

DOWNTOWN LA MARKET REPORT



Photo by Hunter Kerhart

ABOUT THE DCBID

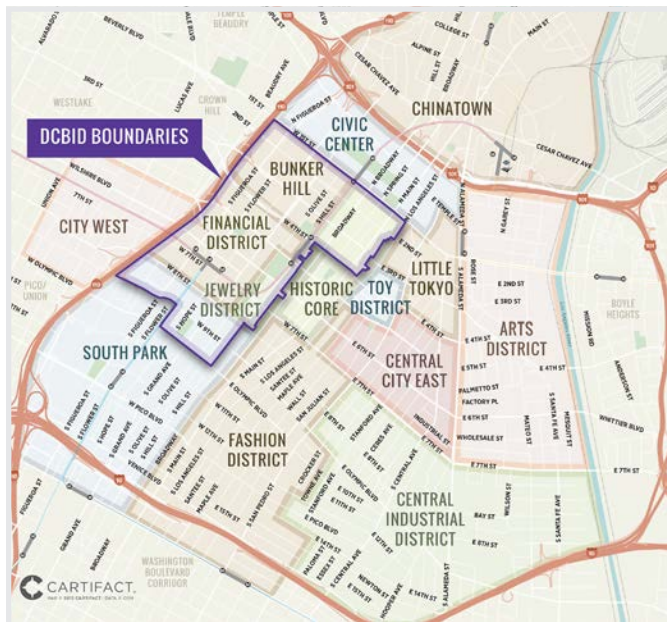
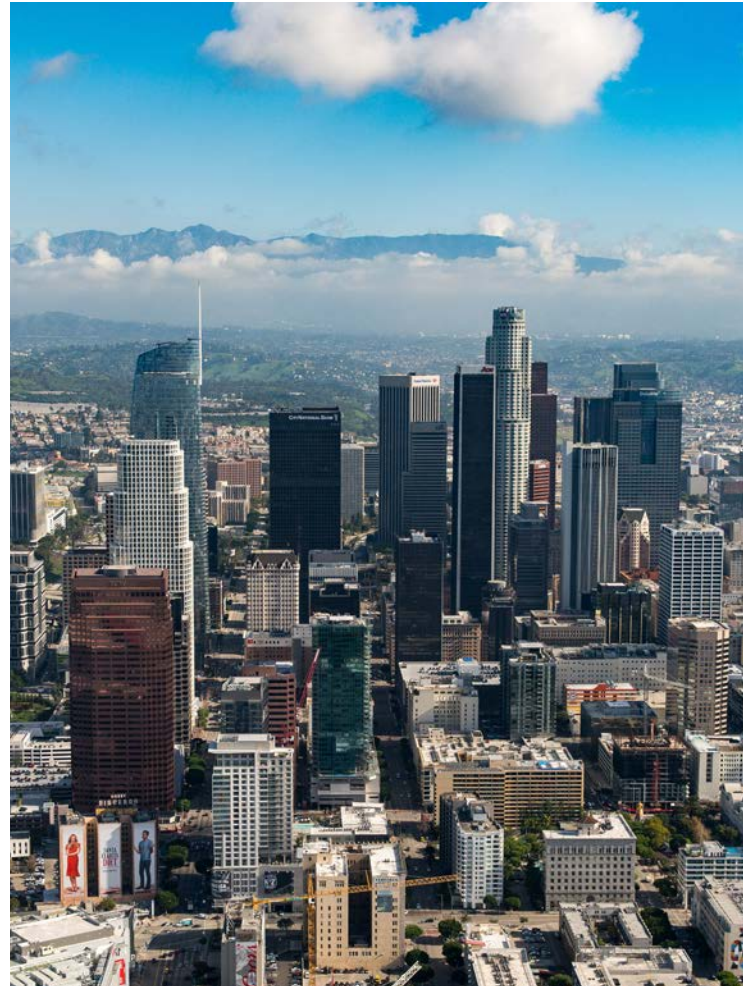
Founded in 1998, the Downtown Center Business Improvement District (DCBID) is a coalition of nearly 2,000 property owners in the central business district, united in their commitment to enhance the quality of life in the area. The organization has been a catalyst in the transformation of the Downtown 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.

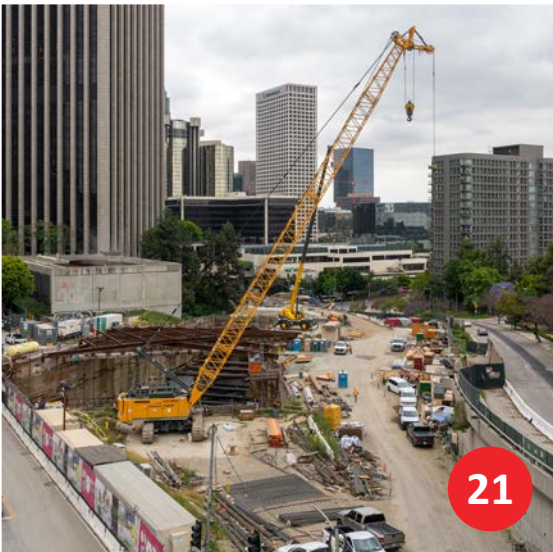
To learn more about Downtown’s Renaissance and how to join us, visit www.DowntownLA.com.



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.

TABLE OF CONTENTS



EXECUTIVE SUMMARY 4

MARKET OVERVIEW

- Residential 6
- Office 7
- Significant Sales 7
- Retail 8
- Hotel 8

DEVELOPMENT UPDATE

- Commercial Development Map 9
- Residential Development Map 10
- Under Construction 12
- Proposed 14

FEATURED PROJECTS

- Major Mixed-Use 17
- Residential 18
- Office 19
- Retail 20
- Hotel 21
- Civic & Cultural 21

SPOTLIGHT ON DTLA

- Local Media 22
- US and Global Media 23

EXECUTIVE SUMMARY

2019 began right where 2018 left off, with another big quarter for residential deliveries. Almost **2,300 new units** came online across Downtown LA and construction finally began on **The Grand**, the \$1 billion residential, hotel and retail complex from **The Related Companies**, designed by Frank Gehry.

RESIDENTIAL

Among the recent residential openings, none stands higher (literally) than the 53-story tower at **825 South Hill**, the latest offering from **Onni Group** which is already over 50% leased. Two more 30+ story residential towers opened in South Park – **Aven** from **Mack Urban** and **Alina** from **Holland Partner Group**.

OFFICE

The arrival of **Warner Music Group** at their new Arts District headquarters was a great way to start 2019 and put the cap on a prior 12 months during which over 40% of the space leased in DTLA went to nontraditional industry tenants. The co-working boom continues with **WeWork** announcing their 4th Downtown location and New York-based **NeueHouse** leasing two floors of space at the **Bradbury Building**.

RETAIL

The opening of **The Manufactory**, **Tartine Bianco**, and **Alameda Supper Club** added more must-see foodie destinations to **ROW DTLA**, while basketball great Shaquille O’Neal debuted his southern food restaurant **Shaquille’s** at **LA Live**. Additionally, **Nightshade** – helmed by prominent Eater Young Gun and Top Chef winner Mei Lin – opened in the Arts District.

HOSPITALITY

While not on the scale of the 1,000+ room projects planned near the **LA Convention Center**, the start of construction on the new **Cambria Hotel** at 4th and Spring represents a different kind of breakthrough as it is the first nationally-branded hotel in the Historic Core since the start of the Downtown Renaissance.

CIVIC & CULTURAL

The City of Los Angeles officially began allowing dockless mobility companies to operate in Downtown LA. Scooters and e-bikes rolled out in March, providing another transportation option to DTLA residents, workers, and visitors.

Q1 KEY HIGHLIGHTS

2,276

New residential units

85%

Apartment occupancy rate

The Related Companies began construction on **The Grand**.

Warner Music Group occupied their new Arts District headquarters.

The Manufactory opened at **ROW DTLA**.

Q1 KEY STATS

\$3.80

Average Class A Office Rent Per Square Foot

\$3.17

Apartment Asking Rent Per Square Foot

18.0% office vacancy rate

952K Square Feet YTD total office lease activity

\$166.93 YTD Hotel RevPar



Photos by Hunter Kerhart

MARKET OVERVIEW



1,990

CONDO UNITS UNDER CONSTRUCTION

Residential

- Phase 1 of **The Aliso** opened in the Arts District. When completed it will bring 471 new units to the market, along with pedestrian paseos that enhance connections in the neighborhood.
- LA Plaza Village** opened their first two buildings on Broadway just outside Chinatown, offering some of the most affordable new units in Downtown LA.
- Construction was completed on the adaptive reuse of the **Walnut Building** on 7th Street in the Arts District.

	Q1 2019	Q1 2018
Apartment Occupancy Rate	84.7%*	93.3%
Apartment Asking Rent PSF	\$3.17	\$3.15
Average Effective Rent Per Unit	\$2,645	\$2,646
Condo Sales	76	95
Condo Price PSF	\$709	\$731

Source: DTLA Life, CoStar
*Occupancy rate decline due to high volume of new units added to inventory.

RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	25,181	27,607	2,987	30,594	24,162
Condos	829	5,780	6,609	1,990	8,599	6,580
Affordable	8,371	3,919	12,290	282	12,572	1,848
Total	11,626	34,880	46,506	5,259	51,765	32,590
Estimated Population			79,525	8,993	88,518	

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

MARKET OVERVIEW

Office

- Historic **CalEdison** building has new ownership, with **GreenOak Real Estate** acquiring a majority interest in the property in a deal valued at \$140 million.
- Developer **King's Arch** completed their transformation of **537 South Broadway**, a 70,000 SF art deco beauty built in 1931.
- **611 Place**, after sitting mostly vacant for a decade, began marketing its 715,000+ SF to prospective office tenants again.



	Q1 2019	Q1 2018
Vacancy Rate	18.0%*	17.3%
Class A Rent PSF	\$3.80	\$3.61
Overall Rent PSF	\$3.72	\$3.55
YTD Net Absorption	123,784	89,062
YTD Leasing Activity	951,962	818,675

Source: CBRE
 *Vacancy rate increase due to re-introduction of 611 W. 6th St. into active inventory.

3.0m
 SQUARE FEET OF OFFICE SPACE
 UNDER CONSTRUCTION

3.2m PROPOSED

Significant Real Estate Sales

Property Name	Address	Buyer	Seller	Price
WREN	1230 S. Olive St.	State Street Global Advisors	AECOM	\$180.1m
1213-1227 Santa Fe	1213-1227 S. Santa Fe Ave.	NCP Management	Nathan Kimmel	\$11.4m
Maryland Heights	1337 W. 5th St.	Post Investment Group	Wells Fargo	\$6.8m
Bentley City Lights	420 Witmer St.	State Street Global Advisors	AECOM	\$5.1m

MARKET OVERVIEW



1.3m
 SQUARE FEET OF RETAIL SPACE
 UNDER CONSTRUCTION

2.2m PROPOSED

Retail

- British fashion designer **Paul Smith** is planning to open his first Downtown LA store near the corner of 9th and Broadway.
- Following on the success of their recent pop-up location, Swedish design brand **Hem** opened their first permanent US showroom in the Arts District.
- **H&H Brazilian Steakhouse** opened on 7th Street between Grand and Olive.

	Q1 2019	Q1 2018
Vacancy Rate	6.3%	4.9%
Average Rent PSF	\$3.07	\$3.03
YTD Net Absorption	-177,032	55,137

Source: CoStar

Hotel

- Hospitality group **Pacifica Hotels** announced their plans to open the **Wayfarer Hotel** this July, replacing the Ritz-Milner, which closed in 2017.
- **City Market Social House** in the Fashion District won the prestigious 2019 Best Event Venue at the 34th Annual Gala Awards.
- Despite a historically wet and cold start to the year that impacted tourism across LA County, occupancy rates in DTLA saw a slight increase.

	Q1 2019	Q1 2018
YTD Occupancy Rate	76.2%	76.1%
YTD Average Daily Rate	\$218.98	\$226.03
YTD RevPAR	\$166.93	\$172.10

Source: LA Tourism and Convention Board



8,814
 HOTEL ROOMS IN DTLA

1,760 UNDER CONSTRUCTION

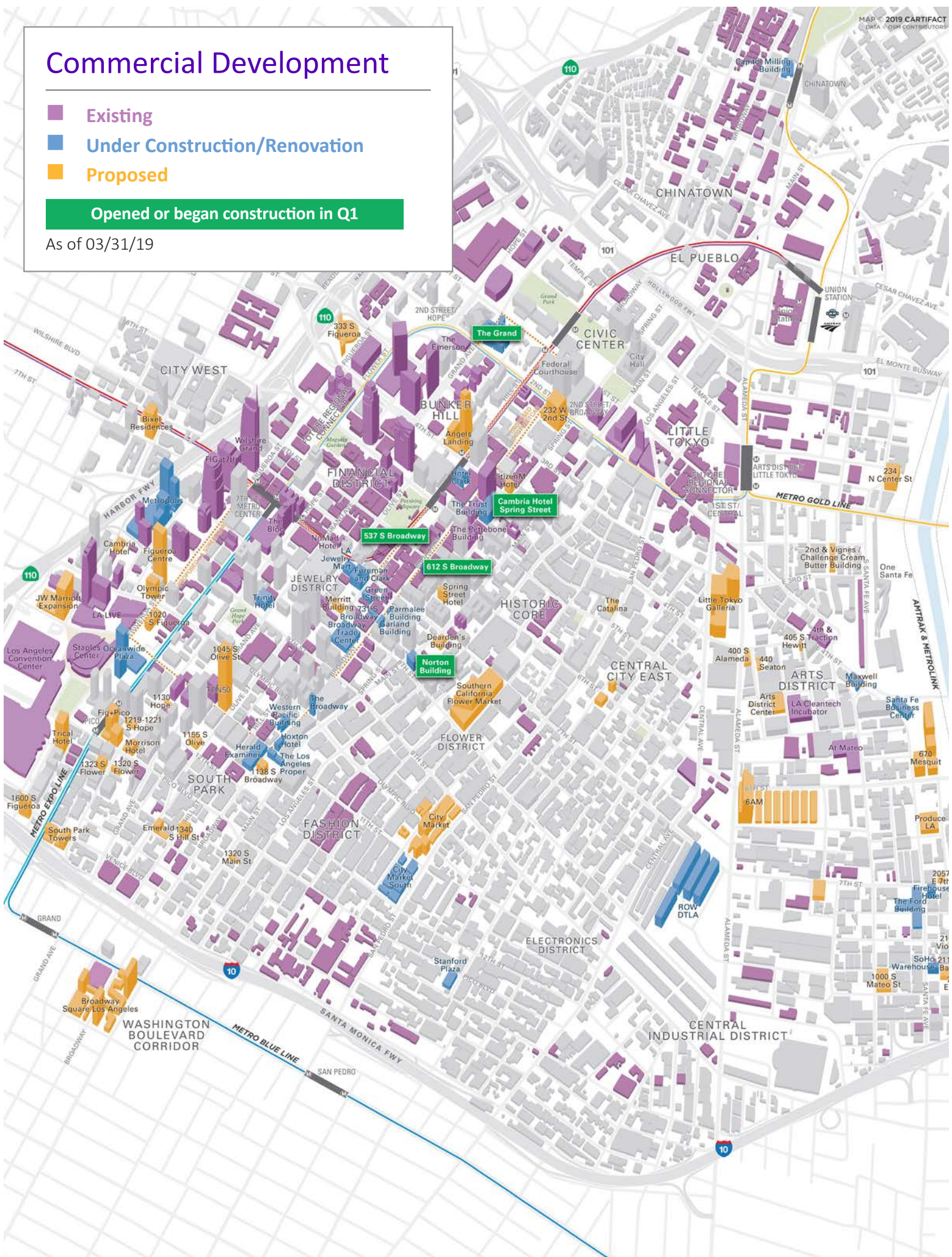
9,525 PROPOSED

Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q1

As of 03/31/19

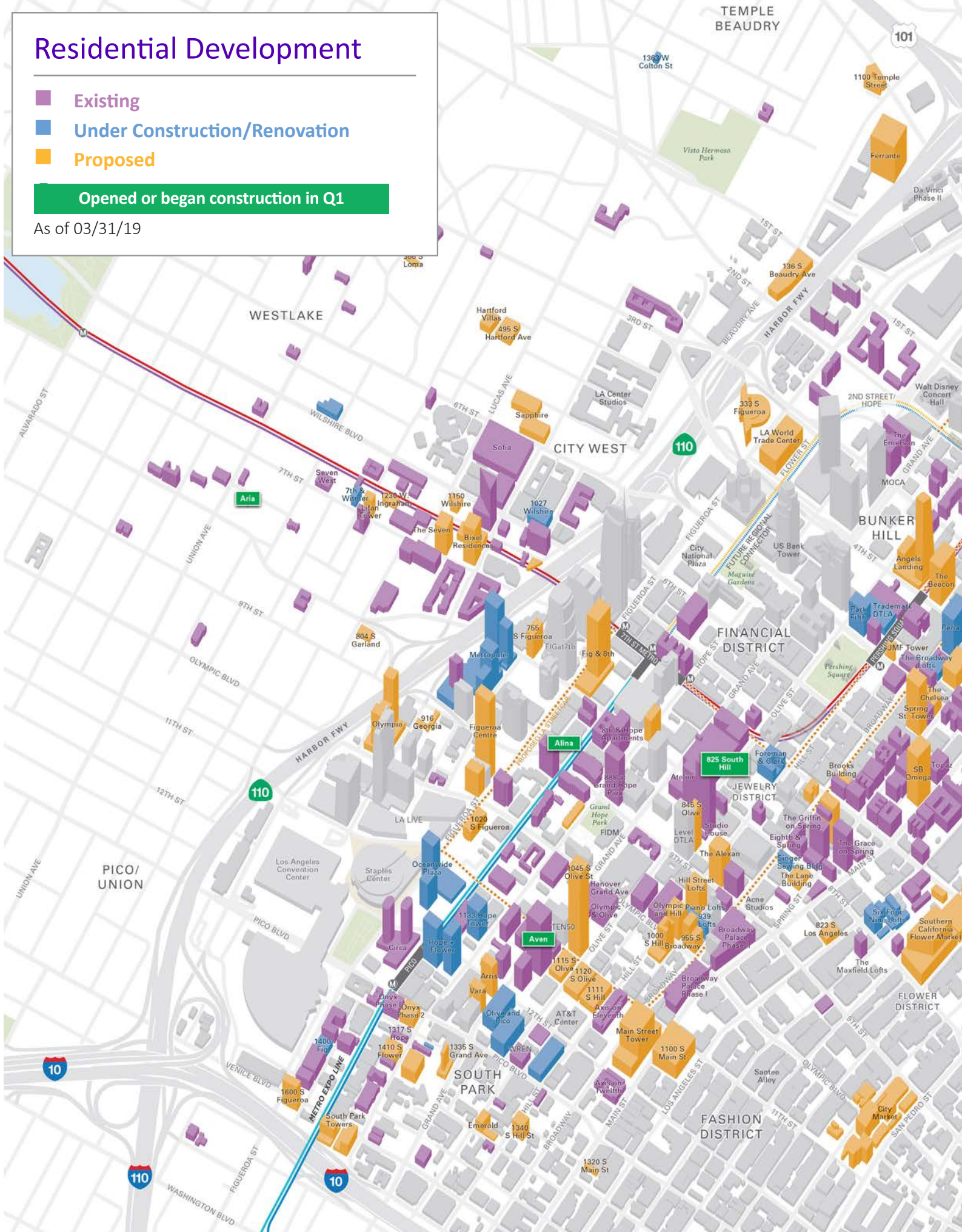


Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Opened or began construction in Q1

As of 03/31/19





110

708 S New Depot
 849 N Bunker Hill

CHINATOWN

EL PUEBLO

CIVIC CENTER

LITTLE TOKYO

HISTORIC CORE

CENTRAL CITY EAST

ARTS DISTRICT

La Plaza Village

METRO GOLD LINE

The Aliso

Walnut Building

101

101

101

2ND ST

3RD ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

10TH ST

11TH ST

12TH ST

13TH ST

14TH ST

15TH ST

16TH ST

17TH ST

18TH ST

19TH ST

20TH ST

21ST ST

22ND ST

23RD ST

24TH ST

25TH ST

26TH ST

27TH ST

28TH ST

29TH ST

30TH ST

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

41ST ST

42ND ST

43RD ST

44TH ST

45TH ST

46TH ST

47TH ST

48TH ST

49TH ST

50TH ST

51ST ST

52ND ST

53RD ST

54TH ST

55TH ST

56TH ST

57TH ST

58TH ST

59TH ST

60TH ST

61ST ST

62ND ST

63RD ST

64TH ST

65TH ST

66TH ST

67TH ST

68TH ST

69TH ST

70TH ST

71ST ST

72ND ST

73RD ST

74TH ST

75TH ST

76TH ST

77TH ST

78TH ST

79TH ST

80TH ST

81ST ST

82ND ST

83RD ST

84TH ST

85TH ST

86TH ST

87TH ST

88TH ST

89TH ST

90TH ST

91ST ST

92ND ST

93RD ST

94TH ST

95TH ST

96TH ST

97TH ST

98TH ST

99TH ST

100TH ST

101ST ST

102ND ST

103RD ST

104TH ST

105TH ST

106TH ST

107TH ST

108TH ST

109TH ST

110TH ST

111ST ST

112ND ST

113RD ST

114TH ST

115TH ST

116TH ST

117TH ST

118TH ST

119TH ST

120TH ST

121ST ST

122ND ST

123RD ST

124TH ST

125TH ST

126TH ST

127TH ST

128TH ST

129TH ST

130TH ST

131ST ST

132ND ST

133RD ST

134TH ST

135TH ST

136TH ST

137TH ST

138TH ST

139TH ST

140TH ST

141ST ST

142ND ST

143RD ST

144TH ST

145TH ST

146TH ST

147TH ST

148TH ST

149TH ST

150TH ST

151ST ST

152ND ST

153RD ST

154TH ST

155TH ST

156TH ST

157TH ST

158TH ST

159TH ST

160TH ST

161ST ST

162ND ST

163RD ST

164TH ST

165TH ST

166TH ST

167TH ST

168TH ST

169TH ST

170TH ST

171ST ST

172ND ST

173RD ST

174TH ST

175TH ST

176TH ST

177TH ST

178TH ST

179TH ST

180TH ST

181ST ST

182ND ST

183RD ST

184TH ST

185TH ST

186TH ST

187TH ST

188TH ST

189TH ST

190TH ST

191ST ST

192ND ST

193RD ST

194TH ST

195TH ST

196TH ST

197TH ST

198TH ST

199TH ST

200TH ST

201ST ST

202ND ST

203RD ST

204TH ST

205TH ST

206TH ST

207TH ST

208TH ST

209TH ST

210TH ST

211ST ST

212ND ST

213RD ST

214TH ST

215TH ST

216TH ST

217TH ST

218TH ST

219TH ST

220TH ST

221ST ST

222ND ST

223RD ST

224TH ST

225TH ST

226TH ST

227TH ST

228TH ST

229TH ST

230TH ST

231ST ST

232ND ST

233RD ST

234TH ST

235TH ST

236TH ST

237TH ST

238TH ST

239TH ST

240TH ST

241ST ST

242ND ST

243RD ST

244TH ST

245TH ST

246TH ST

247TH ST

248TH ST

249TH ST

250TH ST

251ST ST

252ND ST

253RD ST

254TH ST

255TH ST

256TH ST

257TH ST

258TH ST

259TH ST

260TH ST

261ST ST

262ND ST

263RD ST

264TH ST

265TH ST

266TH ST

</

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED USE							
BUNKER HILL							
The Grand	130 S. Grand Ave.	436	309	●	176,000	2021	The Related Companies
FINANCIAL DISTRICT							
Metropolis Tower 3	899 Francisco St.	685 C	●	●	26,500	2020	Greenland
HISTORIC CORE							
Broadway Trade Center	801 S. Broadway	●	186	358,000	409,000	2020	Waterbridge Capital
SOUTH PARK							
Oceanwide Plaza	11th & Figueroa	504 C	184	●	166,000	2020	Oceanwide Holdings
RESIDENTIAL							
ARTS DISTRICT							
AMP Lofts	695 S. Santa Fe Ave.	320	●	●	20,000	2019	Bolour Associates
CHINATOWN							
435 W. Bernard St.	435 W. Bernard St.	9	●	●	500	2019	Perez Family Trust
CITY WEST							
1027 Wilshire Blvd.	1027 Wilshire Blvd.	376	●	●	6,500	2019	Amidi Group
7th & Witmer	1301-1307 W. 7th St.	76	●	●	6,000	2019	Deep Green Housing
Aria	1532-1538 Cambria St.	56	●	●	●	2020	Affirmed Housing
FASHION DISTRICT							
Six Four Nine Lofts	7th & Wall	55	●	●	●	2020	Skid Row Housing Trust
1320 S. Main St.	1320 S. Main St.	4	●	●	●	2019	Nepak Capital Property
939 Lofts	939 S. Broadway	151 C	●	●	●	2019	Barry Shy
FINANCIAL DISTRICT							
Park Fifth	5th & Olive	347	●	●	14,000	2019	Macfarlane Partners
Trademark DTLA	437 S. Hill St.	316	●	●	7,500	2019	Macfarlane Partners
HISTORIC CORE							
Singer Sewing Building	806 S. Broadway	6	●	●	TBD	2019	Anjac Fashion
Banco Popular	354 S. Spring St.	188	●	●	17,500	2019	Standard Development
Perla	400 S. Broadway	450 C	●	●	7,000	2020	SCG America
JEWELRY DISTRICT							
Foreman & Clark	701 S. Hill St.	125	●	●	8,500	2019	Bonnis Properties
LITTLE TOKYO							
Lotus 77	118 Astronaut E. S. Onizuka St.	77	●	●	2,500	2019	Etco Homes
SOUTH PARK							
1400 Fig	1400 S. Figueroa St.	110	●	●	1,500	2019	DHG Family Trust
Hope + Flower	1212 S. Flower St.	730	●	●	8,000	2019	Onni Group
1133 Hope Tower	1133 S. Hope St.	200 C	●	●	5,000	2019	Fulton Street Ventures
1317 S. Hope St.	1317 S. Hope St.	38	●	●	4,000	2019	FMB Development

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
HOTEL							
ARTS DISTRICT							
Soho Warehouse	1000 S. Santa Fe St.	●	48	●	10,000	2019	Soho House
Firehouse Hotel	710 S. Santa Fe Ave.	●	10	●	●	2019	Firehouse Hotel LLC
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	●	348	●	●	2019	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	●	183	●	●	2019	Chetrit Group
FASHION DISTRICT							
Proper Hotel	1106 S. Broadway	●	148	●	●	2019	The Kor Group
Hoxton Hotel	1060 S. Broadway	●	164	●	●	2019	Ennismore
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	●	180	●	●	2020	PNK Group
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	●	●	90,000	●	2019	Chalmers
ROW DTLA	7th & Alameda	●	●	1,200,000	200,000	2019	Atlas Capital
The Ford Building	2060 E. 7th St.	●	●	254,000	●	2019	Shorenstein
Maxwell Building	405 S. Mateo St.	●	●	100,000	●	2019	Hudson Pacific Properties
CHINATOWN							
Capitol Milling Building	1231 N. Spring St.	●	●	TBD	50,000	2019	S&R Partners
FASHION DISTRICT							
The Broadway	950 S. Broadway	●	●	34,500	●	2019	Alatau Capital, LLC
Western Pacific Building	1031 S. Broadway	●	●	200,000	●	2019	Onni Group
Norton Building	755 S. Los Angeles St.	●	●	60,000	43,000	2020	Urban Offerings
JEWELRY DISTRICT							
LA Jewelry Mart	712 S. Olive St.	●	●	85,000	14,000	2019	Atlas Capital
Green Street	718 S. Hill St.	●	●	45,000	7,000	2019	Bow West Capital
HISTORIC CORE							
612 S. Broadway	612 S. Broadway	●	●	41,000	25,500	2019	Afton Properties
731 S. Broadway	731 S. Broadway	●	●	23,000	●	2019	John Lee
Garland Building	740 S. Broadway	●	●	59,000	6,000	2019	740 S Broadway Associates, LLC
Parmalee Building	720 S. Broadway	●	●	70,000	●	2019	David Takacs
The Trust Building	433 S. Spring St.	●	●	300,000	●	2019	Rising Realty Partners
SOUTH PARK							
Herald Examiner	1111 S. Broadway	●	●	80,000	20,000	2019	Georgetown Co./The Hearst Corp.
CIVIC							
ARTS DISTRICT/LITTLE TOKYO							
Metro Maintenance Facility	590 S. Santa Fe Ave.	●	●	●	●	2019	LA Metro
Terasaki Budokan Comm. Center	229-249 S. Los Angeles St.	●	●	●	●	2019	Little Tokyo Service Center
TOTAL UNDER CONSTRUCTION		5,259 Residential Units	1,760 Hotel Rooms	3,046,000 Office Sq. Ft.	1,253,000 Retail Sq. Ft.		TOTAL # OF PROJECTS = 48

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	Bay Capital Fund
670 Mesquit St.	670 Mesquit St.	308	236	944,000	136,000	V.E. Equities
520 S. Mateo St.	520 S. Mateo St.	475	●	105,000	20,000	Carmel Partners
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						
Times Mirror Square	100 S. Broadway	1,127	●	TBD	34,000	Onni Group
232 W. 2nd St.	232 W. 2nd St.	107 C	●	534,000	7,000	Tribune Media Company
FASHION DISTRICT						
City Market	9th & San Pedro	48/900 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
Broadway Square Los Angeles	1900-1933 S. Broadway	549/895 C	208	●	30,000	PRH LA Mart
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.	475	●	●	61,000	AvalonBay Communities
1000 S. Mateo St.	1000 S. Mateo St.	113	●	12,500	120,000	Mateo Arts, LLC
234 N. Center St.	234 N. Center St.	430	●	●	8,500	Atlas Capital
4th & 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	●	●	●	ETO Doors Corp.
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

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
CHINATOWN (Cont.)						
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
CITY WEST						
1150 Wilshire Blvd.	1150 Wilshire Blvd.	140 C	●	●	9,000	PacTen Partners
The Seven	1135 W. 7th St.	241	●	●	7,000	Pangea Development
1230 W. Ingraham	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.	304	●	●	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
FLOR 401	Wall & 7th	100	●	●	TBD	Skid Row Housing Trust
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.	409	●	●	7,500	Mitsui Fudosan
755 S. Figueroa St.	755 S. Figueroa St.	784 C	●	●	6,500	Brookfield Properties
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
Beacon	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
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
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
SOUTH PARK						
Arris	1201 S. Grand Ave.	312	●	●	7,000	City Century
Emerald	1340 S. Olive St.	154	●	●	10,500	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	●	●	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
1340 S. Hill St.	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
1120 S. Olive St.	1120 S. Olive St.	713	●	●	11,500	Mack Urban / AECOM
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
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
citizenM Hotel	361 S. Spring St.	●	315	●	●	citizenM
5th and Hill	319-323 W. 5th St.	31 C	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
1138 S. Broadway	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
OFFICE & RETAIL						
ARTS DISTRICT						
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.	●	●	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.	●	●	203,000	16,000	Tishman Speyer
440 Seaton St.	440 Seaton St.	●	●	50,000	●	Urbanlime Real Estate
HISTORIC CORE						
Merritt Building	761 S. Broadway	●	●	50,000	TBD	Bonnis Properties
Dearden's Building	700 S. Main St.	●	●	140,000	TBD	Urban Offerings
TOTAL PROPOSED		32,590 Residential Units	9,525 Hotel Rooms	3,238,000 Office Sq. Ft.	2,210,000 Retail Sq. Ft.	TOTAL # OF PROJECTS = 118

FEATURED PROJECTS

Major Mixed-Use



UNDER CONSTRUCTION
METROPOLIS

Developer: Greenland

This \$1 billion project is nearing completion, with the third and final condo tower expected to open in 2019.



UNDER CONSTRUCTION
THE GRAND

Developer: The Related Companies

Construction has begun this year 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
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
ANGELS LANDING

Developer: Macfarlane Partners

Downtown's next mega-project will feature 64-story and 42-story towers with 509 hotel rooms, 180 condos, 261 apartments, and much more.

FEATURED PROJECTS

Residential



JUST OPENED
825 SOUTH HILL

Developer: Onni

One of several projects in Downtown from the Vancouver-based developer, this one near 9th and Olive rises 53 stories and holds 516 residential units.



UNDER CONSTRUCTION
PARK FIFTH / TRADEMARK

Developer: Macfarlane Partners

Across from Pershing Square, construction is well underway, consisting of a 24-story tower and a 7-story building with a total of 660 residential units and 14,000 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.

PROJECTS OPENED IN Q1

Name	Neighborhood	Description
825 South Hill	Jewelry District	Onni's latest has a 53-story tower with 516 apartments
Aven	South Park	Highrise from Mack Urban with 536 units in 34 stories
Alina	South Park	Holland Partner Group's 3rd opening in the past 6 months
Aliso Apartments	Arts District	471 units in the heart of the Arts District
The Walnut Building	Arts District	Adaptive reuse with 57 units
La Plaza Village	Chinatown	320 market rate and 35 affordable units
537 S. Broadway	Historic Core	Art Deco office revitalization with 70K SF

Q1 SELECT OFFICE LEASES

Tenant	Building	Address	Sq. Ft.
WeWork	The Maxwell	405 Mateo St.	102,962
WeWork	Western Pacific Building	1031 S. Broadway	80,000
USC School of Social Work	South Park Center	1149 S. Hill St.	27,462
Carr Workplaces	The Bloc	700 S. Flower St.	23,950

Source: CBRE

FEATURED PROJECTS

Office



UNDER CONSTRUCTION
THE TRUST BUILDING

Developer: Rising Realty Partners

Built in 1928, this is the latest Downtown historic office property to be lovingly restored and modernized by Rising Realty Partners, who previously revitalized PacMutual and The CalEdison.



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.



UNDER CONSTRUCTION
HERALD EXAMINER

Developer: Georgetown

Interior work is underway on this architectural gem that has been leased to Arizona State University.



UNDER CONSTRUCTION
7TH & OLIVE

Developer: Atlas Capital

Built in 1917, this 150K SF project just leased three floors to South Korea's EMart for the first US location of their high-end grocery/restaurant concept, PK Market.

FEATURED PROJECTS

Retail



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
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
APPLE STORE

Developer: Apple

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

Q1 SELECT RETAIL OPENINGS

Alameda Supper Club

Donut Friend

Duke's South Paw

H&H Brazilian Steakhouse

HEM

Limerick's Tavern

The Manufactory

Metcon Method Fitness

MOA Kitchen

Nightshade

Shaquille's

Tartine Bianco

Think Tank Gallery

Voodoo LA

FEATURED PROJECTS

Hotel



UNDER CONSTRUCTION
PARK HYATT

Developer: Oceanwide

The 184-room hotel component of Oceanwide Plaza is the first Hyatt in DTLA, adding to the growing mix of operators.



UNDER CONSTRUCTION
THE HOXTON

Developer: Ennismore

Restoration of the historic Los Angeles Railway Building at 11th and Broadway will feature 164 hotel rooms.

Civic & Cultural



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 iconic Sixth Street Viaduct is being replaced. The new bridge's community features will enhance the connection between the Arts District on the west side of the Los Angeles River and historic Boyle Heights on the east side. Completion is scheduled for 2021.

SPOTLIGHT ON DTLA

Local Media

LONG-DELAYED GRAND AVENUE PROJECT IN DOWNTOWN LOS ANGELES KICKS OFF

“Architect Frank Gehry, billionaire philanthropist Eli Broad and civic leaders held a ceremonial groundbreaking on Monday for the Grand, a long-delayed massive development on Grand Avenue in downtown Los Angeles. Broad told attendees that the project stems from a vision of Grand Avenue becoming the arts, cultural and civic district for the region.” —**LA Times, 2/11/2019**

DESIGNER PAUL SMITH HEADING TO BROADWAY IN DOWNTOWN LA

“With so many exciting retailers setting up shop along Broadway lately — from the recently opened Theory store at the Eastern Columbia, to the brand new West Elm across from Ace Hotel, to the forthcoming Apple and Vans flagship stores opening soon at 8th and Broadway — the retail momentum continues to get stronger year after year. So much so that we’re now starting to see even more exclusive high-end designers take notice — something I thought would’ve been impossible just a few years ago. That’s why I am so excited to learn that British fashion designer Paul Smith is planning to open his first Downtown LA store near the corner of 9th and Broadway!” —**DTLA Rising, 1/24/2019**

WARNER MUSIC GROUP SHIFTS ITS LOS ANGELES HEADQUARTERS TO DOWNTOWN

“Warner Music Group has confirmed it will move into a state-of-the-art building in Downtown Los Angeles’ Arts District. Warner/Chappell, the label’s music publishing division, will relocate first on February 25th. Warner Bros. Records, along with the teams for Elektra, Atlantic, Rhino, WEA, and ADA, will also move on March 18th.” —**Digital Music News, 2/6/2019**

TARTINE AND CHRIS BIANCO’S MANUFACTORY COMPLEX IS NOW OPEN. HERE’S EVERYTHING YOU NEED TO KNOW.

“We knew the Manufactory was going to be big: the kind of “big” that only happens when some of the country’s most renowned chefs collaborate, the kind of “big” that brings a world-famous bakery to L.A., the literal kind of “big” when a project builds out 40,000 square feet in one of the city’s fastest-developing complexes. We knew what to expect, in theory, but seeing the Manufactory in action is another story.” —**Timeout, 1/31/2019**

DOWNTOWN LA’S ICONIC CALEDISON BUILDING SELLS TO NEW YORK FIRM FOR MORE THAN \$140M

“The iconic Southern California Edison building, better known as The CalEdison, in downtown Los Angeles has been sold. New York-based GreenOak Real Estate has acquired Hermes Investment Management and the Lionstone Investment’s collective interest in the CalEdison in a deal reported at more than \$140M.” —**Bisnow, 1/20/2019**

CARR WORKPLACES OPENS DTLA COWORKING LOCATION, ITS 27TH OVERALL

“The Washington, D.C.-based coworking company has signed a lease and is partnering with National Real Estate Advisors to occupy 24K SF of office space at The Bloc in downtown. The coworking space is slated to open in June.” —**Bisnow, 3/11/2019**

The New York Times

MARCH 2019

REVITALIZATION PROJECTS REAWAKEN DOWNTOWN LOS ANGELES

Los Angeles's downtown was little more than a sleepy office district not too long ago, where tens of thousands of suburbanites would clear out by the end of the workday and scores of classic Beaux-Arts and Art Deco buildings sat vacant or underutilized....Today, cranes dot the skyline and construction routinely diverts traffic as Downtown Los Angeles — a neighborhood known as DTLA — undergoes the biggest development boom since the Roaring Twenties, when the area was then the center of the entertainment industry.”



DECEMBER 2018

DOWNTOWN LOS ANGELES: HISTORY, CULTURE AND FRENCH DIP IN 'DTLA'

“Now, young people are moving into the neighborhood's fancy new buildings; an up-and-coming Arts District with hip galleries, murals and craft breweries is just around the bend; the L.A. Live entertainment complex now adjoins Staples with trendy restaurants; and investors have taken notice.”



NOVEMBER 2018

FODOR'S GO LIST 2019

“Cranes are taller than most of the buildings and the buildings are the tallest west of the Mississippi. Fashionable hotels, trendy restaurants, Volstead-themed bars, and expensive boutiques dot every block.”

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.”



PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE.

Nick Griffin, Executive Director
(213) 416-7522 | ngriffin@downtownla.com

Elan Shore, Director of Research & Special Projects
(213) 416 -7518 | eshore@downtownla.com

Michael Ashkenasi, Marketing & Economic Development Manager
(213) 416 -7529 | mashkenasi@downtownla.com



DOWNTOWNLA.COM

EVENTS | MAPS & GUIDES | RESTAURANTS | RESEARCH & REPORTS