rate *

500K Square Feet YTD total office lease activity

\$129.84 YTD Hotel RevPar

MARKET OVERVIEW

RESIDENTIAL	Q1 2020	Q1 2019
Apartment Occupancy Rate	89.3%	85.5%
Apartment Asking Rent PSF	\$3.11	\$3.25
Average Effective Rent Per Unit	\$2,549	\$2,603
Condo Sales	113	76
Condo Price PSF	\$694	\$709

Source: DTLA Life, CoStar

OFFICE	Q1 2020	Q1 2019
Vacancy Rate *	14.6%	16.0%
Class A Rent PSF	\$3.91	\$3.88
Overall Rent PSF	\$3.75	\$3.75
YTD Net Absorption	-107,076	-109,188
YTD Leasing Activity	500K	950K

Source: CBRE

RETAIL	Q1 2020	Q1 2019
Vacancy Rate	6.3%	6.4%
Average Rent PSF	\$3.06	\$3.01
YTD Net Absorption	-84,889	-183,553

Source: CoStar

HOTEL	Q1 2020	Q1 2019
YTD Occupancy Rate	60.8%	76.1%
YTD Average Daily Rate	\$213.70	\$218.95
YTD RevPAR	\$129.84	\$166.46

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	27,201	29,627	2,535	32,162	24,445
Condos	829	5,931	6,760	1,938	8,698	3,894
Affordable	8,371	3,919	12,290	477	12,767	2,115
Total	11,626	37,051	48,677	4,950	53,627	30,454
Estimated Population			83,238	8,465	91,702	

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

* Beginning this quarter CBRE changed their reporting criteria for office vacancies for the LA market. The new criteria have been applied retroactively to the rate for Q1 2019.

MARKET OVERVIEW

PROJECTS BEGAN CONSTRUCTION IN Q1

Name	Neighborhood	Description
Eighth & Figueroa	Financial District	416 market rate apartments
520 S. Mateo	Arts District	475 apartments and 105k office space

SELECT OFFICE LEASES IN Q1

Tenant	Building	Address	Sq. Ft.
Marcum LLP	777 Tower	777 S. Figueroa St.	21,905
Industrious	FourFortyFour South Flower	444 S. Flower St.	16,646
Hanmi Bank	Wilshire Grand	900 Wilshire Blvd.	11,686
Miro	ROW DTLA	767 S. Alameda St.	7,178
Adidas	ROW DTLA	767 S. Alameda St.	5,083

Source: CBRE

SELECT RETAIL OPENINGS IN Q1

Sajj Mediterranean	Uncle Pauli's Deli	9th Street Ramen
Father's Office	Ganni	The Wayfarer Hotel

SIGNIFICANT REAL ESTATE SALES IN Q1

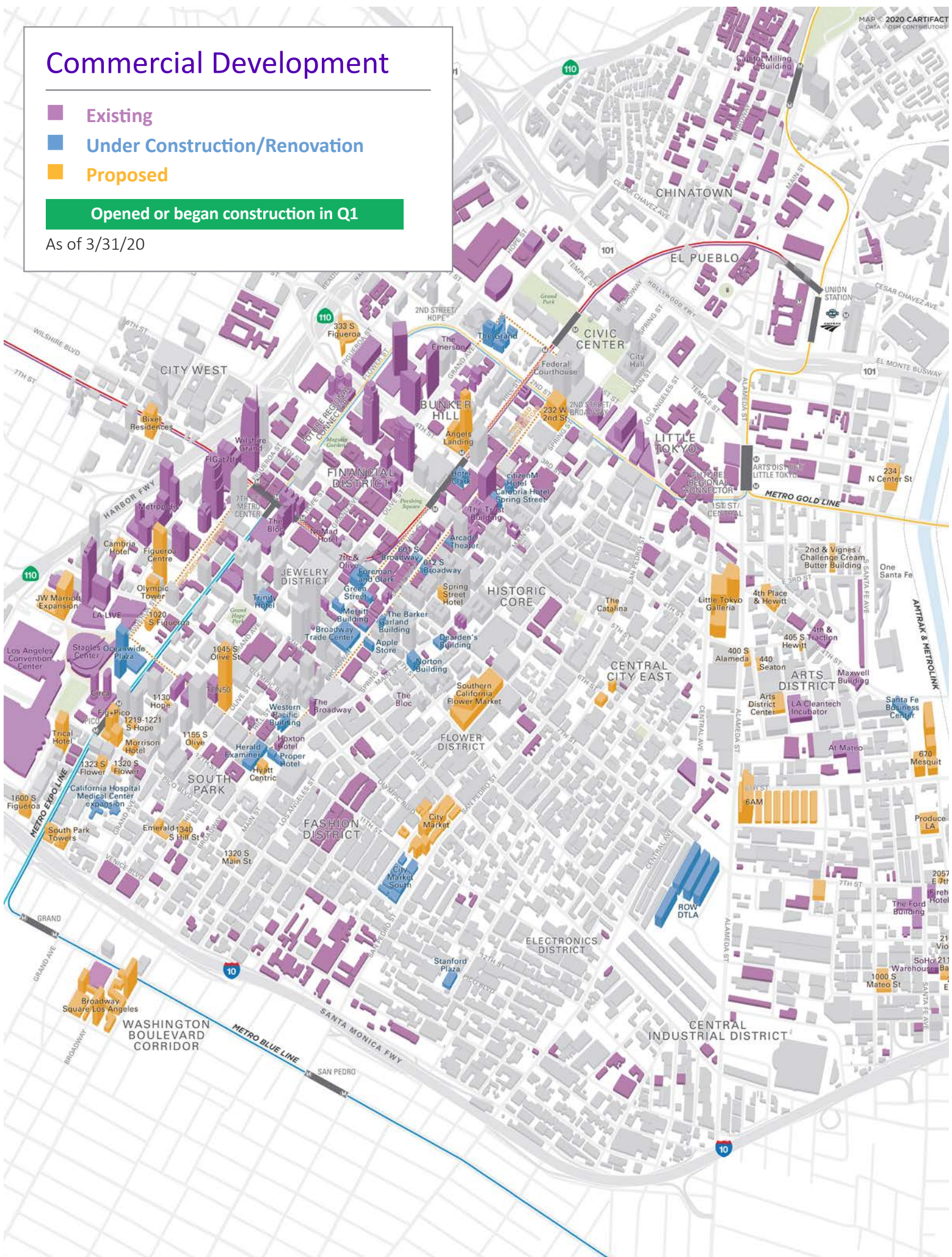
Property Name	Address	Buyer	Seller	Price
Wakaba	232 E. 2nd St.	JPMorgan Chase	Sares-Regis Group	\$115.8m
788 Alameda St.	788 Alameda St.	Canton Food Co.	Atlas Capital Group	\$24.0m
Traction Avenue Lofts	821 Traction Ave.	Paolo Carini	Norman Solomon	\$16.5m
801-813 5th St.	801-813 E. 5th St.	Coalition for Responsible Community Dev.	Gilmore Associates	\$12.6m

Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q1

As of 3/31/20

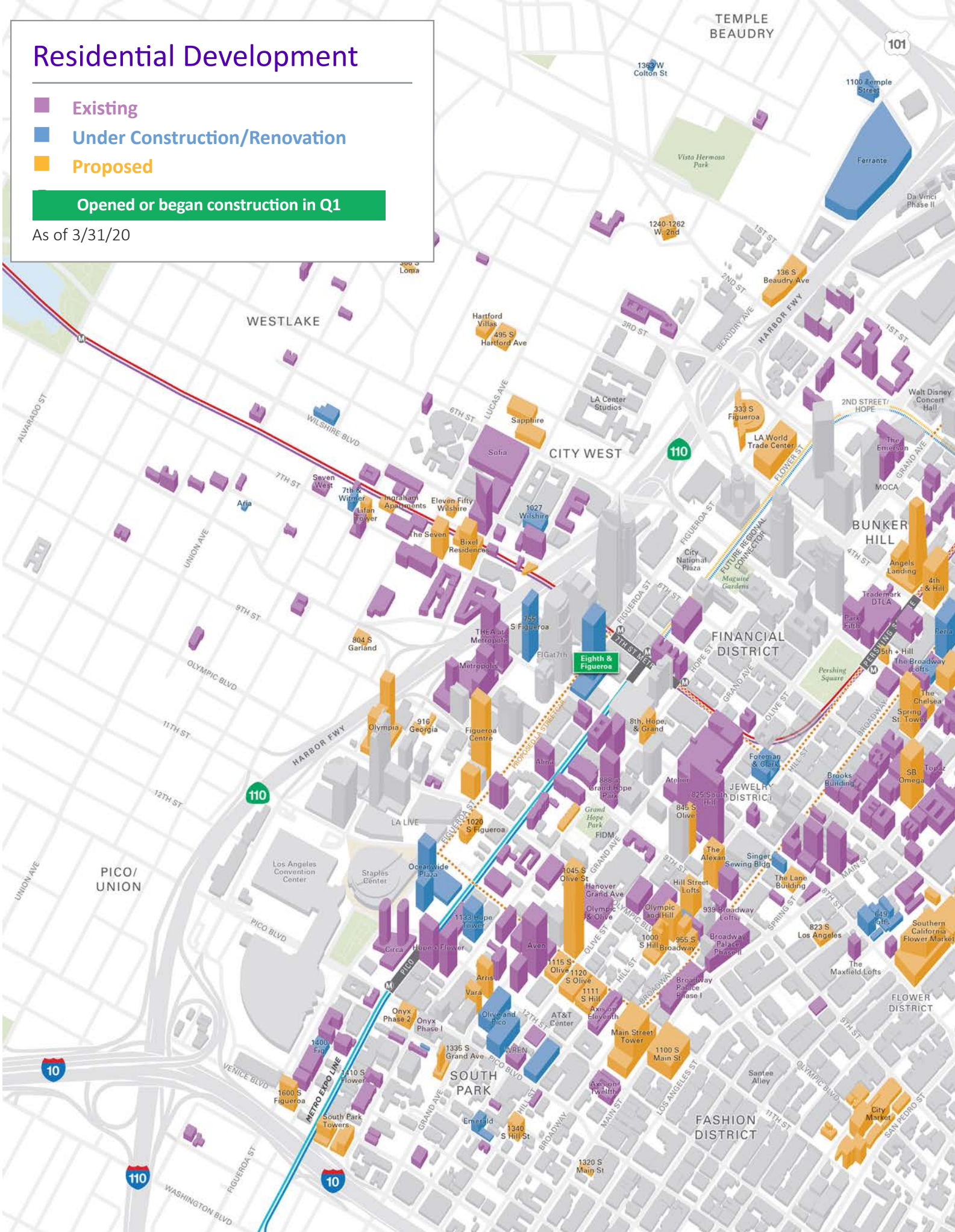


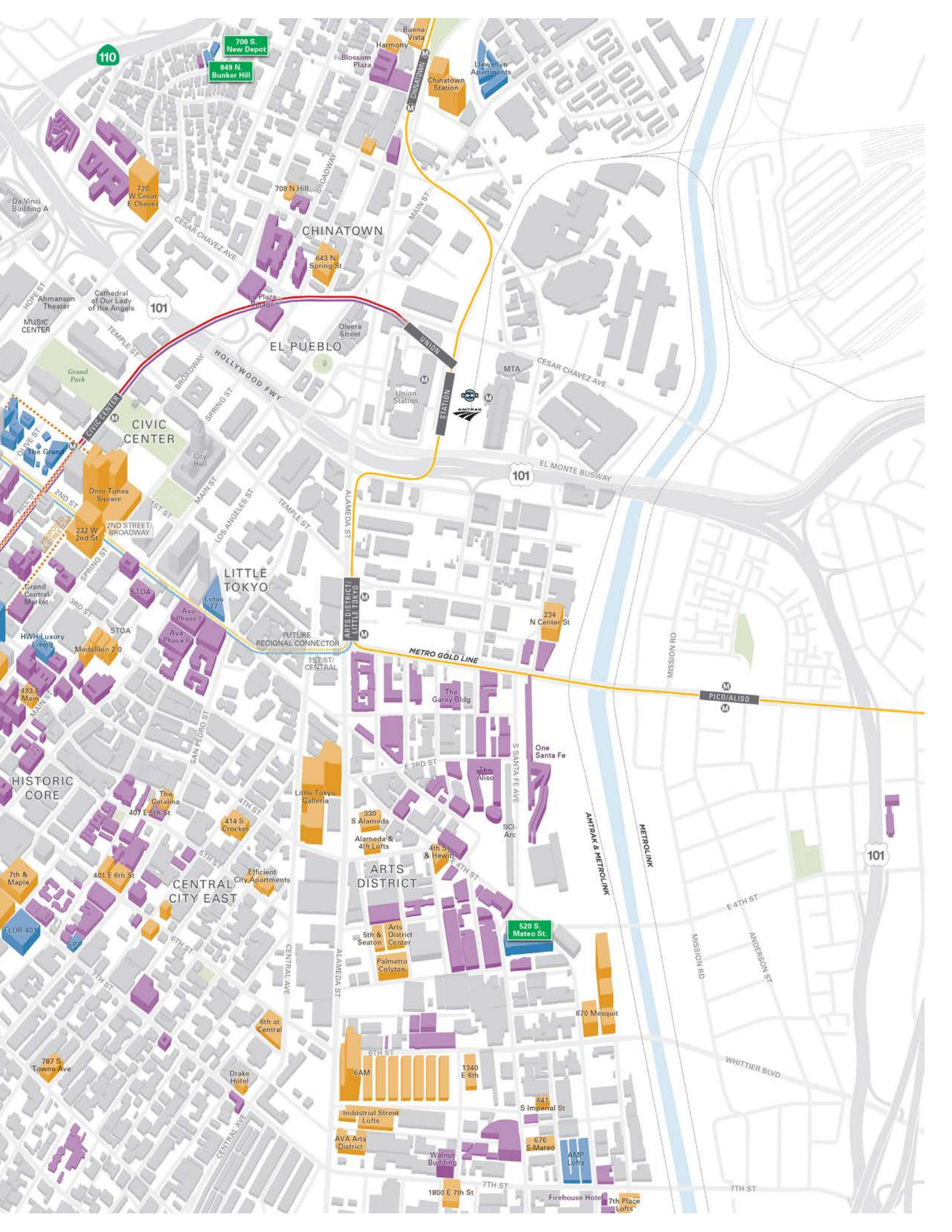
Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q1

As of 3/31/20





110

708 S. New Depot

849 N. Bunker Hill

101

CHINATOWN

EL PUEBLO

CIVIC CENTER

LITTLE TOKYO

HISTORIC CORE

CENTRAL CITY EAST

ARTS DISTRICT

520 S. Mateo St.

101

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
HWH Luxury Living	354 S. Spring St.	188	—	—	17,500	2020	Standard Development
Perla	400 S. Broadway	450 C	—	—	7,000	2020	SCG America
INDUSTRIAL DISTRICT							
SP7	419 E. 7th St./647 S. San Pedro	81	—	—	—	2021	Skid Row Housing Trust
JEWELRY DISTRICT							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2020	Bonnis Properties
LITTLE TOKYO							
Lotus 77	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2020	Etco Homes
SOUTH PARK							
Emerald	1340 S. Olive St.	154	—	—	10,500	2021	Jade Enterprises
1400 Fig	1400 S. Figueroa St.	106	—	—	1,500	2020	DHG Family Trust
1133 Hope Tower	1133 S. Hope St.	200 C	—	—	5,000	2020	Fulton Street Ventures
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2020	FMB Development

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
HOTEL							
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	—	348	—	—	2020	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	2020	Chetrit Group
FASHION DISTRICT							
Proper Hotel	1106 S. Broadway	—	148	—	—	2020	The Kor Group
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	2020	PNK Group
citizenM Hotel	361 S. Spring St.	—	315	—	—	2020	citizenM
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	—	—	90,000	—	2020	Chalmers
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	2020	Atlas Capital
FASHION DISTRICT							
Western Pacific Building	1031 S. Broadway	—	—	200,000	—	2020	Onni Group
Norton Building	755 S. Los Angeles St.	—	—	60,000	43,000	2020	Urban Offerings
JEWELRY DISTRICT							
Green Street	718 S. Hill St.	—	—	45,000	7,000	2020	Bow West Capital
HISTORIC CORE							
612 S. Broadway	612 S. Broadway	—	—	41,000	25,500	2020	Afton Properties
Garland Building	740 S. Broadway	—	—	59,000	6,000	2020	740 S Broadway Associates, LLC
Dearden's Building	700 S. Main St.	—	—	140,000	20,000	2020	Urban Offerings
Merritt Building	761 S. Broadway	—	—	50,000	—	2020	Bonnis Properties
The Barker	722 S. Broadway	—	—	46,000	11,000	2021	Satila Studios
Arcade Theatre	532 S. Broadway	—	—	33,000	—	2021	Downtown Management Co.
Zukor's Building	314 W. 6th St.	—	—	51,000	—	2021	West 6th & Broadway Partnership
SOUTH PARK							
Herald Examiner	1111 S. Broadway	—	—	80,000	20,000	2020	Georgetown Co./The Hearst Corp.
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	—	2021	Dignity Health
Terasaki Budokan Comm. Center	229-249 S. Los Angeles St.	—	—	—	—	2020	Little Tokyo Service Center
TOTAL UNDER CONSTRUCTION		4,950 Residential Units	1,816 Hotel Rooms	2,775,000 Office Sq. Ft.	1,123,000 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.
333 S. Figueroa St.	333 S. Figueroa St.	224/242 C	599	—	28,500	Shenzhen New World Group
CIVIC CENTER						
Onni Times Square	100 S. Broadway	1,127	—	TBD	34,000	Onni Group
222 W. 2nd St.	222 W. 2nd St.	680	—	—	10,000	Tribune Real Estate Holdings
FASHION DISTRICT						
City Market	9th & San Pedro	948	210	TBD	225,000	Peter Fleming
LITTLE TOKYO						
Little Tokyo Galleria	333 S. Alameda St.	994	—	—	100,000	TBD
SOUTH PARK						
1020 S. Figueroa St.	1020 S. Figueroa St.	435 C	300	—	80,000	Hazens
Olympic Tower	813 W. Olympic Blvd.	374 C	373	33,500	65,000	Neman Real Estate Development
Figueroa Centre	911-927 S. Figueroa St.	200 C	220	—	29,000	Regalian
1600 S. Figueroa St.	1600 S. Figueroa St.	134/202 C	250	6,500	9,000	L&R Group of Companies
South Park Towers	1600 S. Flower St.	250	300	—	13,000	Venice Hope Group, LLC
RESIDENTIAL						
ARTS DISTRICT						
Industrial Street Lofts	1525 Industrial St.	344	—	25,000	4,000	Camden
Alameda & 4th Lofts	360 S. Alameda St.	63	—	—	TBD	South Alameda Development
1800 E. 7th St.	1800 E. 7th St.	122	—	—	8,000	Hillcrest Company
Palmetto Colyton	527 S. Colyton St.	310	—	—	27,500	Bolour Associates
330 S. Alameda St.	330 S. Alameda St.	186	—	—	22,000	Greystar
5th & Seaton	5th & Seaton	220	—	—	44,500	WW-5th & Seaton
676 S. Mateo St.	676 S. Mateo St.	185	—	—	23,000	Maxaam Enterprises
AVA Arts District	668 S. Alameda St.	97	—	—	61,000	AvalonBay Communities
1000 S. Mateo St.	1000 S. Mateo St.	113	—	—	120,000	Mateo Arts, LLC

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
ARTS DISTRICT (Cont.)						
234 N. Center St.	234 N. Center St.	430	—	—	8,500	Atlas Capital
4th St & Hewitt	940 E. 4th St.	93	—	—	20,000	Shoreham Capital
641	641 S. Imperial St.	140	—	7,000	7,000	Adam Lindemann
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
BUNKER HILL						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
CHINATOWN						
Chinatown Station	924 N. Spring St.	725	—	—	51,000	Atlas Capital
720 W. Cesar E Chavez	720 W. Cesar E Chavez	299	—	—	8,000	Zion Enterprises/TA Partners
211 W. Alpine St.	211 W. Alpine St.	153	—	—	2,500	Izek Shomoff
708 N. Hill St.	708 N. Hill St.	162	—	—	5,000	Avant Development
643 N. Spring St.	643 N. Spring St.	300	—	149	21,000	Compagnie de Phalsbourg/Creative Space
1201 N. Broadway	1201 N. Broadway	124	—	—	8,500	Johnson Fain
Buena Vista	1251 N. Spring St.	920	—	—	18,000	S&R Partners
Harmony	942 N. Broadway	178	—	—	37,000	Townline and Forme Development
1435-1465 N. Main St.	1435-1465 N. Main St.	243	—	—	—	1457 Main Property LLC
CITY WEST						
Eleven Fifty Wilshire	1150 Wilshire Blvd.	140 C	—	—	9,000	PacTen Partners
The Seven	1135 W. 7th St.	225	—	—	7,000	SEVEN Street Properties
Ingraham Apartments	1230 W. Ingraham St.	121	—	—	—	SRO Housing Corporation
Bixel Residences	675 S. Bixel St.	422	126	—	5,500	Career Lofts LA
Lifan Tower	1247 W. 7th St.	272	—	—	5,500	Lifan Group
804 S. Garland Ave.	804 S. Garland Ave.	118	—	TBD	TBD	WPDTLA
FASHION DISTRICT						
Fashion District Residences	222 E. 7th St.	452	—	—	13,500	Realm Group/Urban Offerings
1100 S. Main St.	1100 S. Main St.	379	—	—	26,000	Jade Enterprises
Southern California Flower Market	755 S. Wall St.	323	—	59,000	81,000	Southern California Flower Growers, Inc
Broadway Lofts	955 S. Broadway	163 C	—	—	6,500	Barry Shy
The Lane Building	206-208 W. 8th St.	109	—	—	—	The Delijani Family
Main Street Tower	1123-1161 S. Main St.	363	—	—	12,500	Jade Enterprises
FINANCIAL DISTRICT						
949 S. Hope St.	949 S. Hope St.	236	—	—	6,500	Brookfield Properties
Fig & 8th	744 S. Figueroa St.	438	—	—	7,500	Mitsui Fudosan
845 S. Olive St.	845 S. Olive St.	205	—	—	2,500	Heart Olive
8th, Hope & Grand	754 S. Hope St.	547	—	—	7,500	Mitsui Fudosan

C = Condo

PROPOSED

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

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
SOUTH PARK (Cont.)						
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,500	Mack Urban / AECOM
1317 S. Grand Ave.	1317 S. Grand Ave.	151	—	—	—	Housing Diversity Corporation
HOTEL						
ARTS DISTRICT						
400 S. Alameda St.	400 S. Alameda St.	—	66	—	—	Habita Arts District, LLC
2057 E. 7th St.	2057 E. 7th St.	—	50	—	—	1711 Lincoln, LLC
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.	—	245	—	TBD	Relevant Group
Trical Hotel	1300 S. Figueroa St.	—	1,024	—	TBD	Trical Construction Inc.
1155 S. Olive St.	1155 S. Olive St.	—	243	—	—	Mack Urban / AECOM
Hyatt Centric	1138 S. Broadway	—	139	—	—	United Broadway, LLC
JW Marriott LA LIVE expansion	900 W. Olympic Blvd.	—	850	—	—	AEG
1323-1331 S. Flower St.	1323-1331 S. Flower St.	48	132	—	—	Elliot Tishbi
1320 S. Flower St.	1320 S. Flower St.	—	43	—	—	1318 Flower, LLC
Cambria Hotel	920-928 James M. Wood Blvd.	—	247	—	—	Sun Capital & Pacific Property Partners
1219-1221 S. Hope St.	1219-1221 S. Hope St.	—	75	—	—	1221 S Hope St, LLC
OFFICE & RETAIL						
ARTS DISTRICT						
4th Place & Hewitt	321 S. Hewitt St.	TBD	—	232,000	11,000	Urban Offerings
2nd & Vignes	929 E. 2nd St.	—	—	65,000	32,000	Est4te Four Capital
2130 E. Violet St.	2130 E. Violet St.	—	—	91,000	6,000	Lowe Enterprises
Produce LA	640 S. Santa Fe Ave.	—	—	100,000	15,000	Continuum Partners
405 S. Hewitt St.	405 S. Hewitt St.	—	—	255,000	15,000	Legendary Development
2159 E. Bay St.	2159 E. Bay St.	—	—	203,000	16,000	Tishman Speyer
440 Seaton St.	440 Seaton St.	—	—	50,000	—	Urbanlime Real Estate
TOTAL PROPOSED		30,454 Residential Units	9,267 Hotel Rooms	2,799,000 Office Sq. Ft.	2,174,000 Retail Sq. Ft.	TOTAL # OF PROJECTS = 116

FEATURED PROJECTS



UNDER CONSTRUCTION
THE GRAND

Developer: The Related Companies

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



UNDER CONSTRUCTION
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

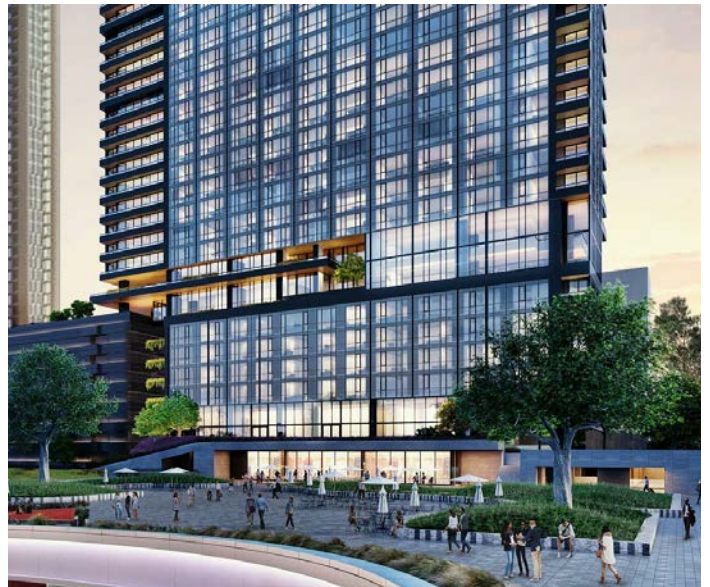
The Sixth Street Viaduct is being replaced. The new bridge will enhance the connection between the Arts District and historic Boyle Heights. Completion is scheduled for 2023.



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

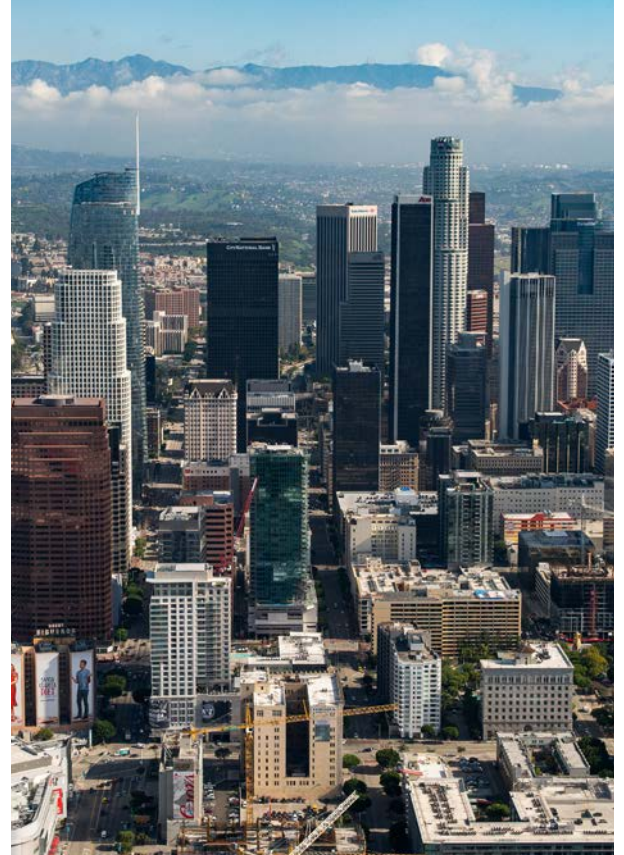
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of nearly 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the quality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

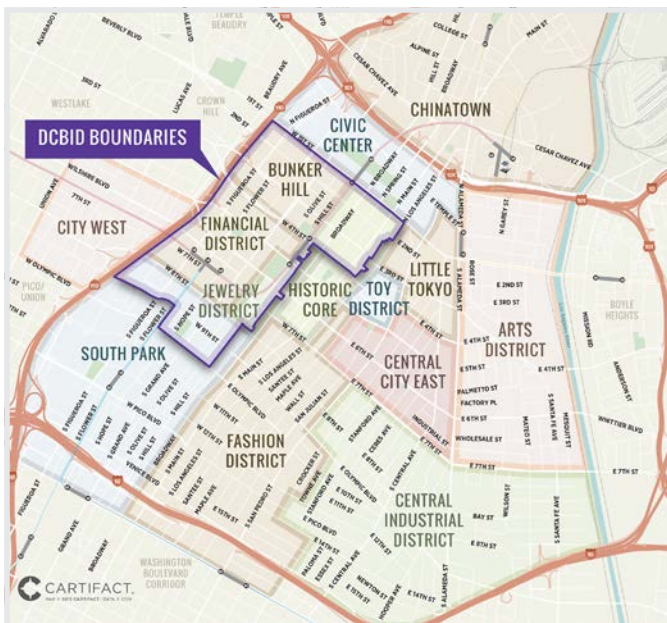


PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE:

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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.