

DOWNTOWN LA MARKET REPORT



Photo by Luke Gibson

EXECUTIVE SUMMARY

At the start of 2020, Downtown LA was poised for another year of tremendous growth, following a decade of record-breaking development and the ongoing influx of new companies, residents, and visitors. With the onset of the Covid-19 pandemic just a few months into the year, that bright outlook clouded significantly. Business, consumer activity, and travel ground to a halt and uncertainty set in, followed by months of struggle across market sectors.

Yet by the end of the year, signs of hope had emerged regarding the global health crisis, along with evidence that the economic impact, as painful as it had been for many, may be less severe or lasting than initially feared—the combination of which rekindled enthusiasm for Downtown’s continued revitalization.

While the streets of DTLA were relatively empty, and the real estate market seemingly dormant through much of the year, work continued at several of the most prominent developments in DTLA. Chief among them is The Grand, the \$1B+ mixed-use project designed by Frank Gehry on Bunker Hill, which progressed at a rapid pace towards its projected opening in 2022. Work also began on two high-rise residential towers at 8th and Figueroa: one from DTLA’s biggest owner, Brookfield Properties; the other from one of the longest-tenured owners, Mitsui Fudosan.

These may have been the biggest projects advancing during 2020, but they were hardly the only ones. From Carmel Partners’ mixed-use high-rise in the Arts District

to the citizenM Hotel at 4th and Spring, developers continued to invest in the future of Downtown. Even in the highly impacted retail sector, the much-anticipated flagship Apple Store at the Tower Theatre is still on pace to open this year. Halo at Brookfield’s Wells Fargo Plaza and The Yard (formerly The Watercourt) at California Plaza are on pace as well. And while the office sector certainly had a tough year, it also received a major vote of confidence with Silverstein Properties’ acquisition of the iconic U.S. Bank Tower.

While these tangible investments through 2020 are evidence of Downtown’s continued resilience, the year also revealed the underlying basis for DTLA’s strength in the form of its local community. We repeatedly witnessed residents, businesses, and property owners find ways not just to survive, but make a positive impact: supporting local restaurants, sharing information on resources and assistance, and pitching in to help clean up after demonstrations and celebrations. While many predicted a massive flight from urban centers, we saw much the opposite with Downtowners doubling down on their commitment to DTLA and their passion for its future.

Sincerely,

Nicholas Ziff Griffin, Executive Director
Downtown Center BID



2020 YEAR-END KEY STATS

\$3.85

Average Class A Office
Rent Per Square Foot

\$2.92

Apartment Asking Rent
Per Square Foot

16.9% Office vacancy rate

1.8m Square Feet total office lease activity

\$34.85 Hotel RevPar

2020 KEY HIGHLIGHTS

The US Bank Tower was purchased by Silverstein for \$430m

1,393 apartments opened at **THEA**, **AMP Lofts**, **HWH Luxury Living**, and **1133 South Hope**

Lightstone began construction on their 1,162-room **Fig+Pico** project next to the Convention Center

MARKET OVERVIEW

RESIDENTIAL

	Q4 2020	Q4 2019
Apartment Occupancy Rate	84.3%	87.5%
Apartment Asking Rent PSF	\$2.92	\$3.25
Average Effective Rent Per Unit	\$2,402	\$2,737
Condo Sales	72	81
Condo Price PSF	\$635	\$650

Source: DTLA Life, CoStar

OFFICE

	Q4 2020	Q4 2019
Vacancy Rate	16.9%	14.7%
Class A Rent PSF	\$3.85	\$3.88
Overall Rent PSF	\$3.75	\$3.75
YTD Net Absorption	-665,327	-4,305
YTD Leasing Activity	1.8m	3.8m

Source: CBRE

RETAIL

	Q4 2020	Q4 2019
Vacancy Rate	6.3%	5.4%
Average Rent PSF	\$2.89	\$2.98
YTD Net Absorption	-152,000	-258,000

Source: CoStar

HOTEL

	Q4 2020	Q4 2019
YTD Occupancy Rate	25.3%	76.4%
YTD Average Daily Rate	\$137.67	\$215.92
YTD RevPAR	\$34.85	\$164.87

Source: LA Tourism and Convention Board

RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	Before 1999	Since 1999	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	2,426	27,909	30,335	2,480	32,815	24,194
Condos	829	5,931	6,760	1,738	8,498	3,008
Affordable	8,371	3,919	12,290	611	12,849	2,186
Total	11,626	37,759	49,385	4,829	54,214	29,338

Estimated Population

84,448

8,258

92,706

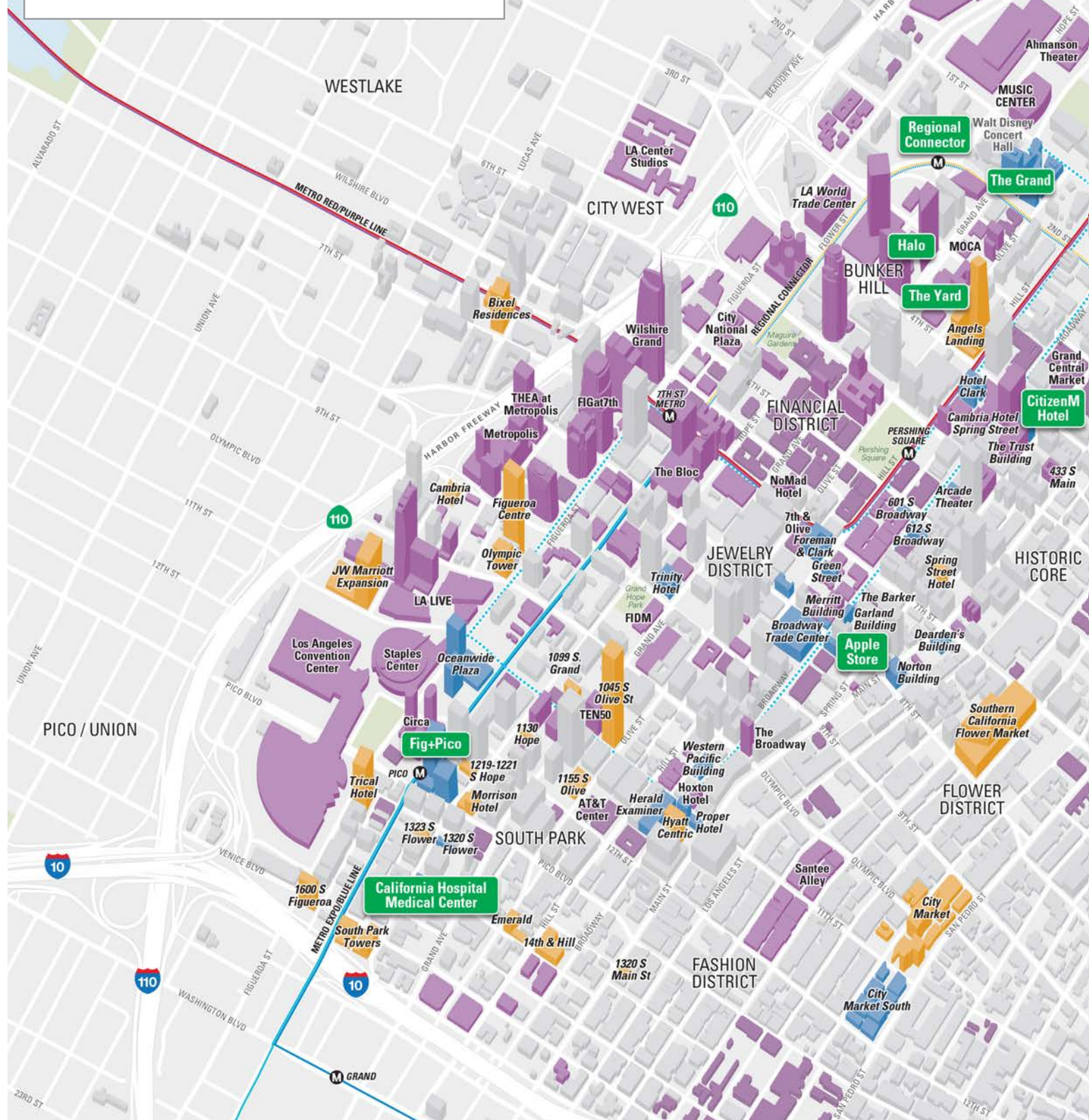
Estimated Population = # of units x 1.8 residents per unit x 95% occupancy rate

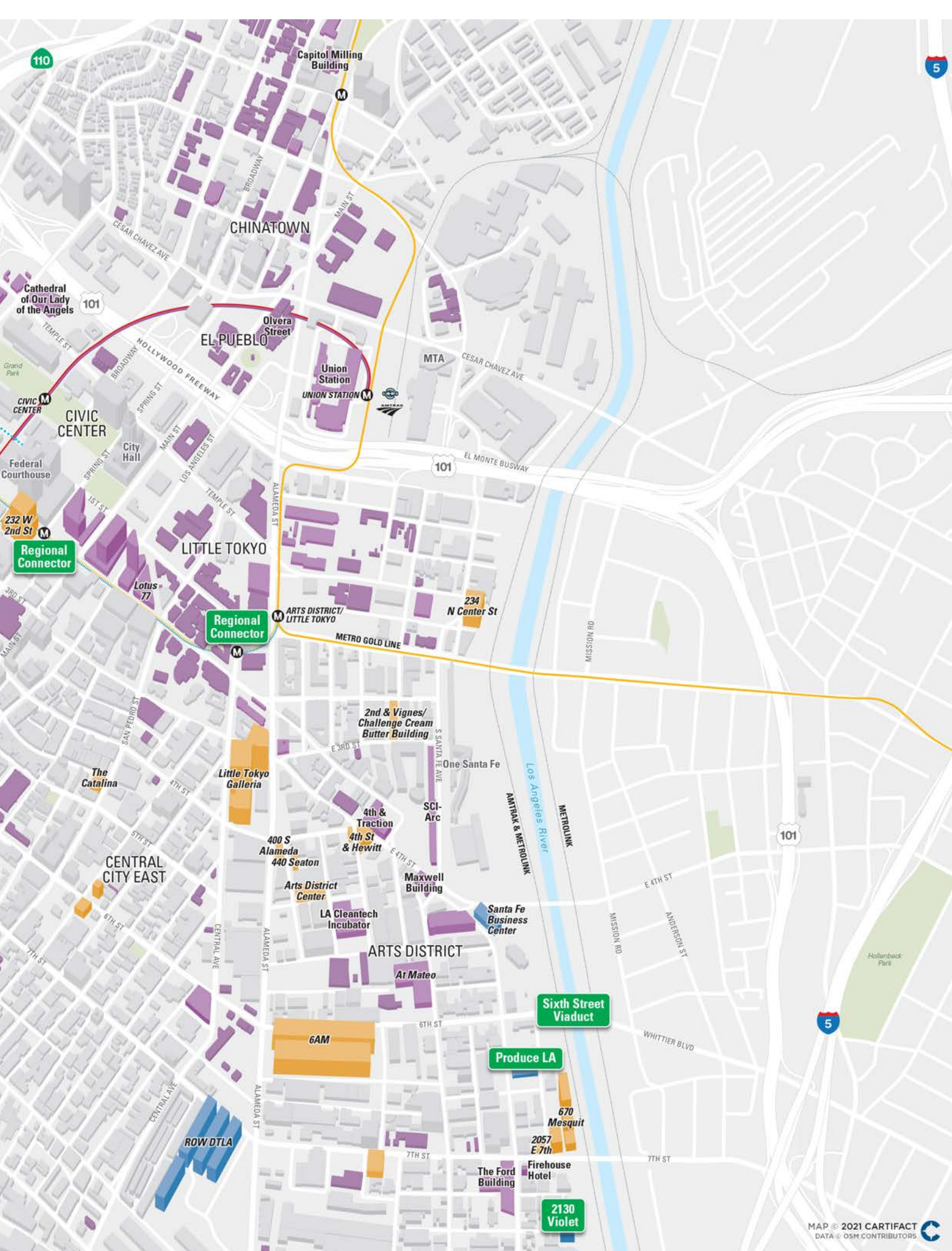
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Project

As of 12/31/2020





Residential Development

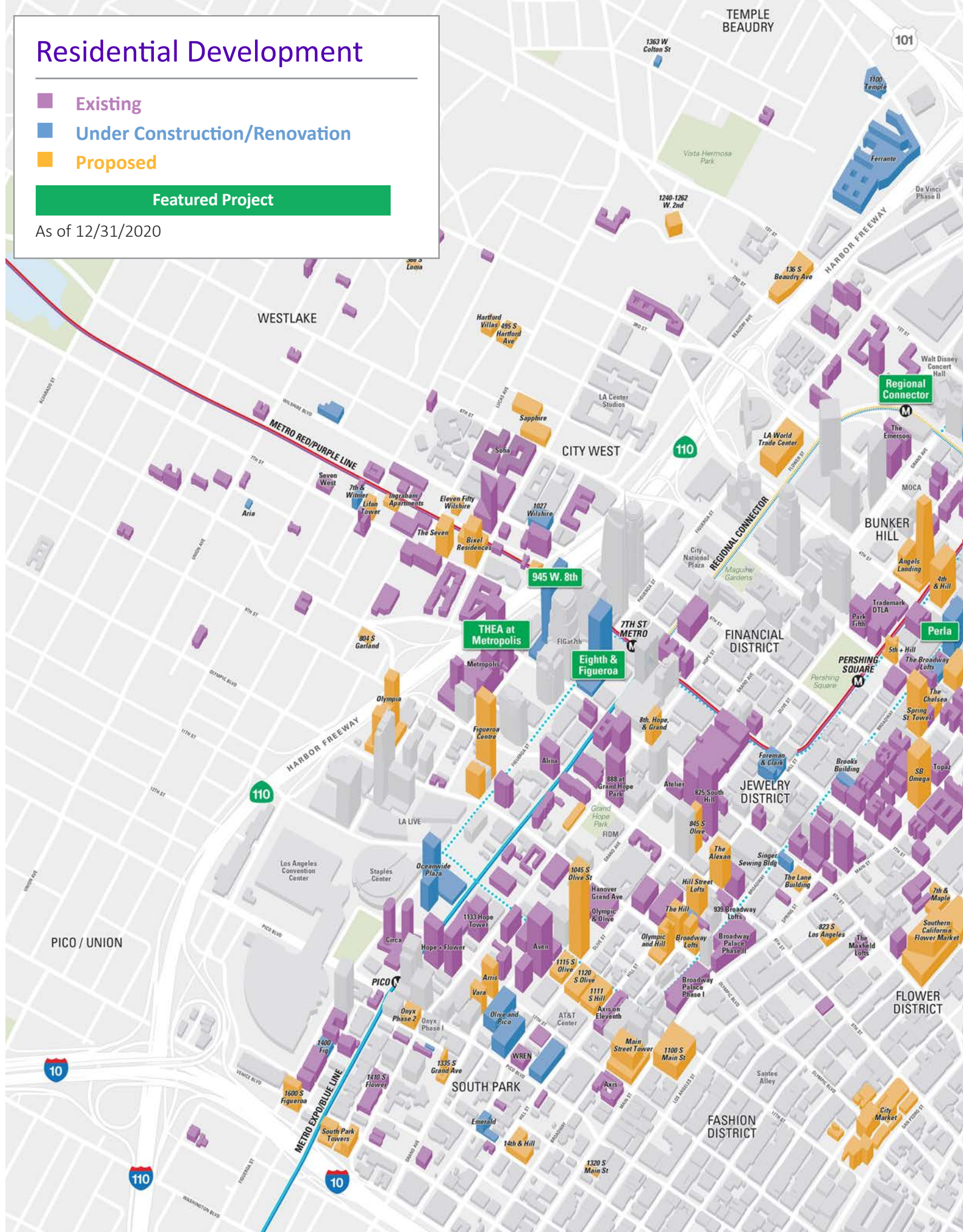
■ Existing

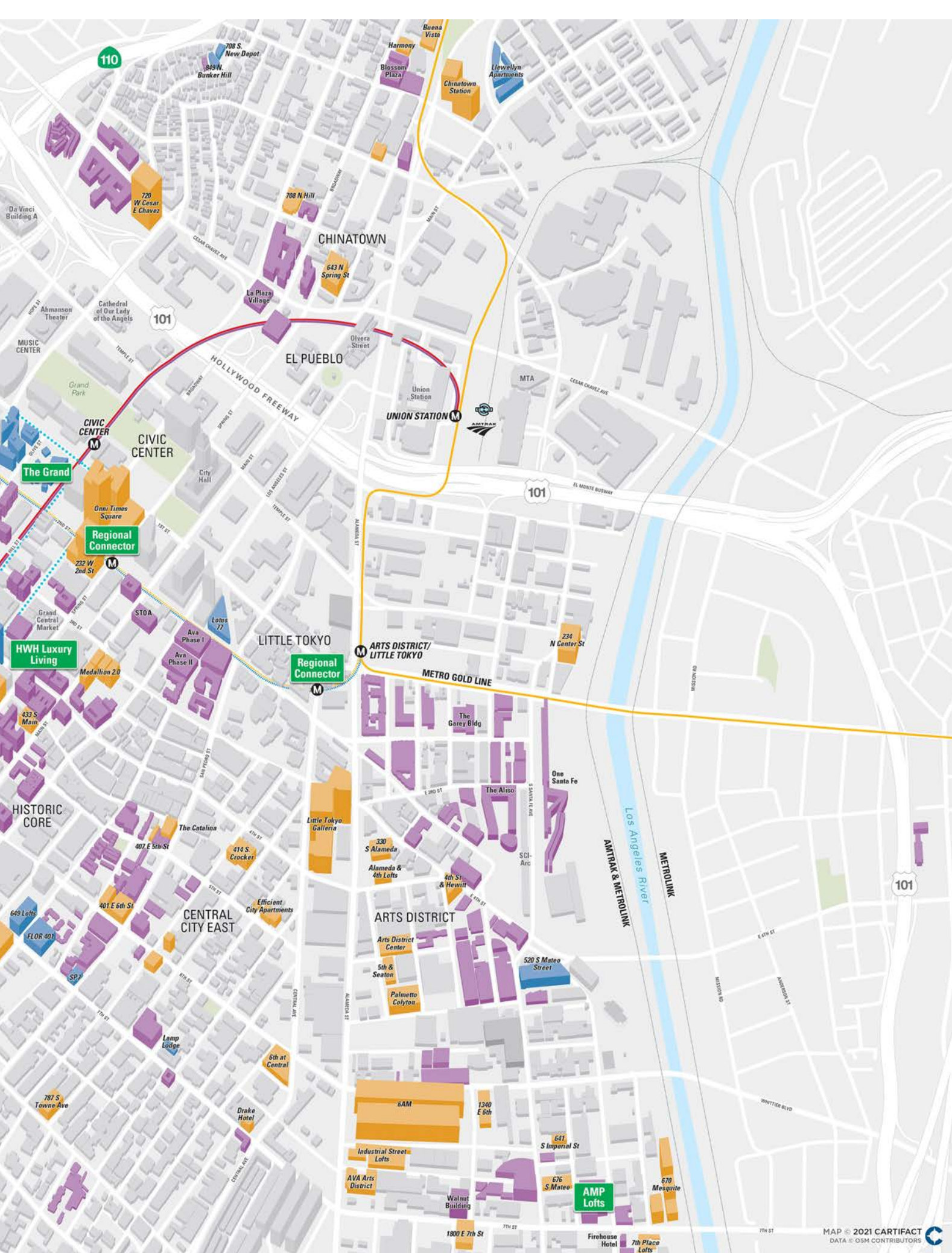
■ Under Construction/Renovation

Proposed

Featured Project

As of 12/31/2020





FEATURED PROJECTS

Opened in 2020



RESIDENTIAL 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.



RESIDENTIAL HWH LUXURY LIVING

Developer: Standard Development

Revitalization of the iconic Hellman Building in the Historic Core, with 188 apartments and almost 20k in ground floor retail space available near the bustling intersection of 4th & Spring.



RESIDENTIAL THEA AT METROPOLIS

Developer: Greenland USA

The fourth and final tower of Metropolis is 56 stories and contains 685 luxury apartments ranging in size from under 500 to almost 3,500 square feet.

FEATURED PROJECTS

Opening in 2021



PUBLIC SPACE/RETAIL **THE YARD**

Developer: Rising Realty/CIM Group/
Omni Hotels

Renovation of The Water Court outdoor plaza, performance venue, and Angels Flight terminus, co-funded by the owners of adjacent properties.



RETAIL **HALO**

Developer: Brookfield Properties

Next generation food hall-with several prominent tenants such as Trejo's Tacos and Shake Shack- slated to open in early 2021.



RETAIL **APPLE STORE**

Developer: Apple

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

FEATURED PROJECTS



MAJOR MIXED USE **THE GRAND**

Developer: The Related Companies

Construction is progressing quickly 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.



RESIDENTIAL **945 W. 8TH**

Developer: Brookfield

Situated behind FIGat7th, this residential tower will rise to 64 stories and contain 784 residential units.



RESIDENTIAL **EIGHTH & FIGUEROA**

Developer: Mitsui Fudosan

41-story residential tower with 438 units developed by Japanese ownership who have held the property since the 1980s.

FEATURED PROJECTS



HOTEL **FIG+PICO**

Developer: Lightstone

1,162-room hotel featuring Marriott brands Moxy and AC Hotels. One of several major hotel projects in the pipeline near the LA Convention Center.



MIXED USE **520 MATEO**

Developer: Carmel Partners

The first high-rise development in the Arts District will feature 475 apartments and over 100K SF of office space.



OFFICE **PRODUCE LA**

Developer: Continuum Partners

100k of office SF and 15k of retail SF will be starting construction shortly near 6th and Santa Fe.

FEATURED PROJECTS

Under Construction



HOTEL CITIZENM

Developer: citizenM

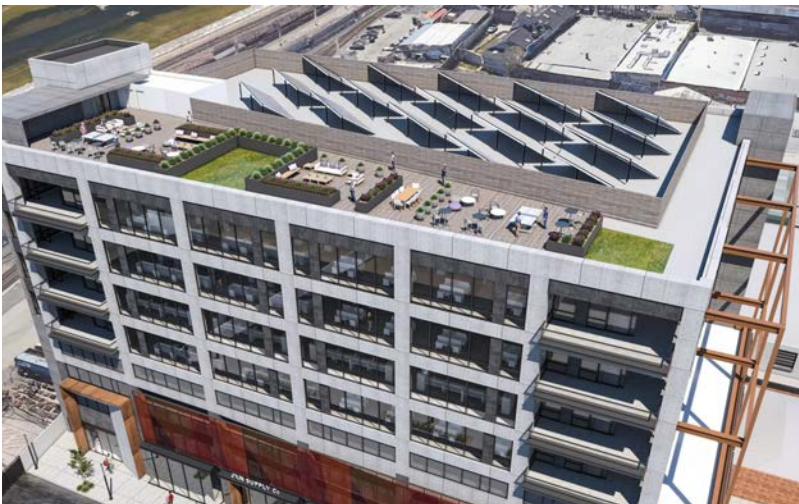
This 315-room hotel at the corner of 4th and Spring is the Dutch hotel chain's first in Southern California.



RESIDENTIAL PERLA

Developer: SCG

Construction is nearly complete on the first new highrise to be built on Broadway. The 35-story tower will consist of 450 condos, with pricing starting at \$400K.



OFFICE 2130 VIOLET

Developer: Lowe/Related

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

FEATURED PROJECTS



Under Construction

CIVIC & CULTURAL REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, \$1.55 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.



CIVIC & CULTURAL SIXTH 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.



CIVIC & CULTURAL CALIFORNIA HOSPITAL MEDICAL CENTER

Developer: Dignity Health California

The hospital campus is adding a four-story, 150k SF patient tower to expand its ER, trauma, and maternity departments.

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED USE							
ARTS DISTRICT							
520 Mateo	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							
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	2021	Amidi Group
7th & Witmer	1301-1307 W. 7th St.	76	—	—	6,000	2021	Deep Green Housing
Aria	1532-1538 Cambria St.	56	—	—	—	2021	Affirmed Housing
FASHION DISTRICT							
649 Lofts	649 S. Wall St.	47	—	—	—	2021	Skid Row Housing Trust
FLOR 401	401 E. 7th St.	100	—	—	—	2021	Skid Row Housing Trust
FINANCIAL DISTRICT							
945 W. 8th St.	945 W. 8th St.	784 C	—	—	6,700	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	2021	Anjac Fashion
Perla	400 S. Broadway	450 C	—	—	7,000	2021	SCG America
INDUSTRIAL DISTRICT							
SP7	419 E. 7th St./647 S. San Pedro	81	—	—	—	2021	Skid Row Housing Trust
Lamp Lodge	660 Stanford Ave.	82	—	—	—	2022	Metal Housing Corp.
JEWELRY DISTRICT							
Foreman & Clark	701 S. Hill St.	125	—	—	8,500	2021	Bonnis Properties
LITTLE TOKYO							
Ato	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2021	Etco Homes
SOUTH PARK							
Emerald	1340 S. Olive St.	154	—	—	10,500	2021	Jade Enterprises
1400 Fig	1400 S. Figueroa St.	106	—	—	1,500	2021	DHG Family Trust
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2021	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	—	—	2021	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	2021	Chetrit Group
FASHION DISTRICT							
Proper Hotel	1106 S. Broadway	—	148	—	—	2021	The Kor Group
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	2021	PNK Group
citizenM Hotel	361 S. Spring St.	—	315	—	—	2021	citizenM
SOUTH PARK							
Fig+Pico	Figueroa St. & Pico Blvd.	—	1,162	—	—	2022	Lightstone Group
1320 S. Flower St.	1320 S. Flower St.	—	43	—	—	2021	1318 Flower, LLC
OFFICE & RETAIL							
ARTS DISTRICT							
Santa Fe Business Center	500 S. Santa Fe Ave.	—	—	90,000	—	2021	Chalmers
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	2021	Atlas Capital
2130 E. Violet St.	2130 E. Violet St.	—	—	113,000	3,500	2021	Lowe Enterprises
Produce LA	640 S. Santa Fe Ave.	—	—	100,000	15,000	2022	Continuum Partners
FASHION DISTRICT							
Western Pacific Building	1031 S. Broadway	—	—	200,000	—	2021	Onni Group
Norton Building	755 S. Los Angeles St.	—	—	60,000	43,000	2021	Urban Offerings
JEWELRY DISTRICT							
Green Street	718 S. Hill St.	—	—	45,000	7,000	2021	Bow West Capital
HISTORIC CORE							
612 S. Broadway	612 S. Broadway	—	—	41,000	25,500	2021	Afton Properties
Garland Building	740 S. Broadway	—	—	59,000	6,000	2021	740 S Broadway Associates, LLC
Dearden's Building	700 S. Main St.	—	—	140,000	20,000	2021	Urban Offerings
Merritt Building	761 S. Broadway	—	—	50,000	—	2021	Bonnis Properties
The Barker	722 S. Broadway	—	—	46,000	11,000	2021	Satila Studios
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	2021	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.	—	—	—	—	2021	Little Tokyo Service Center
TOTAL UNDER CONSTRUCTION		4,829 Residential Units	3,021 Hotel Rooms	3,093,384 Office Sq. Ft.	1,134,550 Retail Sq. Ft.	TOTAL # OF PROJECTS = 51	

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
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
216 S. Spring St.	216 S. Spring St.	120	—	—	2,500	David Lawrence Gray Architects
BUNKER HILL						
Angels Landing	361 S. Hill St.	261/180 C	509	36,000	45,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
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						
Olympic Tower	813 W. Olympic Blvd.	374 C	373	33,500	65,000	Neman Real Estate Development
Figuerola Centre	911-927 S. Figuerola St.	200 C	220	—	29,000	Regalian
1600 S. Figuerola St.	1600 S. Figuerola 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	Maxxam Enterprises
AVA Arts District	668 S. Alameda St.	97	—	—	61,000	AvalonBay Communities
1000 S. Mateo St.	1000 S. Mateo St.	113	—	—	120,000	Mateo Arts, LLC
234 N. Center St.	234 N. Center St.	430	—	—	8,500	Atlas Capital
4th St & Hewitt	940 E. 4th St.	93	—	—	20,000	Shoreham Capital
641	641 S. Imperial St.	140	—	7,000	7,000	Adam Lindemann

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
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
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
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

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE (Cont.)						
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
216 Spring St.	216 Spring St.	120	—	—	2,500	David Lawrence Gray Architects
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.	319 C	160	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,000	Mack Urban / AECOM
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,500	Mack Urban / AECOM
1317 S. Grand Ave.	1317 S. Grand Ave.	151	—	—	—	Housing Diversity Corporation

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
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.	31 C	190	—	—	JMF Development
SOUTH PARK						
Morrison Hotel	1246 S. Hope St.	135	450	—	TBD	Relevant Group
Trical Hotel	1300 S. Figueroa St.	—	1,024	—	TBD	Trical Construction Inc.
1155 S. Olive St.	1155 S. Olive St.	—	243	—	—	Mack Urban / AECOM
Hyatt Centric	1138 S. Broadway	—	139	—	—	United Broadway, LLC
JW Marriott LA LIVE expansion	900 W. Olympic Blvd.	—	850	—	—	AEG
1323-1331 S. Flower St.	1323-1331 S. Flower St.	48	132	—	—	Elliot Tishbi
Cambria Hotel	920-928 James M. Wood Blvd.	—	247	—	—	Sun Capital & Pacific Property Partners
1219-1221 S. Hope St.	1219-1221 S. Hope St.	—	75	—	—	1221 S Hope St, LLC
1099 Grand	1099 S. Grand Ave.	—	160	—	—	AEG
1130 S. Hope	1130 S. Hope St.	—	144	—	—	Bryan Domyan
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
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		29,388 Residential Units	7,633 Hotel Rooms	2,793,000 Office Sq. Ft.	2,036,243 Retail Sq. Ft.	TOTAL # OF PROJECTS = 120

ABOUT THE DCBID

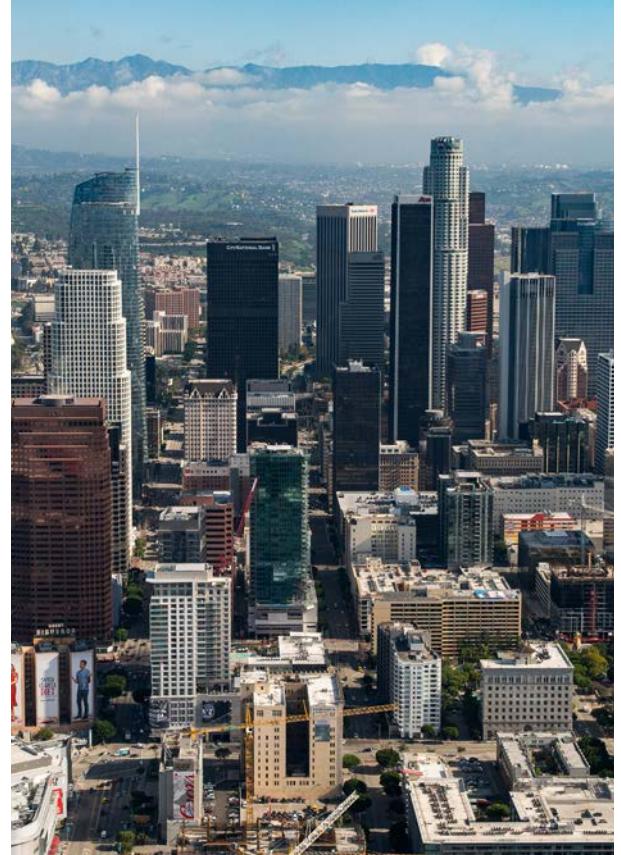
Founded in 1998, the Downtown Center Business Improvement District (DCBID) has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 destination. A coalition of nearly 2,000 property owners in the Downtown Center, the DCBID members are united in their commitment to enhance the quality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

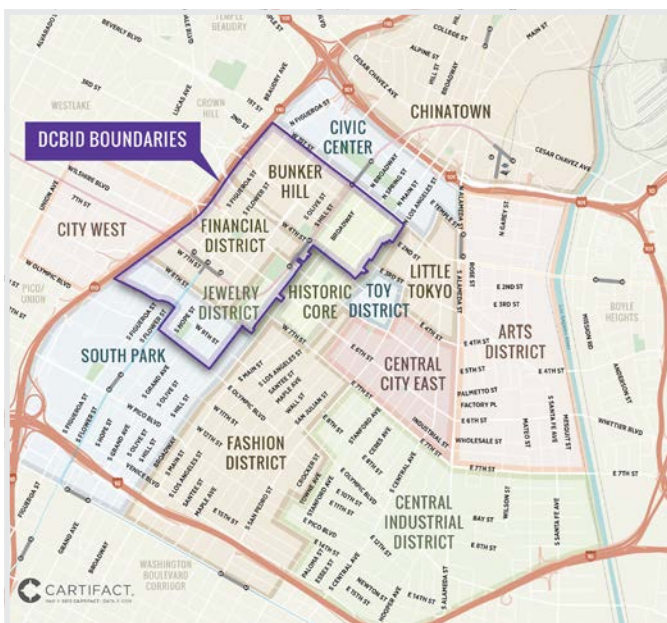


PLEASE CONTACT THE DCBID WITH ANY QUESTIONS YOU MAY HAVE:

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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.