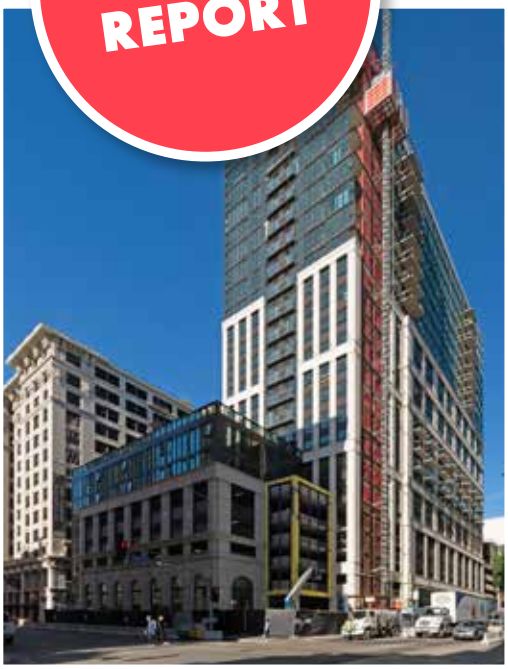
DOWNTOWN LA MARKET REPORT

YEAR-END REPORT



Photos by Hunter Kerhart

DCBID
DOWNTOWN CENTER BID

ABOUT THE DCBID

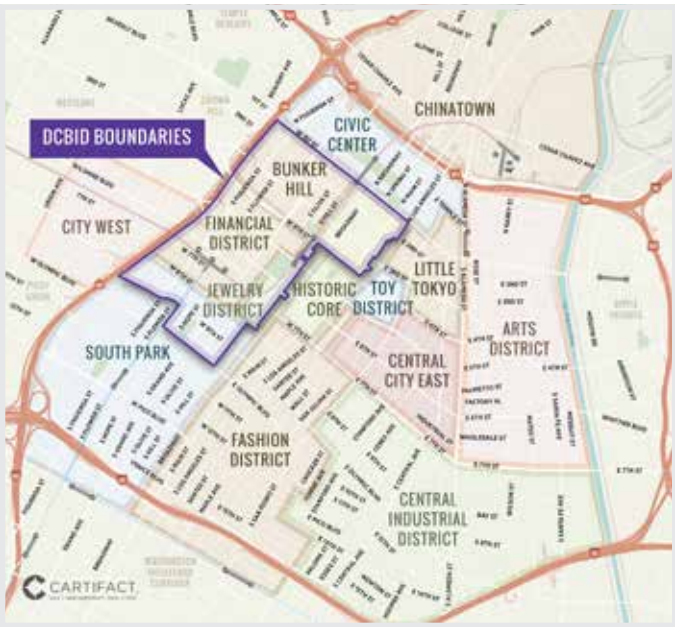
Founded in 1998, the Downtown Center Business Improvement District (DCBID) is a coalition of nearly 1,700 property owners in the central business district, united in their commitment to enhance the quality of life in the area. The organization has been a catalyst in the transformation of the Downtown Center District, turning it into a vibrant 24/7 destination.

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**
- **Monthly Housing and Office Tours**
- **Customized Tours and Reports**

Whether you need information on new development, introductions to local decision-makers and influencers, or you just want to learn more about Downtown's dynamic growth, we are the portal for information about the District and DTLA.

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



DEFINITION OF DOWNTOWN LA

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

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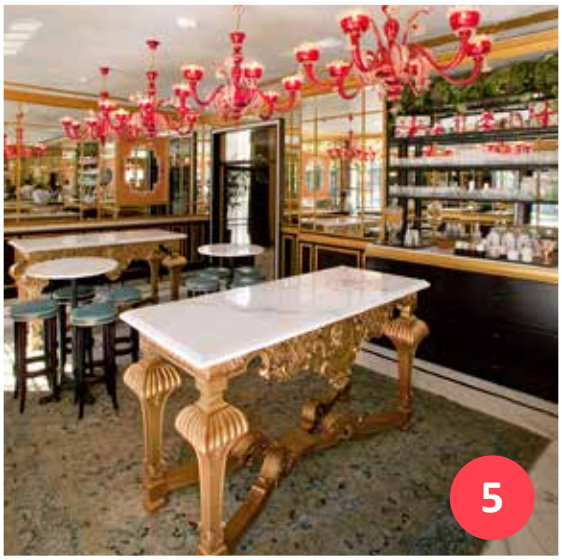

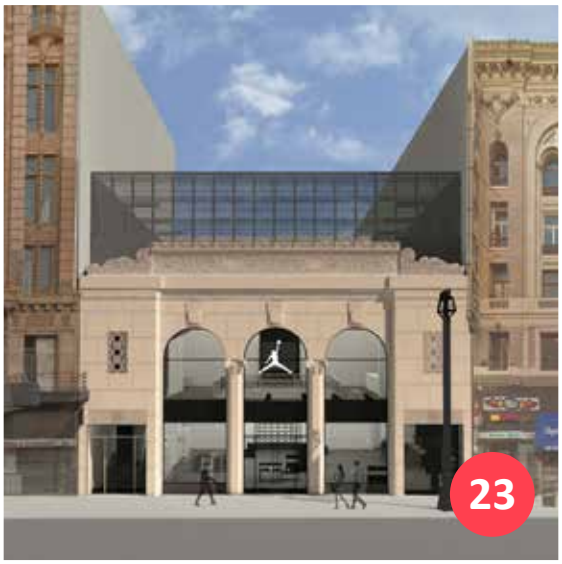

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2017 YEAR IN REVIEW

The Downtown LA Renaissance reached new heights in 2017, showing continued strength across all sectors. Residential development led the way with a record-breaking 2,831 units coming to market this year at 11 projects. With almost 10,000 more units under construction and almost 30,000 units proposed, more records are likely to fall in the coming years.

Although residential was the most active sector, the defining event of 2017 was the opening of the **Wilshire Grand Center**, an aspirational project that set a new bar for scale and sophistication.

Among the retailers who arrived in DTLA in 2017, none was bigger than **Nordstrom Rack**, who opened at **FigAt7th**. Other high-end fashion retailers to open this year included **COS**, **The Loit**, and **Le Box Blanc**. Similarly, new restaurants such as **Giulia**, **Rossoblu**, **Spire 73**, and **Broken Shaker** expanded Downtown's already impressive dining options.

The end of the year brought an announcement that signals an even bigger future for DTLA. In December, LA City Council approved a $1.2 billion development proposal at the Angels Landing site, which would include the tallest tower in Downtown at 88 stories, featuring hotel rooms from SLS and Mondrian, condos, and a new charter elementary school.

Q4 EXECUTIVE SUMMARY

OFFICE

Brookfield, DTLA's largest property owner, had two pieces of big news in Q4. First, **Bank of America** agreed to renew their lease and take on an additional 60K SF at their namesake tower. Second, they announced their partnership with **Convene**, a leading provider of meeting spaces and hospitality services, with locations coming soon to **Wells Fargo Center** and **777 Tower**.

RETAIL

In a historically symbolic changing of the guard, **The Yellin Company** sold the hugely successful **Grand Central Market** and **Grand Central Square Apartments** to Beverly Hills-based Langdon Capital for $98 million. Meanwhile, **The Bloc** continued to build their roster of new tenants with the openings of **Urban Oven** and **Handcrafted LA**.

RESIDENTIAL

184 new apartment units opened in Q4, representing 6% of the total for the year. As a result, occupancy rates rebounded to almost 90% as earlier openings continued to lease up.

HOTEL

With its January 2018 opening, **The NoMad Hotel** has quickly become a high-end highlight, with sophisticated dining options and luxurious interior. Looking to the future, LA City Council approved incentives for **Lightstone Group** for their proposed 1100+ room hotel near the LA Convention Center.

CIVIC & CULTURAL

Developers **Mack Urban** and **AECOM** revealed their plans for a new neighborhood park to be built along Grand Avenue between 11th and 12th streets.

KEY HIGHLIGHTS

2,831
New residential units opened in 2017

184
New residential units opened in Q4

Grand Central Market sold to Langdon Capital

The NoMad Hotel announced their January opening

Bank of America renewed their lease and expanded to 218K SF

KEY STATS

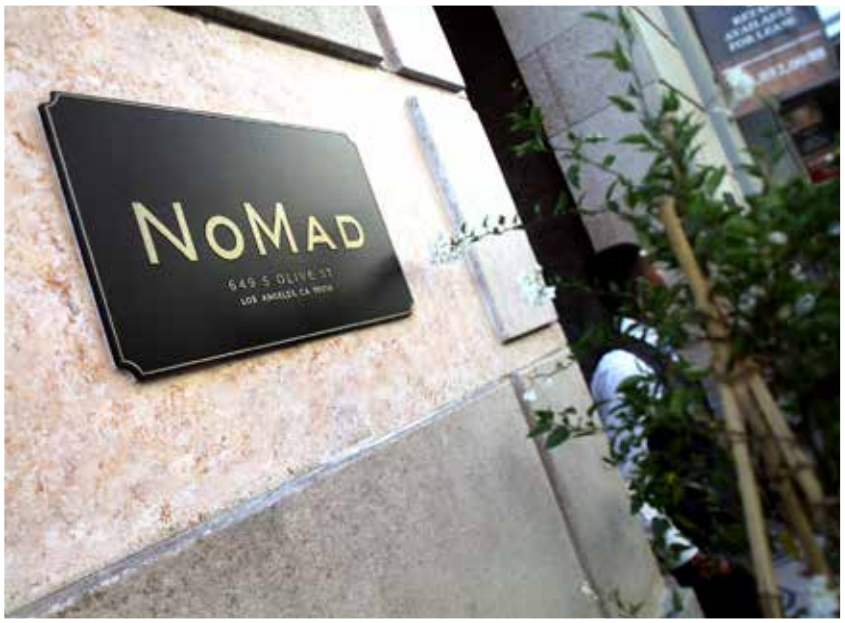
$3.51
Average Class A Rent Per Square Foot

$2.89
Apartment Asking Rent Per Square Foot

17.7% Office Vacancy Rate

59,889 Year-to-date office net absorption

$176.60 Hotel RevPar



Photos by Paul Redmond

MARKET OVERVIEW

2,156
CONDOS
UNDER CONSTRUCTION

Metropolis

1.3m SQUARE FEET OF **RETAIL SPACE** UNDER CONSTRUCTION

2.5m PROPOSED

Residential

- **E on Grand** opened with 121 units in South Park, joining **G12**, **OLiVE DTLA**, and **WREN** on Pico Blvd.
- In the Fashion District, 72 new units opened at the **Grether & Grether** Building in Santee Village.
- **Skid Row Housing Trust** began site preparation for **649 Lofts** at 7th & Wall with 53 units of low-income housing.

	Q4 2017	Q4 2016
Apartment Occupancy Rate	**89.8%**	88.9%
Apartment Asking Rent Per Square Foot	**$2.89**	$2.90
Average Effective Rent Per Unit	**$2,478**	$2,535
Condo Sales	**99**	92
Condo Price Per Square Foot	**$697**	$613

Source: LA Lofts Realty, CoStar

Retail

- Social fashion startup **CoBird** leased the Million Dollar Theater and adjacent spaces for both retail and creative office uses.
- National fitness chain **OrangeTheory** opened their first DTLA location at 515 S. Figueroa.
- LA-based footwear retailer **WSS** opened a Rookie USA “kids only” store at 6th & Broadway, their first Downtown location.

	Q4 2017	Q4 2016
Vacancy Rate	**4.5%**	4.1%
Average Rent Per Sq Ft	**$2.57**	$2.63
YTD Net Absorption	**227,130**	17,814

Source: CoStar

Office

- While vacancy rates ticked up slightly, rents continued to climb, growing by over 15% over the past two years.
- **Jerde Architecture** announced their move from Venice to **The CalEdison** at 5th & Grand Ave., taking approximately 21K SF.
- **Adidas** signed a lease at **ROW DTLA** for approximately 35K SF as part of the firm's increased focus on North America.

	Q4 2017	Q4 2016
Vacancy Rate	**17.7%**	16.8%
Class A Rent Per Square Foot	**$3.51**	$3.34
Overall Rent Per Square Foot	**$3.51**	$3.33
YTD Net Absorption	**59,889**	227,328
YTD Leasing Activity	**3.1m**	2.8m

Source: CBRE

2.9m SQUARE FEET OF **OFFICE SPACE** UNDER CONSTRUCTION

2.2m PROPOSED

1,516 **HOTEL ROOMS** UNDER CONSTRUCTION

6,594 PROPOSED

Hotel

- RevPar has increased 23% since Q1 2015, due both to the increasing appeal of DTLA and the growing stock of high-end hotels.
- **Lightstone Group**'s 1,162-room **Fig+Pico** hotel proposal was approved for $103 million in incentives as part of the city's goal to increase hotel stock near the Convention Center.
- Developer **PNK Group** began work on a 180-room hotel at 419 S. Spring St., to operate under the **Cambria Hotel** brand.

	Q4 2017	Q4 2016
YTD Occupancy Rate	**80.6%**	80.4%
YTD Average Daily Rate	**$219.06**	$214.00
YTD RevPAR	**$176.60**	$172.05

Source: LA Tourism and Convention Board

2017 OVERVIEW

SIGNIFICANT REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
Q4				
Grand Central Square & Market	312 S. Hill & 315 S. Broadway	Langdon Street Capital	Yellin Company	$77.7m
Dearden's	700 S. Main St.	Urban Offerings	Dearden's	$41.6m
The BankNote Press Building	1330 W. Pico Blvd	Sandstone Properties	Edward Israel	$41.5m
LA Chinatown Lofts	1101 N. Main St.	Trammell Crow Company	T A Patty Development, Inc.	$24.0m
Grand Central Market	312 S. Hill St.	Langdon Street Capital	Yellin Company	$21.0m
Q3				
1211 E. Washington Blvd.	1211 E. Washington Blvd.	Yousef Golbahary	Atlas Capital Group LLC	$17.0m
Manufacturers Bank Bldg	200 S San Pedro St.	Neman Real Estate Investments	Pedro LLC	$14.3m
1655 E. 14th St.	1655 E. 14th St.	John Kim	A.B.S. Clothing Company	$7.8m
811-817 San Julian St.	811-817 San Julian St.	Moses Babazadeh	Meang Khy Chia	$7.5m
701 E. 7th St.	701 E. 7th St.	Gavriel Sfaee	Gary M. & Terrie L. Liss Trust	$6.0m
1030 S. Hill St.	1030 S. Hill St.	Onni Group	Harry Altman Trust	$6.0m
Q2				
California Market Center	110 E. 9th St.	Brookfield Office Properties	Jamison Services	$220.0m
Met Lofts	1050 S. Flower St.	Berkshire Group	Klein Financial Corporation	$128.5m
Oakwood Olympic & Olive	1001 S. Olive St.	R&B Realty Group	Lennar Multifamily Investors LLC	$110.0m
Fine Arts Building	811 W. 7th St.	Manchester Capital Management	Sorgente Group of America	$42.9m
Q1				
Joe's Auto Park	224 W. Olympic Blvd.	Onni Group	Hilary Garland	$18.5m
Baltimore Hotel	501 S. Los Angeles St.	Community Housing Assistance	Pacific Investment Group	$16.5m
Union Bank Building	120 S. San Pedro St.	Brickstar Capital	MUFG Union Bank	$15.0m
King Edward	121 E. 5th St.	Community Housing Assistance	Pacific Investment Group	$11.9m

SELECT OFFICE LEASES

Tenant	Building	Address	Sq. Ft.
Q4			
Bank of America	Bank of America Plaza	333 S. Hope St.	218,000
State of California	Wells Fargo Center	355 S. Grand Ave.	130,000
City National Bank	Two California Plaza	350 S. Grand Ave.	80,909
Seyfarth Shaw LLP	Figueroa at Wilshire	601 S. Figueroa St.	59,082
Q3			
Ernst & Young	Ernst & Young Plaza	725 S. Figueroa St.	120,695
Merrill Lynch	2Cal	350 S. Grand Ave.	51,954
Analysis Group	Wells Fargo Plaza	333 S. Hope St.	37,135
Metrolink	Wilshire Grand Center	900 Wilshire Blvd.	30,000
Q2			
Marsh & McLennan	US Bank Tower	633 W. 5th St.	71,094
Spaces	ROW DTLA	777 S. Alameda St.	51,000
Cushman & Wakefield	Wilshire Grand Center	900 Wilshire Blvd.	34,456
Ackerman	The CalEdison	601 W. 5th St.	25,000
Q1			
LA Care Health Plan	Garland Building	1200 W. 7th St.	144,207
Cobird	LA Times Building	202 W. 1st St.	57,059
Analysis Group	Bank of America Plaza	333 S. Hope St.	52,888
So.Cal. Assoc. of Governments	Wilshire Grand	900 Wilshire Blvd.	43,900

SELECT RETAIL OPENINGS

Opened in Q4

Nordstrom Rack	A+R	Oriel	WSS Rookie USA
Fundamental LA	dRA	Broken Mouth	Commonwealth
Gentle Monster	Scent Bar	Prime Pizza	Inko Nito
Urban Oven	Shadowbox	OrangeTheory Fitness	Takasan Japanese Bowls

Also opened in 2017

Prank DTLA	Giulia	Prawn	Le Box Blanc
Mikkeller Bar	Sakana	Harbor House	COS
Astro Doughnuts & Fried Chicken	3.1 Phillip Lim	SweetGreen	Healthy Spot
Nice Coffee Bar	Rossoblu	Halal Guys	The Loit

2017 OVERVIEW

RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	19,975	22,585	7,393	29,978	24,778
Condos	829	5,266	6,095	2,156	8,251	4,175
Affordable	8,371	3,884	12,255	71	12,326	491
Total	**11,626**	**29,125**	**40,935**	**9,620**	**50,555**	**29,444**
Estimated Population			**69,999**	**16,450**	**86,449**	

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

NEW DEVELOPMENT

Opened in 2017

Financial District
Atelier (Residential)
Wilshire Grand Center (Hotel/Office)
The Freehand (Hotel)
Hotel Indigo (Hotel)

South Park
E on Grand (Residential)*
1001 Olive (Residential)
AXIS on Twelfth (Residential)
G12 (Residential)
WREN (Residential)

Historic Core/Fashion District
Grether & Grether (Residential)*
City Market South (Retail)

Little Tokyo
STOA (Residential)

Chinatown/Civic Center /City West
759 N. Spring (Retail/Office)*
Sofia (Residential)
Seven West (Residential)
TEN50 (Residential)

Began Construction in 2017

Financial District
Park Fifth (Residential)

South Park
1133 Hope Tower (Residential)

Arts District
AMP Lofts (Residential)
Maxwell Building (Office)
Soho House (Hotel)*

Historic Core
Herald Examiner (Office)
Pettebone Building (Office/Retail)
731 S Broadway (Office)
The Trust Building (Office)

Chinatown/Civic Center
Capitol Milling Building (Retail)

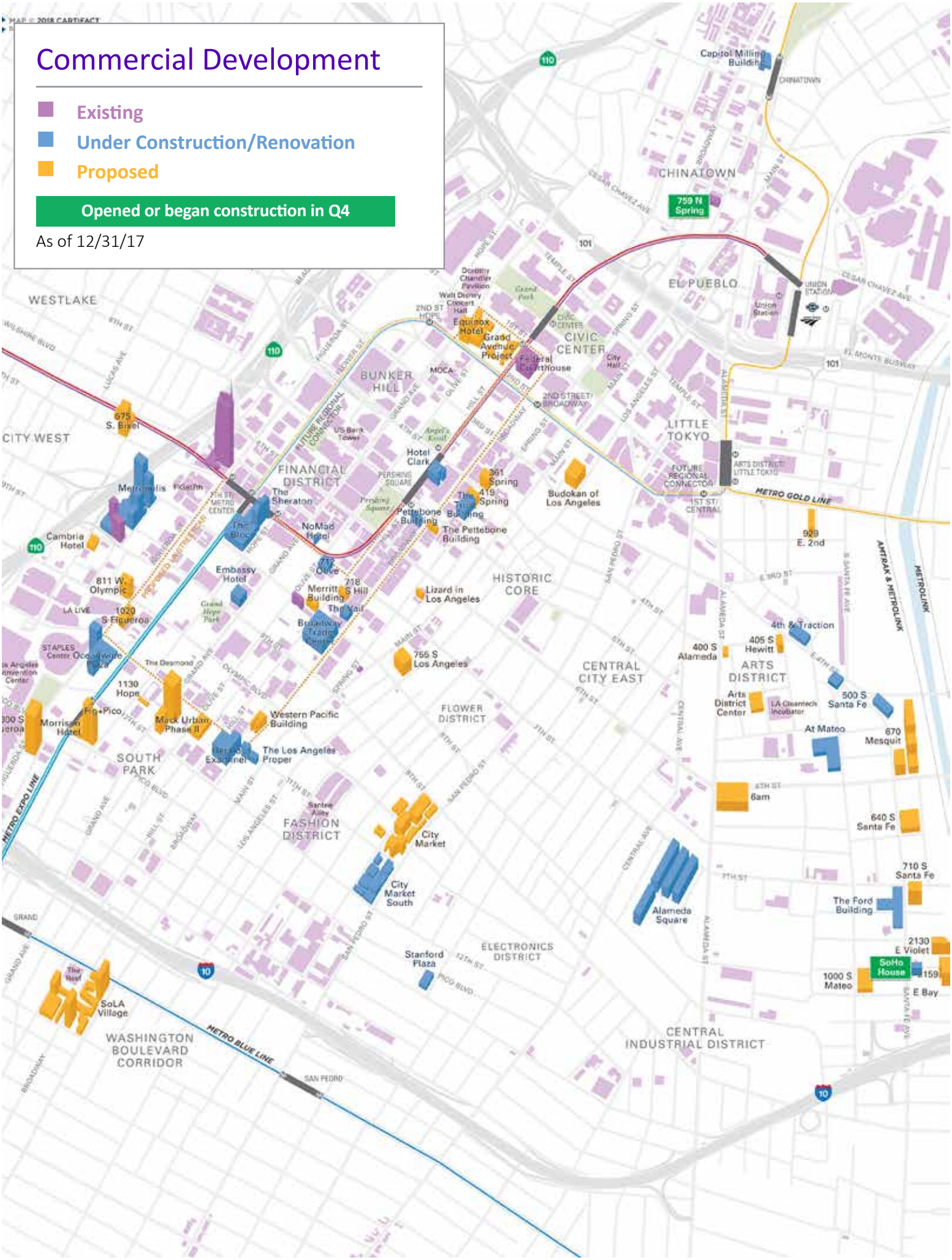
* = Opened or Began Construction in Q4

Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q4

As of 12/31/17

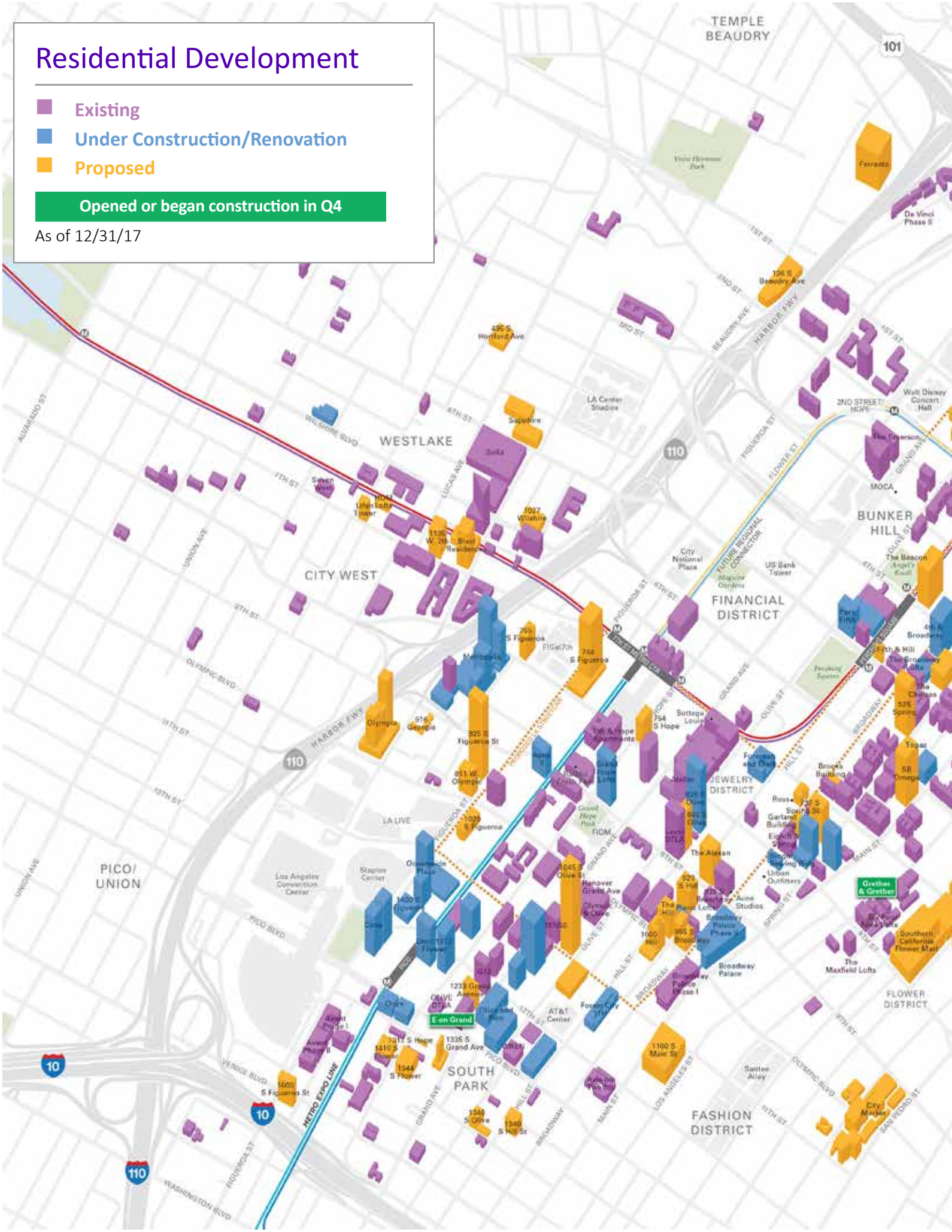


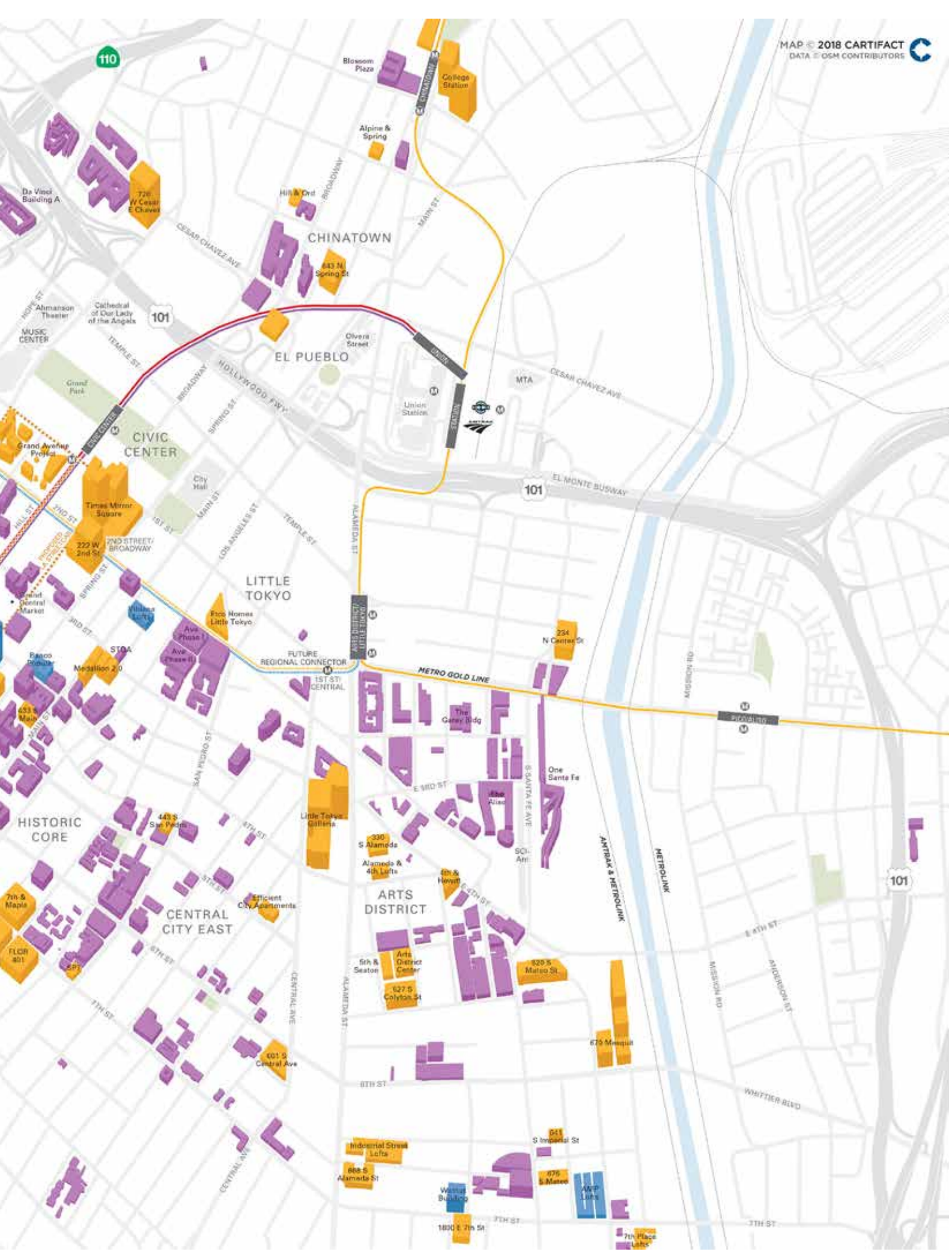
Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q4

As of 12/31/17




MAP © 2018 CARTIFACT
DATA © OSM CONTRIBUTORS
110
101
Blossom Plaza
College Station
Alpine & Spring
Da Vinci Building A
720 W Cesar E Chavez
Hill & Ord
CHINATOWN
643 N Spring St
CESAR CHAVEZ AVE
MAIN ST
BROADWAY
HOPE ST
Ahmanson Theater
MUSIC CENTER
Cathedral of Our Lady of the Angels
TEMPLE ST
Olvera Street
EL PUEBLO
GOLD LINE
MTA
Union Station
HOLLYWOOD FWY
Grand Park
BROADWAY
SPRING ST
CIVIC CENTER
Grand Avenue Project
City Hall
MAIN ST
EL MONTE BUSWAY
Times Mirror Square
1ST ST
2ND ST
222 W 2nd St
2ND STREET/ BROADWAY
HILL ST
PIONEER BLVD
LOS ANGELES ST
TEMPLE ST
ALAMEDA ST
SPRING ST
Grand Central Market
LITTLE TOKYO
Higashi Lofts
Rico Homes Little Tokyo
3RD ST
Ave 1 Phase 1
Ave 1 Phase II
STOA
Medallion 2.0
Banco Popular
FUTURE REGIONAL CONNECTOR
1ST ST/ CENTRAL
GOLD LINE/ EXPO LINE
234 N Center St
METRO GOLD LINE
MISSION RD
Pasadena
The Garey Bldg
One Santa Fe
E 3RD ST
The Alias
SANTA FE AVE
SCI-Arc
433 S Main
MAIN ST
SAN PEDRO ST
HISTORIC CORE
443 S San Pedro
Little Tokyo Gallery
330 S Alameda
Alameda & 4th Lofts
4th & Hewitt
E 4TH ST
4TH ST
ARTS DISTRICT
7th & Maple
Efficient City Apartments
CENTRAL CITY EAST
FLOR 401
6TH ST
5th & Seaton
Arts District Center
627 S Colyton St
629 S Mateo St
ANTRAK & METROLINK
METROLINK
ANDERSON ST
E 4TH ST
679 Mesquite
7TH ST
CENTRAL AVE
ALAMEDA ST
601 S Central Ave
8TH ST
WHITTIER BLVD
Industrial Street Lofts
668 S Alameda St
941 S Imperial St
675 S Mateo
Warehouse Building
ARTP Lofts
1800 E 7th St
7th Place Lofts

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED USE							
FINANCIAL DISTRICT							
Metropolis Phase II	899 Francisco St.	1,002 C	●	●	65,000	2018	Greenland
HISTORIC CORE							
Broadway Trade Center	801 S. Broadway	●	200	500,000	200,000	2017	Waterbridge
SOUTH PARK							
Oceanwide Plaza	11th & Figueroa	504 C	184	●	166,000	2019	Oceanwide Holdings
RESIDENTIAL							
ARTS DISTRICT							
The Aliso	950 E. 3rd St.	471	●	●	22,000	2018	Legendary Development
AMP Lofts	695 S. Santa Fe Ave.	320	●	●	20,000	2018	Bolour Associates
Walnut Building	1745 E. 7th St.	57	●	●	●	2018	Hillcrest Company
CHINATOWN							
LA Plaza Cultura Village	400 W. Cesar E Chavez Ave.	345	●	●	50,000	2018	LA Plaza de Cultura y Artes
FINANCIAL DISTRICT							
Grand Hope Lofts	888 S. Hope St.	526	●	●	5,000	2018	CIM
820 S. Olive St.	820 S. Olive St.	516	●	●	5,000	2018	Onni Group
Park Fifth	5th & Olive	660	●		14,000	2019	Macfarlane Partners
HISTORIC CORE							
939 S. Broadway	939 S. Broadway	163	●	●	TBD	2018	Barry Shy
755 S. Spring St.	755 S. Spring St.	320	●	●	8,900	2018	Holland Partners
Singer Sewing Building	806 S. Broadway	7	●	●	TBD	2018	Anjac Fashion
Topaz	550 S. Main St.	159	●	●	23,000	2018	JADE Enterprises
Banco Popular	354 S. Spring St.	188	●	●	17,500	2018	Standard Development
732 S. Spring St.	732 S. Spring St.	300	●	●	7,500	2018	Holland Partners
Perla	4th & Broadway	450 C	●	●	7,000	2020	SCG America
950 S. Broadway	950 S. Broadway	30	●	●	7,500	2018	GH Palmer
Broadway Palace Phase 2	938 S. Broadway	439	●	●	20,000	2018	GH Palmer
LITTLE TOKYO							
MIKADO	331-335 E. 1st St	41	●	●	TBD	2018	Capital Foresight
SOUTH PARK							
Circa	1200 S. Figueroa St.	648	●	●	48,000	2018	Jamison
1400 S. Figueroa St.	1400 S. Figueroa St.	110	●	●	1,400	2018	DHG Family Trust
Mack Urban Phase 2	1120 S. Grand Ave.	512	●	●	10,000	2018	Mack Urban
Apex Phase II	900 S. Figueroa St.	341	●	●	15,000	2018	Holland Partners

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
SOUTH PARK (CONT.)							
Onyx	424 W. Pico Blvd.	410	●	●	42,000	2018	JADE Enterprises
Axis on Eleventh	1200 S. Broadway	171	●	●	7,500	2018	Forest City
Onni Towers	1212 S. Flower St.	730	●	●	8,000	2018	Onni Group
1133 Hope Tower	1133 S. Hope St.	200 C	●	●	5,000	2019	Fulton Street Ventures
HOTEL							
ARTS DISTRICT							
Soho House	1000 S. Santa Fe St.	●	48	●	10,000	2018	Soho House
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	●	348	●	●	2018	Chetrit Group
Embassy Hotel	851 S. Grand Ave.	●	183	●	●	2018	Chetrit Group
NoMad Hotel	515 W. 7th St.	●	241	●	●	2018	Sydell Group
FASHION DISTRICT							
The Proper (Case Hotel)	11th & Broadway	●	148	●	●	2018	The Kor Group
Hoxton Hotel	1060 S. Broadway	●	164	●	●	2018	Ennismore
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	●	●	90,000	●	2018	Chalmers
AT MATEO	Mateo & Palmetto	●	●	50,000	130,000	2018	Blatteis & Schnur
ROW DTLA	7th & Alameda	●	●	1,200,000	200,000	2018	Atlas Property
The Ford Building	2060 E. 7th St.	●	●	271,000	●	2018	Shorenstein
4th & Traction	963 E. 4th St.	●	●	100,000	30,000	2018	Hudson Pacific Properties
Maxwell Building	405 S. Mateo St.	●	●	56,635	●	2018	Hudson Pacific Properties
CHINATOWN							
Capital Milling Building	1231 N. Spring St.	●	●	TBD	50,000	2018	S&R Partners
FASHION DISTRICT							
Herald Examiner	1111 S. Broadway	●	●	80,000	●	2018	Georgetown Co./The Hearst Corp.
FINANCIAL DISTRICT							
LA Jewelry Mart	712 S. Olive St.	●	●	85,000	14,000	2018	Atlas Capital
HISTORIC CORE							
537 S. Broadway	537 S. Broadway	●	●	70,000	8,000	2018	King's Arch
731 S. Broadway	731 S. Broadway	●	●	23,000	●	2018	Unknown
The Trust Building	433 S. Spring St.	●	●	300,000	●	2018	Rising Realty Partners
The Pettebone Building	510 S. Broadway	●	●	27,000	12,000	2018	RYDA Ventures
TOTAL UNDER CONSTRUCTION		**9,620** Residential Units	**1,516** Hotel Rooms	**2,853,000** Office Sq. Ft.	**1,309,000** Retail Sq. Ft.		**TOTAL # OF PROJECTS = 47**

C = Condo

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	Tishman Speyer
670 Mesquit St.	670 Mesquit St.	308	236	136,000	TBD	V.E. Equities
BUNKER HILL						
Grand Avenue Project	2nd & Grand	450	300	47,000	209,000	Related California
CIVIC CENTER						
Times Mirror Square	100 S. Broadway	1,127	●	TBD	34,000	Onni Group
222 W. 2nd St.	222 W. 2nd St.	107 C	●	534,000	7,200	Tribune Media Company
FASHION DISTRICT						
City Market	9th & San Pedro	945 C	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
SoLA Village	1900-1933 S. Broadway	1,423	208	●	30,000	PRH LA Mart
811 W. Olympic Blvd.	811 W. Olympic Blvd.	374	373	33,500	65,000	Ben Neman
Figueroa Centre	925 S. Figueroa St.	200 C	220	●	94,000	Regalian
1600 S. Figueroa St.	1600 S. Figueroa St.	336	250	●	15,000	RP Realty Partners
RESIDENTIAL						
ARTS DISTRICT						
Industrial Street Lofts	1525 Industrial St.	344	●	15,000	15,000	Camden
Alameda & 4th Lofts	360 S. Alameda St.	63	●	●	TBD	South Alameda Development
1800 E. 7th St.	1800 E. 7th St.	125	●	●	8,000	Elm Tree Investment
Palmetto Colyton	527 S. Colyton St.	310 C	●	●	11,375	Bolour Assoc
520 S. Mateo St.	520 S. Mateo St.	600	●	20,000	30,000	Carmel Partners
330 S. Alameda St.	330 S. Alameda St.	186	●	●	22,000	Greystar
5th & Seaton	5th & Seaton	218	●	●	18,400	WW-5th & Seaton
676 S. Mateo St.	676 S. Mateo St.	172	●	●	23,000	District Centre
668 S. Alameda St.	668 S. Alameda St.	475	●	●	45,000	Avalon Bay
1000 S. Mateo St.	1000 S. Mateo St.	113	●	12,700	120,000	Mateo Arts, LLC
Arts District Center	5th & Colyton & Seaton Streets	129 C	113	●	70,000	Arts District Development, LLC
234 N. Center St.	234 N. Center St.	430	●	●	8,700	Atlas Capital
2117 E. Violet St.	2117 E. Violet St.	509	●	●	288,000	Onni Group
4th & Hewitt	940 E. 4th St.	93	●	●	20,000	Shoreham Capital
641	641 S. Imperial St.	140	●	7,000	7,000	Adam Lindemann
CHINATOWN						
College Station	924 N. Spring St.	770	●	●	51,000	Atlas Capital
720 W. Cesar E Chavez	720 W. Cesar E Chavez	299	●	●	8,000	Zion Enterprises/TA Partners
Alpine & Spring	211 W. Alpine St.	122	●	●	4,200	Izek Shomoff
Hill & Ord	708 N. Hill St.	162	●	●	5,000	Avant Development
643 N. Spring St.	643 N. Spring St.	203	●	●	21,000	Redcar Properties
1201 N. Broadway	1201 N. Broadway	124	●	●	8,700	Johnson Fain
1251 N. Spring St.	1251 N. Spring St.	937	●	●	21,000	S&R Partners

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
CITY WEST						
1027 Wilshire Blvd.	1027 Wilshire Blvd.	376	●	●	6,500	Central City Development
Sapphire	1111 W. 6th St.	362	●	●	25,800	Jade Enterprises
1135 W. 7th St.	1135 W. 7th St.	241	●	●	7,000	Pangea Development
495 S. Hartford Ave.	495 S. Hartford Ave.	218	●	●	TBD	Urban View Investments
Ferrante	1000 W. Temple St.	1,500	●	●	30,000	GH Palmer
HOM Lofts	1230 W. Ingraham St.	80	●	●	●	Sharp Capital
Career Lofts	675 S. Bixel St.	422	126	●	5,600	United American Properties
136 S. Beaudry Ave.	136 S. Beaudry Ave.	220	●	●	7,500	801 South Spring Holdings, LLC
Lifan Tower	1247 W. 7th St.	304	●	●	5,700	Lifan Group
FASHION DISTRICT						
7th & Maple	222 E. 7th St.	452	●	●	13,700	Realm Group/Urban Offerings
1100 S. Main St.	1100 S. Main St.	379	●	●	26,000	Jade Enterprises
Six Four Nine Lofts	Wall & 7th	55	●	●	TBD	Skid Row Housing Trust
FLOR 401	Wall & 7th	100	●	●	TBD	Skid Row Housing Trust
FINANCIAL DISTRICT						
Eighth & Figueroa	744 S. Figueroa St.	436	●	●	11,000	Mitsui Fudosan
845 S. Olive St.	845 S. Olive St.	205	●	●	2,400	National Properties
Eighth & Hope	754 S. Hope St.	409	●	●	7,300	Mitsui Fudosan
Brookfield Tower	755 S. Figueroa St.	784	●	●	6,700	Brookfield Properties
HISTORIC CORE						
Hill Tower Lofts	920 S. Hill St.	239 C	●	●	TBD	Barry Shy
Medallion 2.0	4th & Main	500	●	●	38,000	Saeed Farkhondehpour
SB Omega	601 S. Main St.	452	●	●	21,500	Barry Shy
Broadway Lofts	955 S. Broadway	163 C	●	●	6,400	Barry Shy
The Beacon	340 S. Hill St.	428	●	●	5,600	Equity Residential
Spring St. Tower	525 S. Spring St.	360	●	●	9,400	Downtown Management
JMF Tower	333 W. 5th St.	142 C	●	●	25,000	JMF Development
433 S. Main St.	433 S. Main St.	196	●	●	6,300	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
Garland Building	740 S. Broadway	47	●	●	TBD	TBD
The Alexan	9th & Hill	305	●	●	6,200	Trammell Crow Residential
INDUSTRIAL DISTRICT						
Efficient City Apartments	721-813 E. 5th St.	160	●	●	10,000	Dayan Investments
SP7	419 E. 7th/647 S. San Pedro	81	●	●	TBD	Skid Row Housing Trust
Southern California Flower Market	755 S. Wall St.	323	●	58,000	81,000	Southern California Flower Mart
6th at Central	601 S. Central Ave.	236	●	●	12,000	Triangle Plaza LLC
JEWELRY DISTRICT						
Foreman & Clark	7th & Hill	125	●	●	8,500	Bonnis Properties
LITTLE TOKYO						
Etco Homes	118 Astronaut Ellison S. Onizuka St.	66	●	●	TBD	Etco Homes
The Catalina	443 S. San Pedro St.	78	●	●	7,000	Statewide Acquisitions Corp
SOUTH PARK						
12th and Grand	1201 S. Grand Ave.	126 C	●	●	TBD	City Century
Emerald	1340 S. Olive St.	154	●	●	10,700	Jade Enterprises

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
SOUTH PARK (CONT.)						
Vara	1233 S. Grand Ave.	148 C	●	●	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	●	1,200	6,741	Oxley Place, LLC
Mack Urban Phase 3	1155 S. Olive	154	●	●	11,000	Mack Urban
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	●	●	40,000	City Century
1000 S. Hill St.	1000-1022 S. Hill St.	498	●	●	8,700	Onni Group
1045 S. Olive St.	1045 S. Olive St.	800 C	●	●	TBD	Crescent Heights
1317 S. Hope St.	1317 S. Hope St.	38	●	●	TBD	FMB Development
1335 S. Grand Ave.	1323-1349 S. Grand Ave.	284	●	●	6,300	M&A Gabaee
1344 S. Flower St.	1334-1348 S. Flower St.	151	●	●	1,162	The Condor
1340 S. Hill St.	1340 S. Hill St.	233	●	●	9,000	Chernoff Family Trust
HOTEL						
ARTS DISTRICT						
400 S. Alameda St.	400 S. Alameda St.	●	66	●	●	Habita Arts District (TBD)
710 S. Santa Fe Ave.	710 S. Santa Fe Ave.	●	10	●	TBD	Firehouse Hotel LLC
FASHION DISTRICT						
Western Pacific Building	1031 S. Broadway	●	377	●	●	Onni Group
HISTORIC CORE						
Cambria Hotel Spring St.	419 S. Spring St.	●	180	●	●	PNK Group
Spring Street Hotel	631-633 S. Spring St.	●	176	●	●	Lizard Capital
361 S. Spring St.	361 S. Spring St.	●	315	●	●	Osib LA Downtown Properties
SOUTH PARK						
1130 S. Hope St.	1130 S. Hope St.	●	44	●	●	Fulton Street Ventures
Fig+Pico	Figueroa St. & Pico Blvd.	●	1,162	●	13,100	Lightstone
Cambria Hotel	920-928 James M. Wood	●	247	●	●	Sun Capital & Pacific Property Partners
Morrison Hotel	1246 S. Hope St.	●	245	●	TBD	Relevant Group
Trical Hotel	1300 S. Figueroa St.	●	1,024	●	TBD	Trical Construction Inc.
OFFICE & RETAIL						
ARTS DISTRICT						
929 E. 2nd St.	929 E. 2nd St.	●	●	65,000	32,000	Est4te Four Capital
2144 E. Violet St.	2144 E. Violet St.	●	●	91,000	6100	Lowe Enterprises
640 S. Santa Fe Ave.	640 S. Santa Fe Ave.	●	●	107,000	TBD	Continuum Partners
405 S. Hewitt St.	405 S. Hewitt St.	●	●	255,000	15,000	Legendary Development
2159 E. Bay St.	2159 E. Bay St.	●	●	222,000	TBD	Tishman Speyer
CHINATOWN						
Kaiser Permanente Expansion	755 W. College St.	●	●	100,000	●	Kaiser Permanente
FASHION DISTRICT						
Norton Building	755 S. Los Angeles St.	●	●	60,000	43,000	Urban Offerings
HISTORIC CORE						
Merritt Building	761 S. Broadway	●	●	50,000	TBD	Bonnis Properties
JEWELRY DISTRICT						
718 S. Hill St.	718 S. Hill St.	●	●	45,000	7,000	Urban Blox
CIVIC						
LITTLE TOKYO						
Budokan of Los Angeles	229-249 S. Los Angeles St.	●	●	●	●	Little Tokyo Service Center
TOTAL PROPOSED		**29,444** Residential Units	**6,594** Hotel Rooms	**2,222,000** Office Sq. Ft.	**2,467,000** Retail Sq. Ft.	**TOTAL # OF PROJECTS = 104**

FEATURED PROJECTS

Major Mixed-Use

UNDER CONSTRUCTION

METROPOLIS

Developer: Greenland

The first phase of this $1 billion project, including 308 condos and the 350-room Hotel Indigo, is now open, with the remaining 1,000+ condos and 60,000 SF of retail space expected in 2018.

PROPOSED

GRAND AVENUE PROJECT

Developer: Related

Construction is scheduled to begin in 2018 on this long-awaited Bunker Hill project. Designed by Frank Gehry, it will feature over 400 residential units, a 305-room Equinox Hotel, and over 200K SF of retail space.

UNDER CONSTRUCTION

OCEANWIDE PLAZA

Developer: Oceanwide Holdings

Across from Staples Center and L.A. LIVE in South Park, this $1 billion project will include 504 condos, 184 hotel rooms, and almost 200,000 SF of retail.

PROPOSED

1020 S. FIGUEROA

Developer: Hazens

At a cost of $700 million, Downtown's latest mega-project in South Park will have 435 condos, 250 hotel rooms, and 80,000 SF of retail.

FEATURED PROJECTS

Residential

UNDER CONSTRUCTION

GRAND HOPE LOFTS

Developer: CIM Group

Next to the newly-opened Petco, CIM Group's project, which will have 526 residential units, is now topped out at 33 stories.

UNDER CONSTRUCTION

PARK FIFTH

Developer: Macfarlane Partners

Across from Pershing Square, construction is well underway on Park Fifth, consisting of a 24-story tower and a 7-story building with a total of 660 residential units and 24,000 SF of retail space.

UNDER CONSTRUCTION

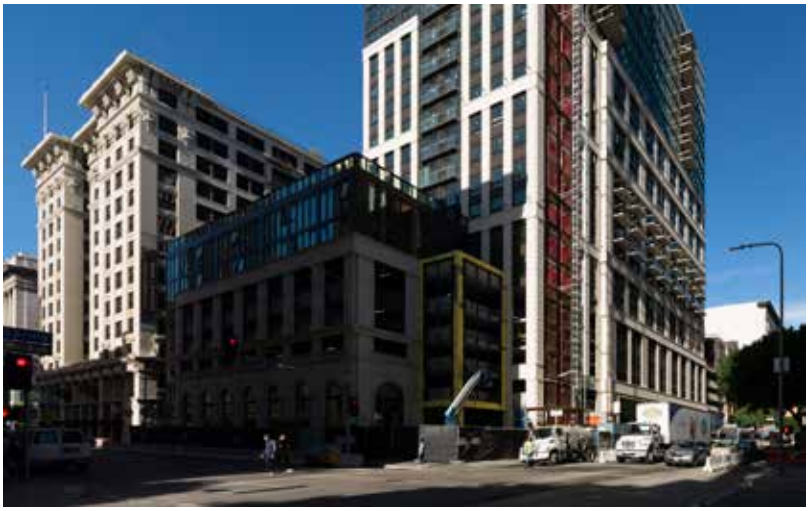
820 OLIVE

Developer: Onni

One of several projects in Downtown from the Vancouver based developer, this one near 9th and Olive will rise 50 stories and hold 516 residential units.

FEATURED PROJECTS

Residential



UNDER CONSTRUCTION

EIGHTH & SPRING

Developer: Holland Partners

Holland Partners is now under construction on matching 24 story towers on either side of Spring at 8th. Opening in 2018, they have a combined 628 residential units and over 30,000 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

LA PLAZA CULTURA VILLAGE

Developer: LA Plaza de Cultura y Artes

Rising on both sides of Broadway between The Civic Center and Chinatown, this project will have 355 residential units and 43,000 SF of retail space.

FEATURED PROJECTS

Office

UNDER CONSTRUCTION

LA JEWELRY MART

Developer: Atlas Capital

Built in 1917 in the heart of the Financial District, this project features 85,000 SF of office space and 14,000 SF of ground-floor retail.

UNDER CONSTRUCTION

FORD FACTORY

Developer: Shorenstein

The former Ford Factory in the Arts District is being revitalized as a state-of-the-art 250,000 SF office destination that will be the new home of Warner Music Group in 2018.

UNDER CONSTRUCTION

BROADWAY TRADE CENTER

Developer: Waterbridge Capital

With over 1 million SF of space that has been vacant for years, this project will activate almost a full city block at Broadway and 8th in the Historic Core.

UNDER CONSTRUCTION

ROW DTLA

Developer: Atlas Capital

Transformation of 1.5 million SF of industrial space into a creative destination is underway with the first retail and office tenants taking occupancy.

FEATURED PROJECTS

UNDER CONSTRUCTION

CAPITOL MILLING BUILDING

Developer: S&R Partners

Located in Chinatown next to the new State Historic Park, this project will revitalize 5 industrial buildings dating from 1881 and create over 50,000 SF of food and beverage options mixed with creative office.

UNDER CONSTRUCTION

JORDAN BRAND STORE

Developer: Foot Locker

Located near 6th & Broadway, this 19,000 SF signature retail location will feature a rooftop court.

NOW OPEN

CITY MARKET SOUTH

Developer: LENA Group

Originally part of the oldest produce market in Los Angeles, this project promises to bring a new level of dining, retail and creative office to the heart of the Fashion District.

FEATURED PROJECTS

Hotel

NOW OPEN

NOMAD HOTEL

Developer: Sydell Group

Located at 7th & Olive in the Financial District, the second Sydell Group hotel to open in Downtown has drawn rave reviews for its spectacular restoration of Giannini Place, built in 1923.

UNDER CONSTRUCTION

THE LA PROPER

Developer: KOR Group

Situated south of the Ace Hotel, this historic conversion in the Fashion District promises to expand the boundaries of Broadway's revival.

UNDER CONSTRUCTION

THE HOXTON

Developer: Ennismore

Restoration of the historic Los Angeles Railway Building at 11th and Broadway is underway and will feature 164 hotel rooms and a rooftop deck.

FEATURED PROJECTS

Civic & Cultural

UNDER CONSTRUCTION

REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, $1.55 billion underground light rail extension, set to open in 2021, 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 iconic Sixth Street Viaduct is being demolished and replaced. The new bridge's community features will enhance the vital connection between the growing Arts District on the west side of the Los Angeles River and historic Boyle Heights on the east side. Completion is scheduled for 2019.

UNDER CONSTRUCTION

MY FIGUEROA

Developer: LADOT

Streetscape improvements have begun on Figueroa and on 11th St. including protected bike lanes and dedicated bus platforms.

SPOTLIGHT ON DTLA

Local Media

12/8/17

ERNST & YOUNG EXTENDS BIG DOWNTOWN LEASE

The firm Ernst & Young is sticking around in the Financial District, and so is the sign blaring its name. Earlier this month, the accounting and consulting firm signed a lease extension to stay in its 120,000-square-foot office space in Ernst & Young Plaza. The new 10-year extension will keep the company on the six floors it occupies in the 41-story, 910,000-square-foot tower that bears its moniker. **— Downtown News**

12/13/17

CITY COUNCIL APPROVES ANGELS LANDING PLAN THAT WOULD BRING 88-STORY TOWER, ELEMENTARY SCHOOL TO BUNKER HILL

The project, designed by Handel Architects, would fill the site with an 88-story skyscraper and a 24-story tower. Filling up those high-rises would be 500 SLS and Mondrian hotel rooms, 250 condos, open space, shops and restaurants, and a charter elementary school. **— Curbed LA**

11/29/17

DEVELOPER COULD RECEIVE $103.3 MILLION IN PUBLIC FINANCIAL ASSISTANCE

New York City-based Lightstone Group could secure an amount equal to 100% of the hotel tax revenues generated by its downtown hotel project during its first eight years of operation, according to projections prepared for city lawmakers on the proposal. **— Los Angeles Times**

11/14/17

ADIDAS IS COMING TO THE ROW DTLA

The German footwear brand will lease 31,000 square feet at the complex. It will join the Anti-Recidivism Coalition, which recently announced it would be taking a 12,600-square-foot lease at the ROW, and Dutch coworking firm Spaces, among others. Adidas will move its roughly 20 Southern California employees to the new office, which holds space for up to 35. **— The Real Deal**

11/9/17

FASHION RETAILER TO TAKE OVER MILLION DOLLAR THEATRE

When the sale of the Grand Central Square complex was announced on Nov. 1, one question concerned the identity of the tenant slated to fill the Million Dollar Theatre. Now that has been revealed, as the fashion startup CoBird has inked a deal to lease the theater and its adjacent commercial spaces, taking up a total of 56,125 square feet. That area will serve mainly as creative office space, and there will be a retail component. **— Downtown News**

12/1/17

LOS ANGELES ADVANCES TWO ORDINANCES TO COMBAT HOMELESSNESS

As part of its effort to combat homelessness, the City of Los Angeles has advanced two ordinances intended to facilitate the development of transitional and permanent supportive housing through the state-mandated environmental review process. **— Urbanize.la**

Bloomberg

JANUARY 2018

FIFTEEN YEARS IN THE MAKING, HOW DOWNTOWN L.A. FINALLY ARRIVED

"This past year, cultural and lifestyle developments Row DTLA and City Market South opened up—bringing with them a string of restaurants and indie shops, and warranting the city a slot on our annual "Where to Go" list of hot travel destinations."

Forbes

APRIL 2017

DOWNTOWN LOS ANGELES IS AMERICA'S MOST COLORFUL NEIGHBORHOOD

"One Los Angeles neighborhood, at least, offers something more colorful--and arguably better--than anything else in the U.S. It is the city's downtown area, better known here to locals as 'DTLA.'"

VARIETY

APRIL 2017

LOS ANGELES' NEW TECH SCENE FLOURISHES DOWNTOWN

"Digital-media hubs have sprouted up all over Los Angeles in recent years in areas such as Venice, Playa Vista, and Culver City. But now the city's downtown is also becoming a hot spot for a growing number of tech-minded firms."

billboard

OCTOBER 2016

IT'S OFFICIAL: WARNER MUSIC GROUP MOVING TO LOS ANGELES' DOWNTOWN ARTS DISTRICT

"In a memo to staff on Oct. 7, WMG CEO Stephen Cooper announced the relocation to the downtown Arts District…an up-and-coming area that boasts "a burgeoning art, fashion, and food scene that's a magnet for businesses, entrepreneurs, and creatives..."

The New York Times

FEBRUARY 2016

ART SCENE HEATS UP IN DOWNTOWN LOS ANGELES

"While it's unlikely that Ms. Kardashian will be partying in the Arts District anytime soon, the art openings there have become a social circuit, with blue-chip galleries and adventurous collectors mixing with notable artists, newer spaces and assorted hangers-on."

DCBID

DOWNTOWN CENTER BID

PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE.

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