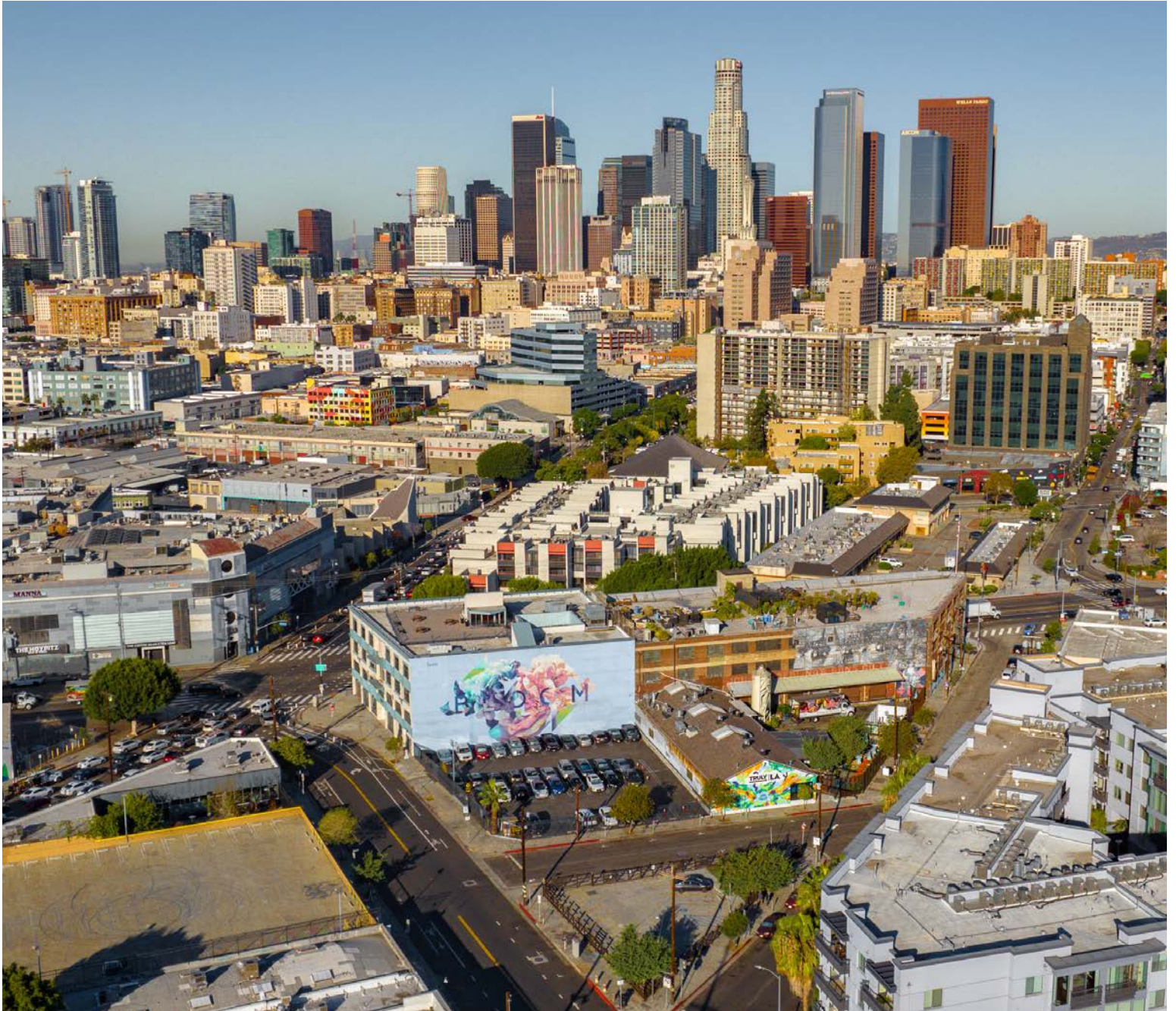


DOWNTOWN LA MARKET REPORT



ABOUT DTLA ALLIANCE

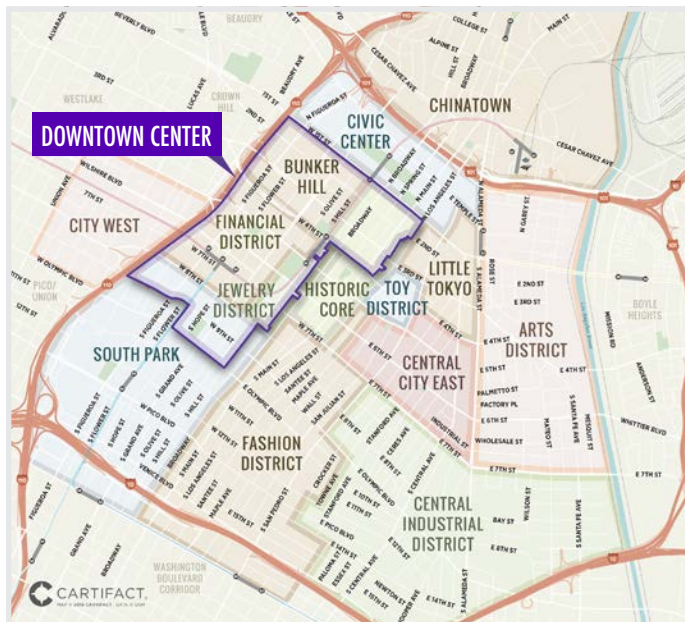
Founded in 1998, the DTLA Alliance has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 mixed-use destination for over 25 years. A coalition of more than 2,000 property owners in the Downtown Center, the DTLA Alliance is committed to enhancing the quality of life in Downtown LA.

The mission of the Economic Development team is to ensure that DTLA remains the premier choice for office, residential, hospitality, retail, and cultural investment. We provide services to support and promote investment and development in DTLA, including:

- **Market & Research Reports**
- **Tours & Events**
- **Development Consulting**
- **Requests for Information**
- **Press & Media Inquiries**

Whether you need information on construction and development, insights on the DTLA market, finding a location for your business, or you just want to learn more about Downtown's market sectors and dynamics, we are your best source for information about DTLA

To learn more about the Downtown LA and the DTLA Alliance, visit DowntownLA.com.



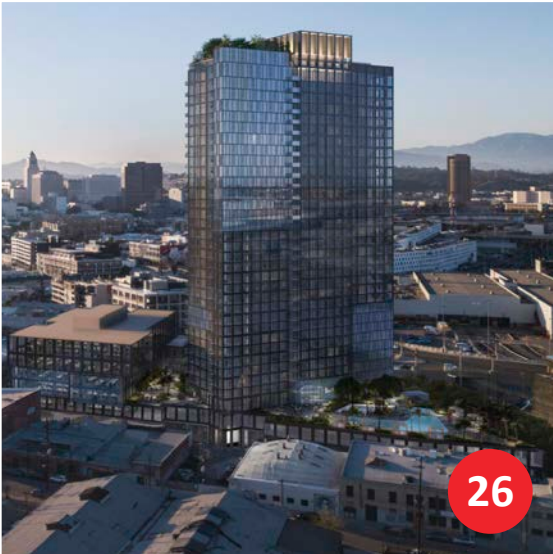
DEFINITION OF DOWNTOWN LA

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

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EXECUTIVE SUMMARY

The final quarter of 2023 saw the continuation of several key market trends in DTLA. While the office market’s challenges continued, residential and hospitality built on their strong recovery. On the retail front, the wave of new F&B offerings showed no signs of slowing.

Residential deliveries picked up their pace after pausing during the pandemic. The latest addition is **Figueroa Eight**, a 42-story 438 unit tower developed by **Mitsui Fudosan** opposite FIG@7th. Along with three other openings, DTLA added over 1,800 new units this year. While this new inventory temporarily pushed occupancy rates down, by Q4 they were back over 90%. Condo sales and prices also ticked up slightly year-over-year.

The hospitality market saw two new entries in Q4 as **Sonder**, previously known primarily for home sharing, opened **The Craftsman** and **The Winfield** in two adaptive reuse historic buildings. These properties offer short-term stays without many traditional hotel services. This new hospitality model is likely to see significant growth, in part due to home sharing restrictions recently imposed by the City of LA. Overall, both occupancy and RevPAR increased year-over-year.

While the office market struggled throughout 2023, it ended on a high note, with **Sheppard Mullin** taking 119k SF at **City National 2Cal** in the largest lease of the year in DTLA. “As a relocation within Downtown, the deal represents a renewed commitment to the area and indicates continued, if somewhat diminished, demand for office space. Also, in the largest sale of the year and evidence that the market is adapting to shifts in the office sector, the 1m SF **Aon Center** was purchased by **Carolwood LP**, bringing new ownership with new vision and capital to one of DTLA’s most iconic properties.

Retail demand from new F&B operators on the other hand, has never been higher. Since 2021, almost 100 new bars and restaurants have opened in DTLA, with 37 of those coming in 2023, including 10 in Q4. Among the highlights are **Rita’s Deluxe** and **Fabby’s Sandwicherie**, two casual dining options from two notable fine dining chefs. Overall, retail net absorption was up significantly year-over-year.

4,133
RESIDENTIAL UNITS
UNDER CONSTRUCTION

28,625
PROPOSED

10,742
HOTEL ROOMS IN DTLA

1,088
UNDER CONSTRUCTION

6,695
PROPOSED

Q4 KEY STATS

\$3.78

Average Class A Office
Rent Per Square Foot

26.2% Office Vacancy Rate

90.1% Residential Occupancy Rate

\$151.04 YTD Hotel RevPAR

\$3.23

Apartment Asking Rent
Per Square Foot

Q4 KEY HIGHLIGHTS

Figueroa Eight tower opened with 438 apartments.

Sonder opened two new hospitality properties in historic buildings.

Aon Center was purchased by Carolwood LP for \$153.5m.

Sheppard Mullin signed a new lease for 119k SF at City National 2Cal.

MARKET OVERVIEW

RESIDENTIAL	Q4 2023	Q4 2022
Apartment Occupancy Rate	90.1%	92.6%
Apartment Asking Rent PSF	\$3.23	\$3.37
Average Effective Rent Per Unit	\$2,733	\$2,862
Condo Sales	69	65
Condo Price PSF	\$690	\$678

Source: DTLA Life, CoStar

OFFICE	Q4 2023	Q4 2022
Vacancy Rate	26.2%	21.0%
Class A Rent PSF	\$3.78	\$3.82
Overall Rent PSF	\$3.67	\$3.67
YTD Net Absorption	-1,547,366	-456,495
YTD Leasing Activity	1.4m	2.4m

Source: CoStar

RETAIL	Q4 2023	Q4 2022
Vacancy Rate	6.9%	6.1%
Average Rent PSF	\$3.20	\$3.16
YTD Net Absorption	73,916	4,573

Source: CoStar

HOTEL	Q4 2023	Q4 2022
YTD Occupancy Rate	68.9%	66.9%
YTD Average Daily Rate	\$219.10	\$222.07
YTD RevPAR	\$151.04	\$148.56

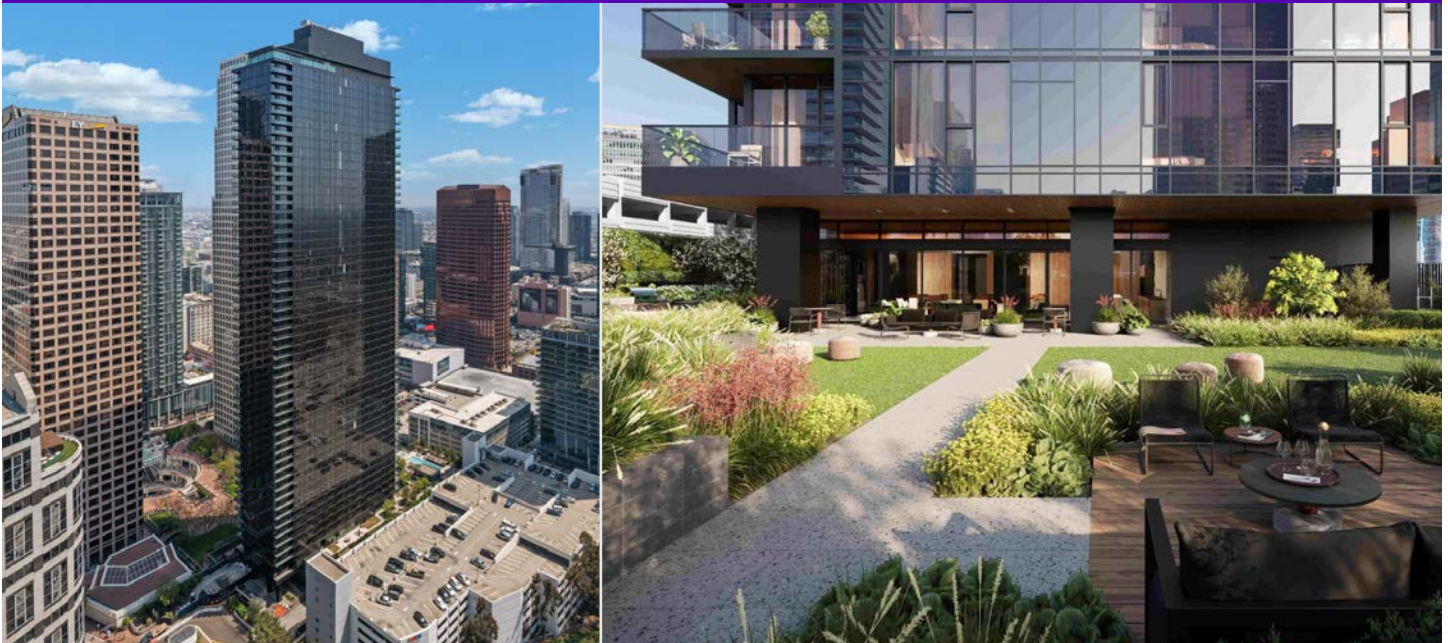
Source: CoStar

INVENTORY	Current Inventory	Under Construction	Total When Complete	Proposed
Residential Units				
Market Rate Rental	35,894	2,468	38,362	22,817
Condos	7,210	504	7,714	2,747
Affordable	12,966	1,161	14,127	3,061
Total	56,070	4,133	60,203	28,625
Projected Population*	95,880	7,067	102,947	
Office Space	40m SF	2.1m SF	42.1m SF	5.3m SF
Retail Space	4.3m SF	0.8m SF	5.1m SF	2.0m SF
Hotel Rooms	10,742	1,088	11,830	6,695

*1.8 residents per unit X 95% occupancy
Office Space Source: CBRE / Retail Space Source: CoStar

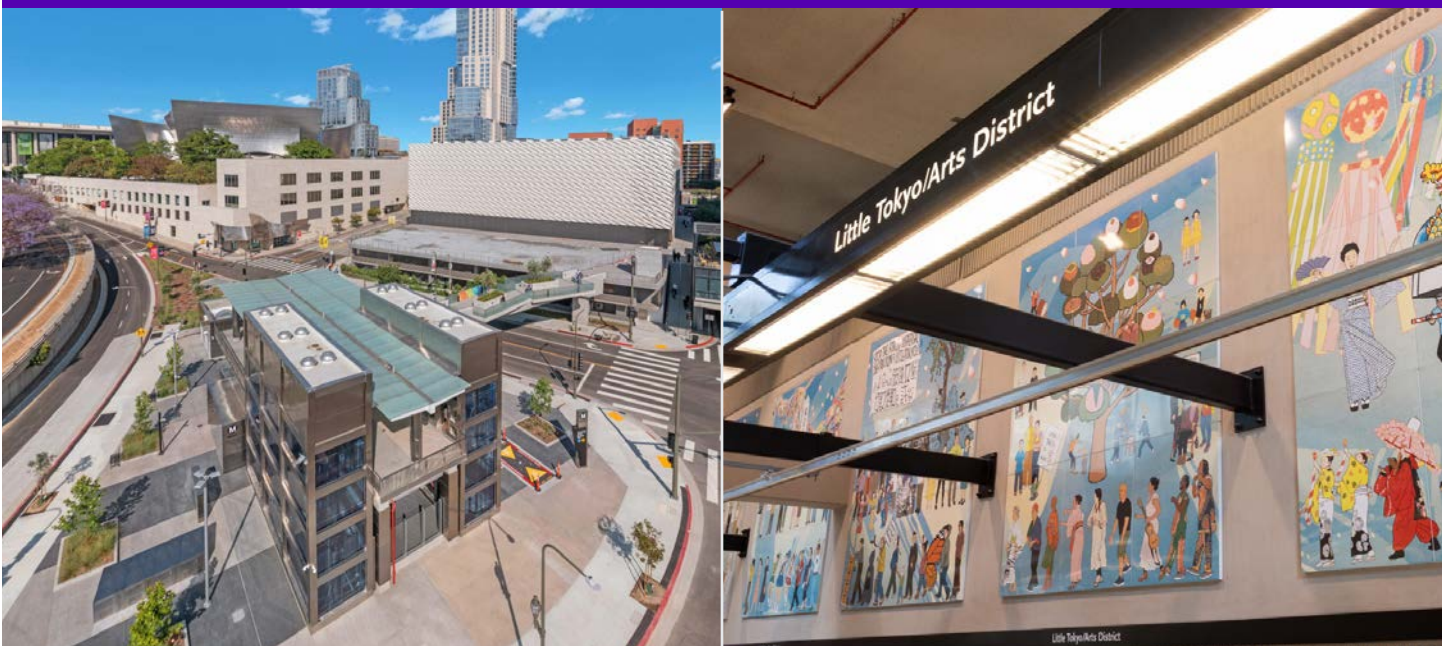
FEATURED OPENINGS

BEAUDRY DTLA



Situated adjacent to FIGat7th, this 64-story residential tower with 785 units, which opened in Q2 2023, is the first new residential project from Brookfield Properties, the largest property owner in DTLA.

REGIONAL CONNECTOR



This 1.9-mile, \$1.58 billion underground light rail line opened in June, adding 3 new stations in DTLA and providing a one-seat ride for north/south and east/west travel across Los Angeles County to and through the heart of Downtown.

FEATURED OPENINGS

AC & MOXY HOTEL



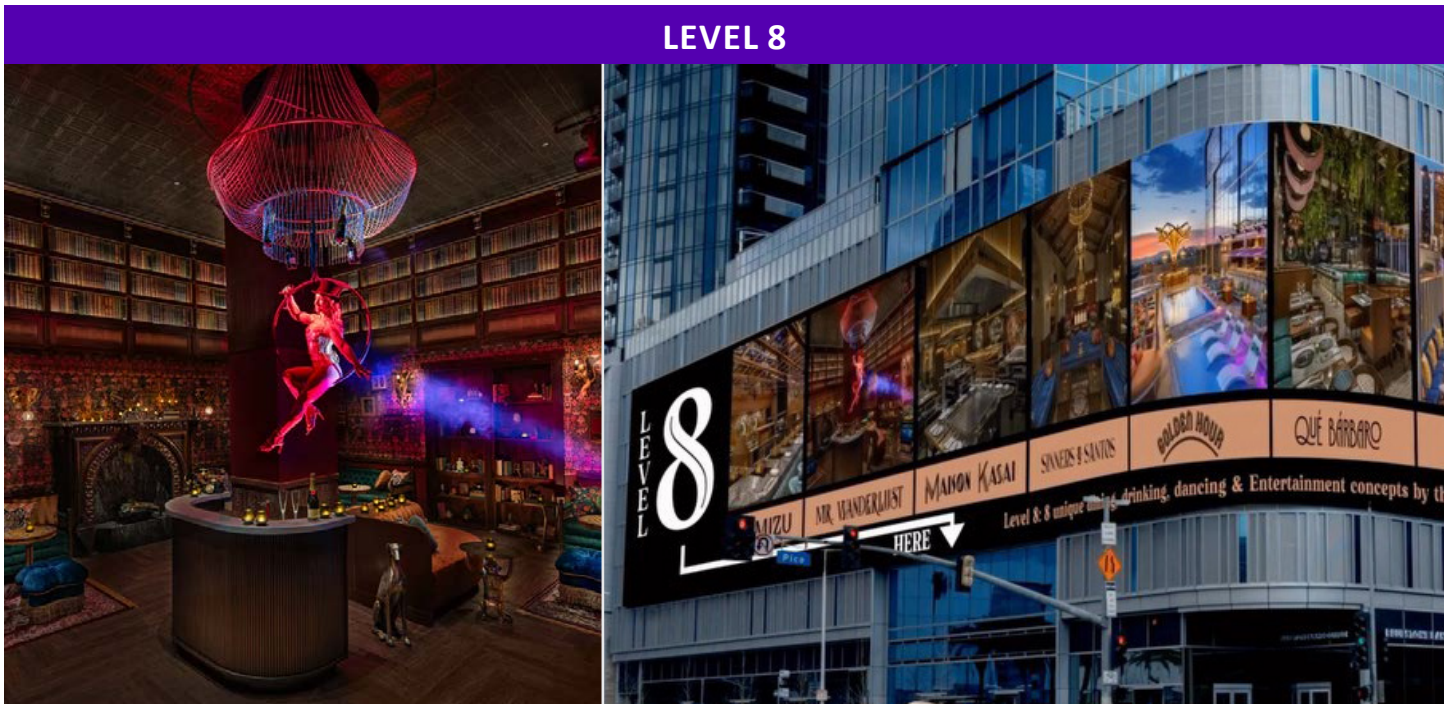
This 727-room hotel featuring Marriott brands Moxy and AC Hotels opened in Q2 2023. It is the first of several major hotel projects proposed near the LA Convention Center.

FIGUEROA EIGHT



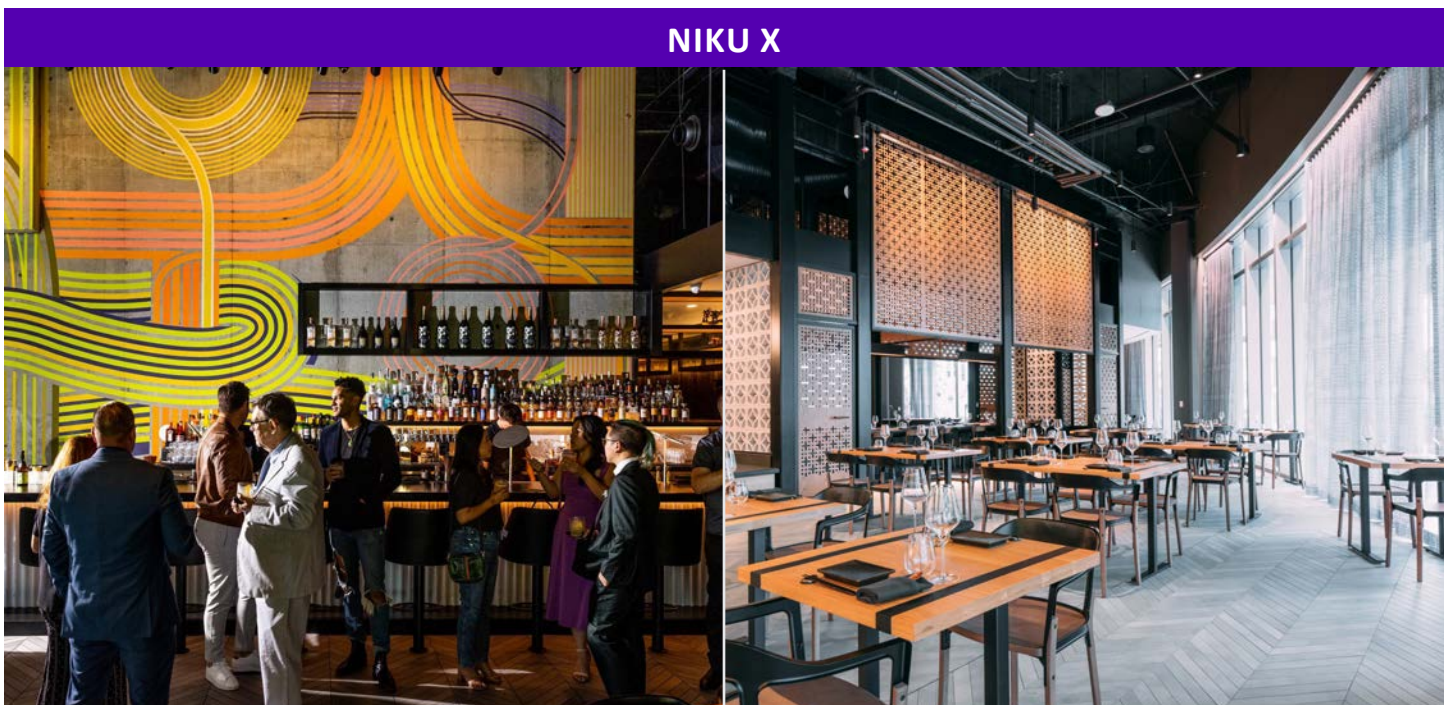
This 41-story residential tower with 438 units opened in Q4 across from FIG@7th and Beaudry DTLA. The two projects combined to add over 1,200 residential units to this previously exclusively commercial block.

FEATURED OPENINGS



LEVEL 8

Encompassing the Moxy Hotel's entire eighth floor, Level 8 is a one-of-a-kind, multifaceted destination and experience featuring eight entirely different concepts including Que Barbaro, Maison Kasai, and Mother of Pearl.



NIKU X

Led by Michelin-starred Chef Shin Thompson, NIKU X provides an elevated dining experience at the Wilshire Grand Center featuring artisanal Japanese cuisine and traditional craftsmanship.

FEATURED OPENINGS

RITA'S DELUXE



Veteran fine dining chef Luke Reyes brings his skills to the diner with a small menu of burgers, chicken sandwiches, fries and milkshakes and an old-school vibe that befits its unassuming location on 7th Street in the Jewelry District.

BAAR BAAR



Located on the ground floor of The Watermarke, Baar Baar is a celebration of regional Indian flavors with a progressive menu that gives a nod to the past while looking to the future.

2023 MARKET HIGHLIGHTS

PROJECTS OPENED

Name	Neighborhood	Description
Figueroa Eight*	Financial District	Mitsui Fudosan delivers 438 residential units across from FIG&7th
Sonder: The Craftsman*	Financial District	Former Lane Building restored as 110-room hotel
Sonder: The Winfield*	Fashion District	Former Foreman & Clark Building restored as 122-room hotel
Beaudry DTLA	Financial District	785 luxury residential units developed and managed by Brookfield Properties
AC & Moxy Hotel	South Park	727 rooms across from the LA Convention Center
Regional Connector	Bunker Hill/Historic/Little Tokyo	1.9-mile light rail connection with three new stops in DTLA
Emerald DTLA	South Park	The latest from local developer JADE Enterprises has 154 residential units
AVA Arts District	Arts District	475 apartments and 61,000 SF of retail at 7th & Alameda
843 N. Spring	Chinatown	Five-story creative office with 125,000 SF

*Project opened in Q4

COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
AON Center	707 Wilshire Blvd.	Carolwood LP	Shorenstein Properties	\$153,500,000
Union Bank Plaza	445 S. Figueroa St.	Waterbridge Capital, LLC	KBS REIT II	\$110,000,000
Cathay Manor Apartments	600 N. Broadway	Capital Realty Group, Inc.	Chinese Committee on Aging	\$97,000,000
801 Grand	801 S. Grand Ave.	Elat Properties, Inc	CIM Group, LP	\$46,000,000
The Trust Building	433 S. Spring St.	The Regents of the University of California	Rising Realty Partners & Lionstone Partners	\$40,000,000
1820 Industrial	1820 Industrial St.	Southwest Regional Council Of Carpenters	Linear City	\$30,000,000
Insurance Exchange Building	318-320 W. 9th St.	Healthy Housing Foundation	LJO Properties, LLC	\$21,500,000
Garfield Office Bldg	403 W. 8th St.	Terrence & Wendy Hemming	Ateret DiVeroli Saret Gold	\$19,000,000
FIDM Los Angeles	919 S. Grand Ave.	Arizona State University	FIDM	\$15,000,000
Morrison Hotel*	1246 S. Hope St.	AIDS Healthcare Foundation	Relevant Group	\$11,900,000
712 Figueroa	712 S. Figueroa St.	Downtown Properties, LLC	Jade Enterprises	\$10,000,000

* Sale completed in Q4

2023 MARKET HIGHLIGHTS

OFFICE LEASES SIGNED

Tenant	Property Name	Address	Type	Sq ft
Sheppard Mullin*	City National 2Cal	350 S. Grand Ave.	Relocation	119,217
Lumen Technologies	818 Plaza	818 W. 7th St.	Renewal	67,632
Sidley Austin	City National 2Cal	350 S. Grand Ave.	New	57,148
Morgan Stanley	FourFortyFour South Flower	444 S. Flower St.	Renewal	48,894
JAMS Inc.	City National Plaza	515 S. Flower St.	New	27,230
Lincoln International	US Bank Tower	633 W. 5th St.	Expansion	27,000
Conde Nast	ROW DTLA	777 Alameda St.	New	25,000
Sompo International	US Bank Tower	633 W. 5th St.	Relocation	20,582
Green Dot Public Schools	USC Tower	1149 S. Hill St.	Renewal	20,554
McKinsey & Company	US Bank Tower	633 W. 5th St.	New	19,000
Brown & Riding Insurance	US Bank Tower	633 W. 5th St.	New	13,342
Akerman	US Bank Tower	633 W. 5th St.	Relocation	13,306
Mott MacDonald	Wilshire Grand Center	900 Wilshire Blvd.	New	11,196

* Lease signed in Q4

RETAIL AND F&B OPENINGS

Q4 Openings:

Café 86
 Craft by Smoke & Fire
 Curry Boys
 DTLA AYCE KBBQ
 D'ZU Cafe
 Fabby's Sandwicherie
 Miirch Social
 Rita's Deluxe
 Tokyo Haus
 Totoyama Ramen DTLA

Q1-Q3 Openings:

Arrow Lodge Brewing
 Baar Baar
 Bar CDMX
 Baroo
 Dave's Hot Chicken
 Dena's Diner
 Eigikutei
 Fatimas Grill
 Flor Y Solera Spanish Tapas Bar

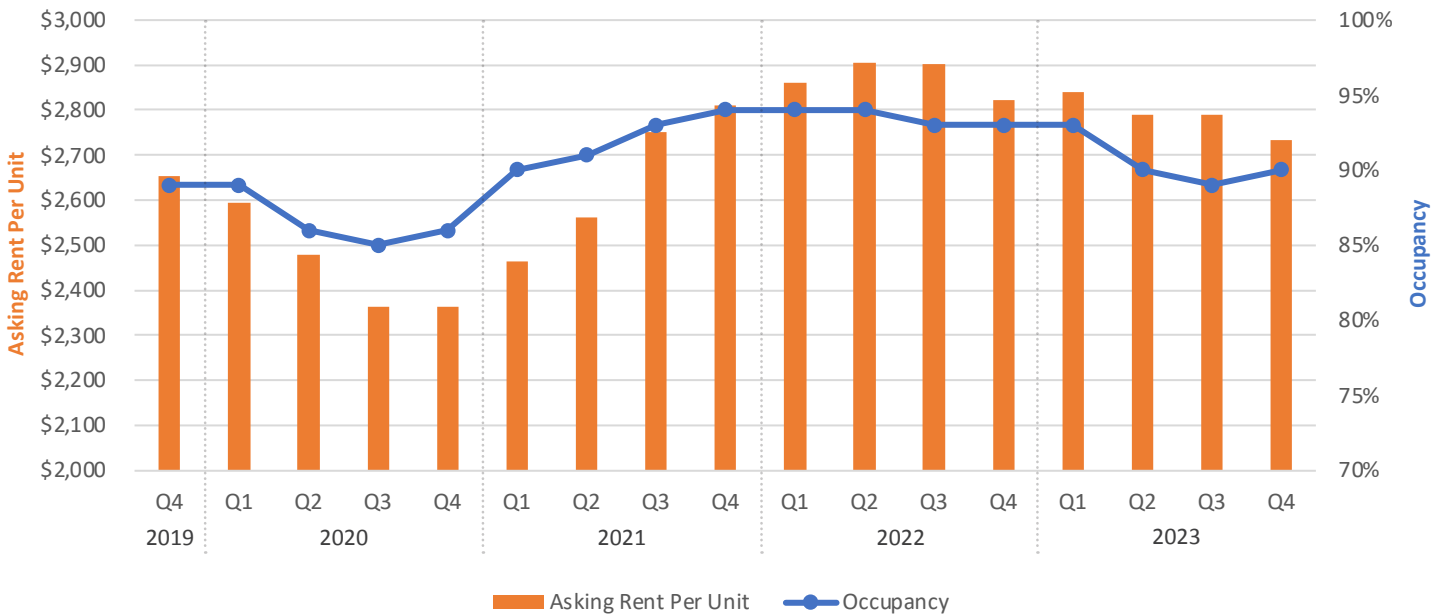
Ghost Sando Shop
 Hilltop Coffee and Kitchen
 House of Cocotte
 Level 8
 Lucky Mizu
 Maison Kasai
 Niku X
 Pane Bianco DTLA
 Polanquito
 Que Barbaro

Rakkan Miso/Izakaya
 Suehiro DTLA
 Taberu
 the art room
 Tsukemen Aizen
 Two Hands Corn Dogs
 Veas Café
 Velo Coffee

QUARTERLY TRACKING STATS

RESIDENTIAL

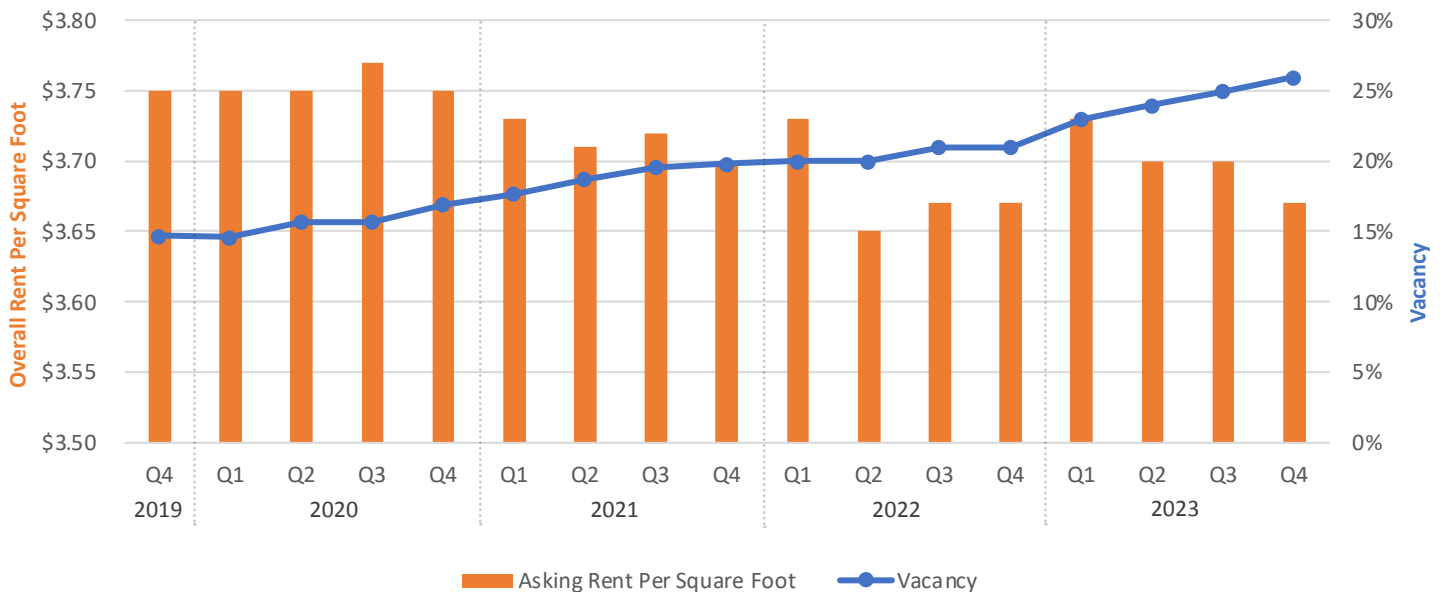
The residential market rebounded strongly after a short-term decline during the pandemic, with rent and occupancy returning to pre-pandemic levels. Although the first three quarters of 2023 saw the occupancy rate decline due to delivery of over 2,000 new units, it bounced back to over 90% in Q4.



Source: CoStar

OFFICE

The impact of uncertainty about return-to-work was felt across the region, with vacancy rates reaching a historic high. At the same time, asking rents have fallen each quarter of 2023, indicating that the market is adjusting.

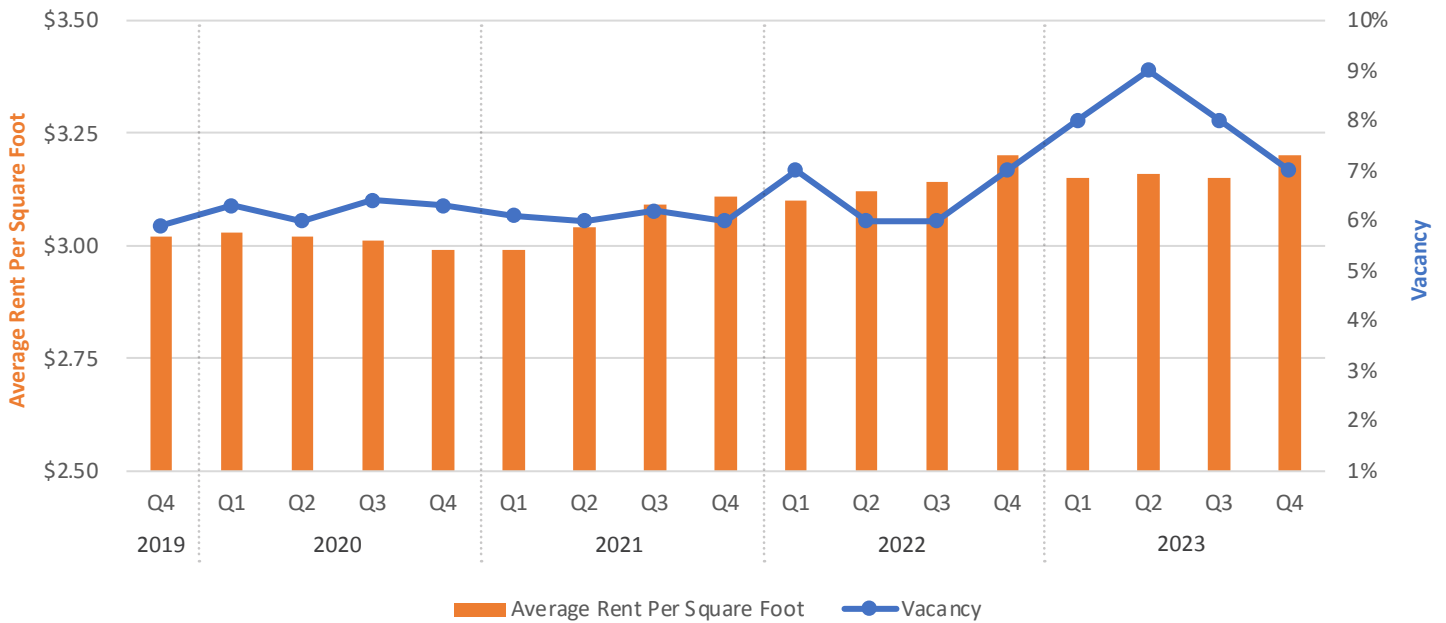


Source: CBRE

QUARTERLY TRACKING STATS

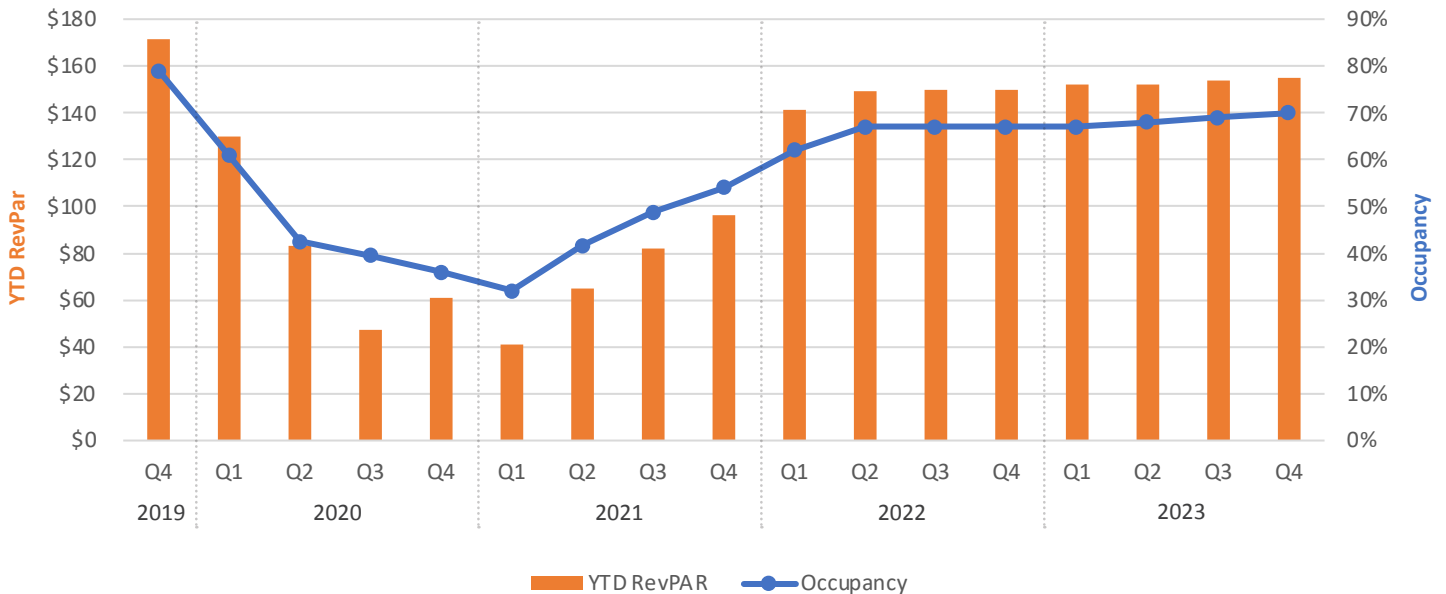
RETAIL

Retail rents have remained remarkably stable, indicating that interest in urban locations like Downtown LA has stayed strong. Although vacancy rates ticked up earlier in 2023, the long-term trend is uncertain as this was at least partly due to new inventory coming online. In Q4 vacancy returned to closer to historical trends.



HOTEL

Both occupancy and RevPAR made significant gains in 2022 and ticked up even further in 2023, now sitting roughly 10% below where they were in 2019.

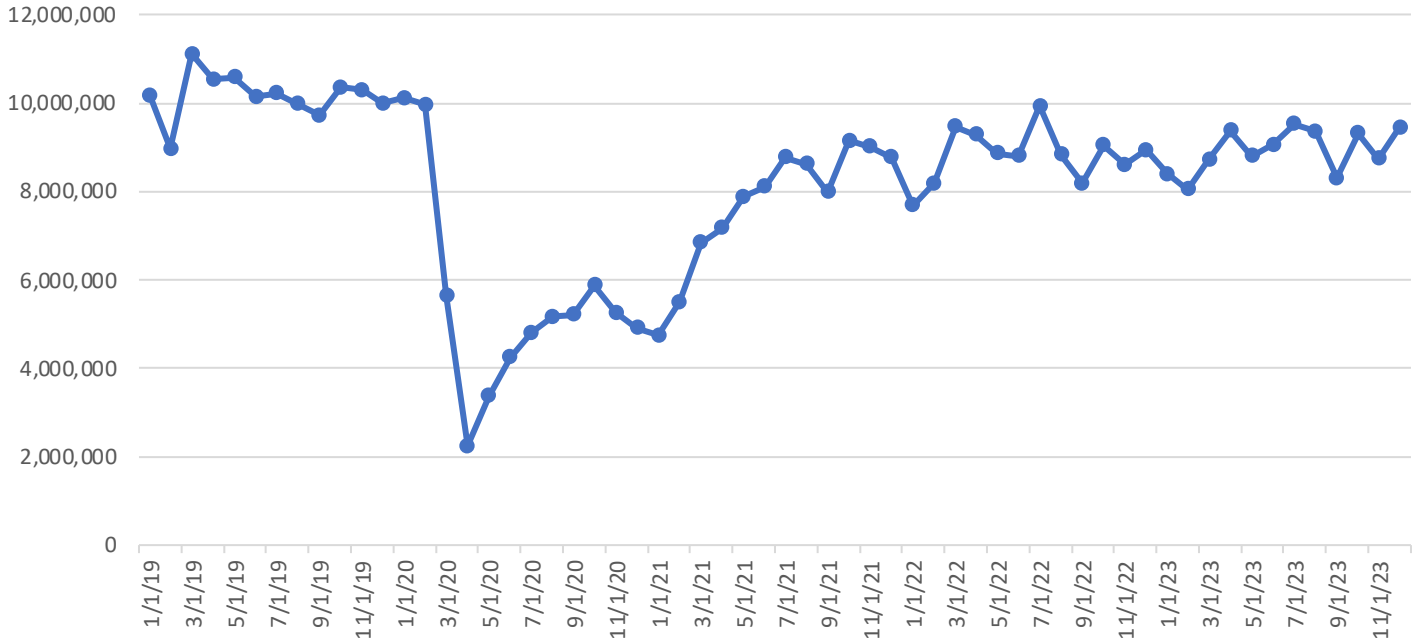


Source: CoStar

VISITATION INSIGHTS

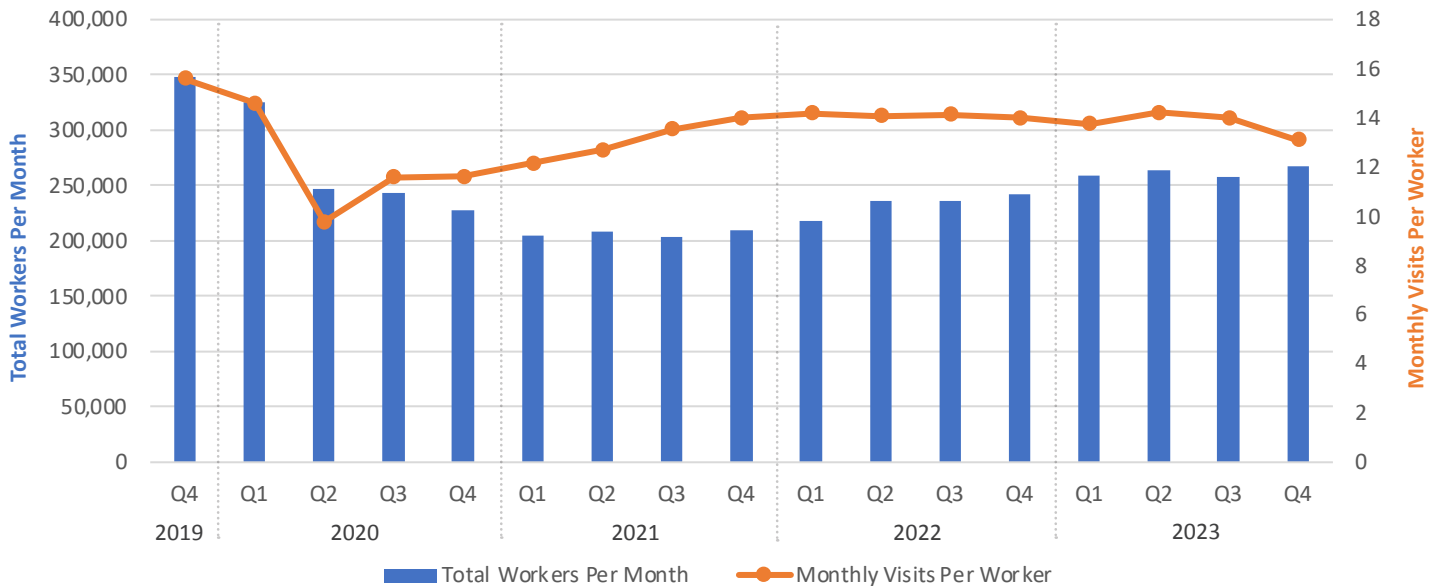
DTLA AVERAGE MONTHLY VISITS

After a significant recovery in 2020 and 2021, monthly visits to DTLA have been stable through 2022 and 2023, ranging from 8-10 million, just slightly below pre-pandemic figures.



MONTHLY WORKPLACE VISITATION

Total workplace visitation dipped in Q4, though it was still 3.6% higher than the same period a year earlier. However, the number of people who worked in DTLA during this period actually rose to its highest level since the pandemic. At the same time, the average number of days per month spent in DTLA dipped to the lowest level since Q3 2021.



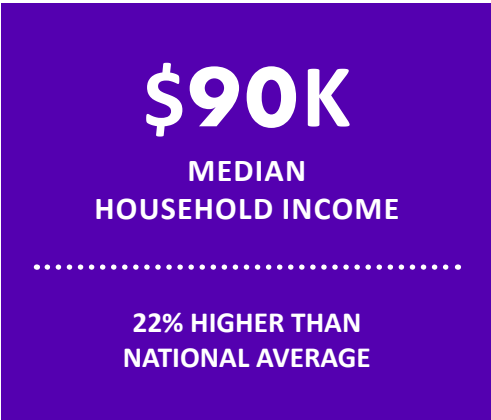
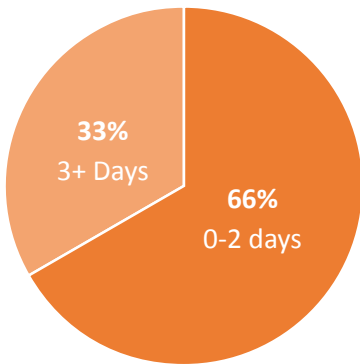
Source: Placer.ai

VISITATION INSIGHTS

NATIONAL TRAVEL TO DTLA

In 2023, 2.4 million visitors who live more than 250 miles away came to DTLA. The total number of visits was 4.2% higher than for 2022 and 20.1% higher than for 2021. These visitors, who come from across the generational spectrum, spent an average of 2.4 days in DTLA, with 33% staying for 3 or more days. The median income for these visitors was 22% higher than the national average.

AVERAGE STAY: 2.4 DAYS

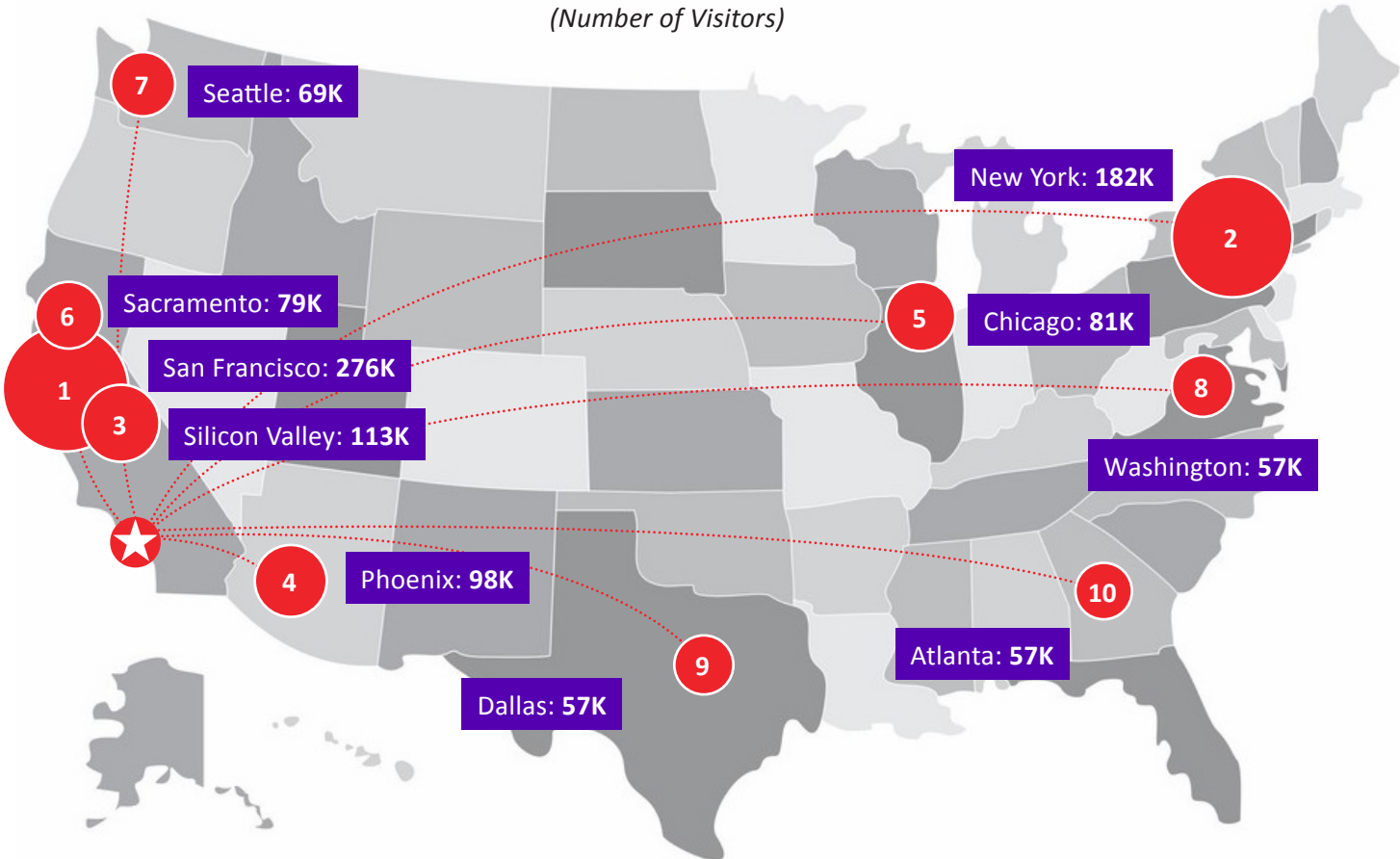


GENERATION

Gen Alpha	19%
Gen Z	15%
Millennial.....	22%
Gen X	19%
Baby Boomers	20%
Other	5%

TOP 10 DTLA TRIP ORIENTATION LOCATIONS

(Number of Visitors)



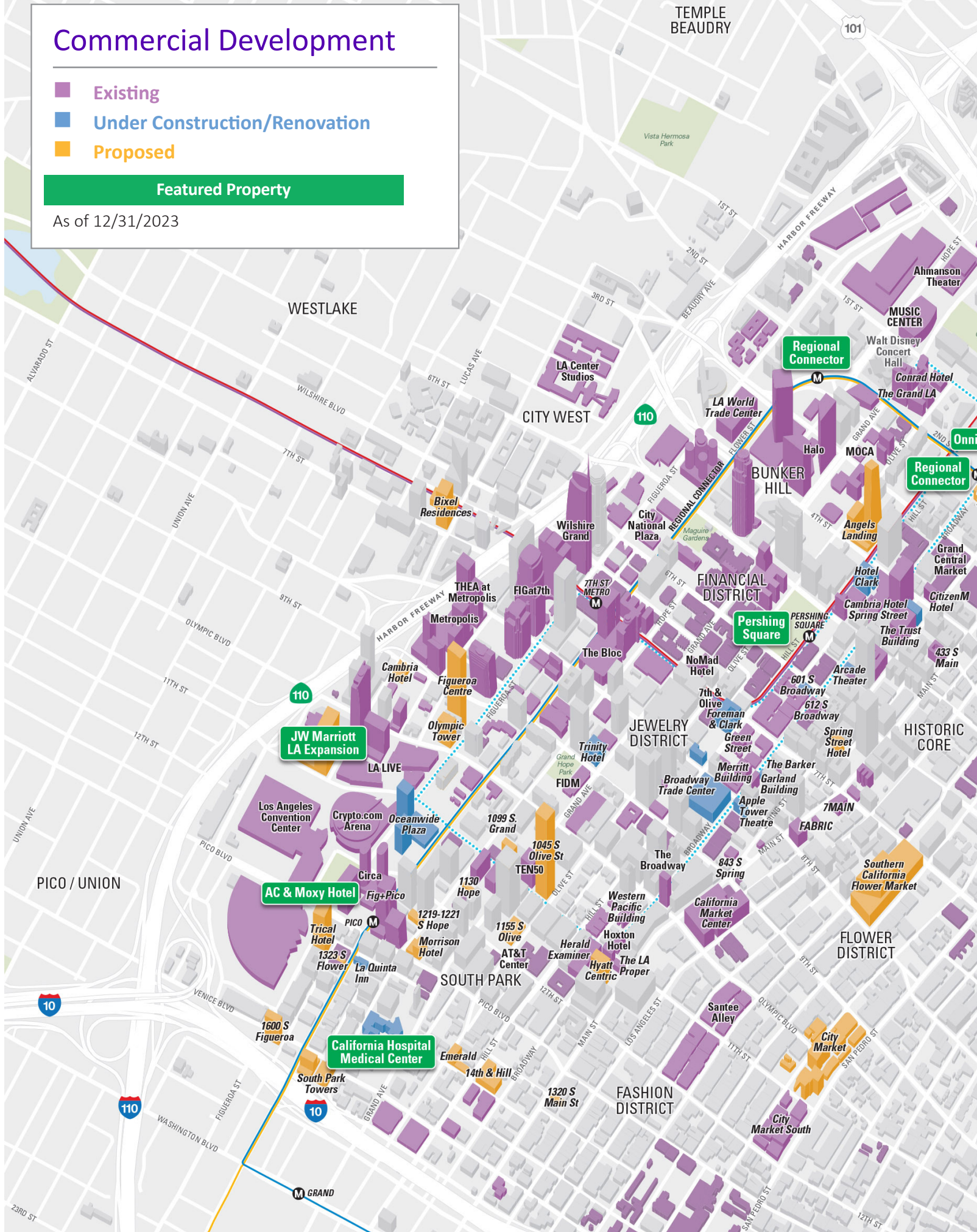
Source: Placer.ai

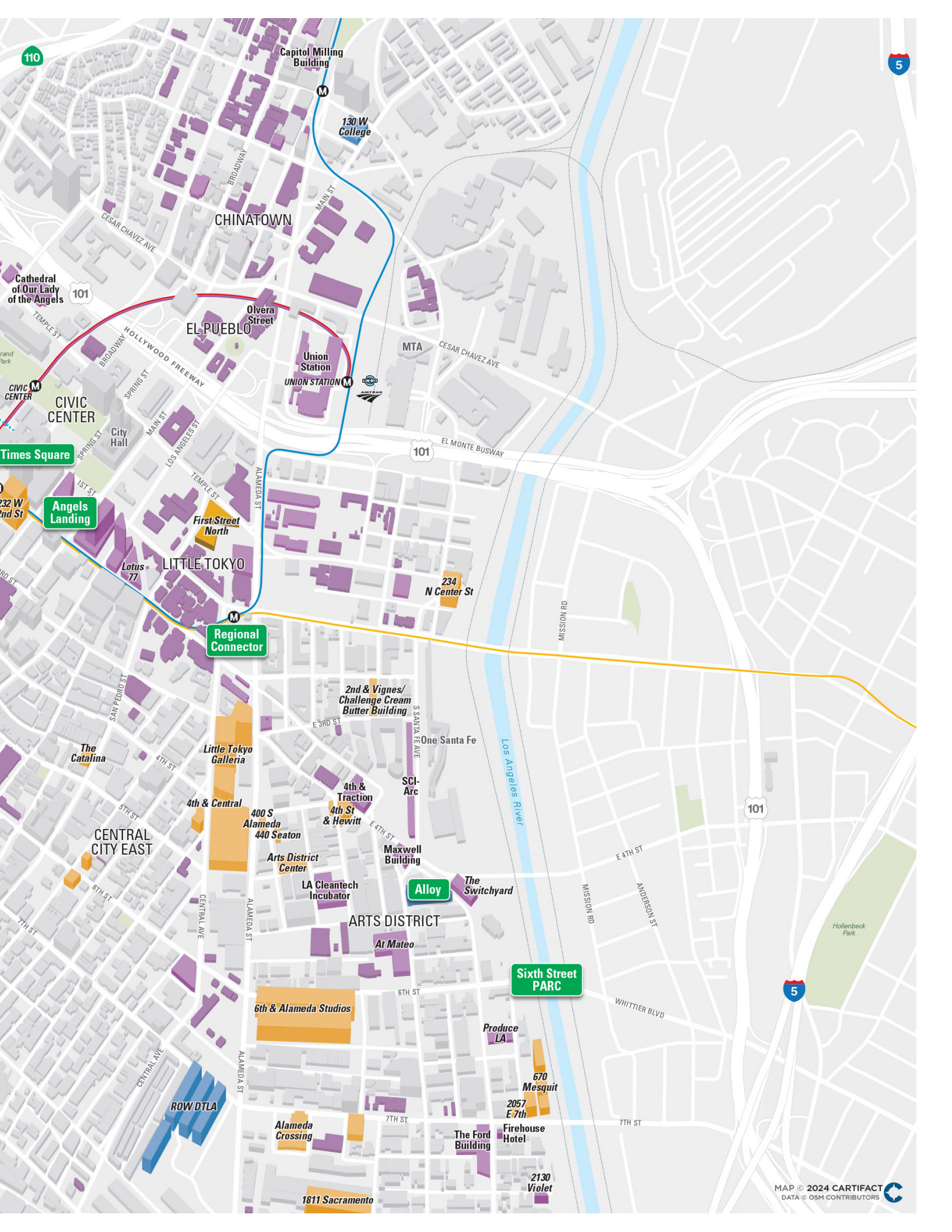
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Property

As of 12/31/2023





110

5

Capitol Milling Building

130 W College

CHINATOWN

Cathedral of Our Lady of the Angels

101

EL PUEBLO

Olvera Street

Union Station
UNION STATION

MTA

CESAR CHAVEZ AVE

CIVIC CENTER
CIVIC CENTER

HOLLYWOOD FREEWAY

Times Square

Angels Landing

First Street North

LITTLE TOKYO

234 N Center St

Regional Connector

2nd & Vignes/
Challenge Cream
Butter Building

One Santa Fe

The Catalina

Little Tokyo Galleria

4th & Central

4th & Traction
4th St & Hewitt

SCI-Arc

CENTRAL CITY EAST

400 S Alameda
440 Seaton

Arts District Center

Maxwell Building

Alloy

The Switchyard

ARTS DISTRICT

At Mateo

Sixth Street
PARC

6th & Alameda Studios

Produce LA

ROW DTLA

670 Mesquit

Alameda Crossing

2057 E 7th

The Ford Building

Firehouse Hotel

2130 Violet

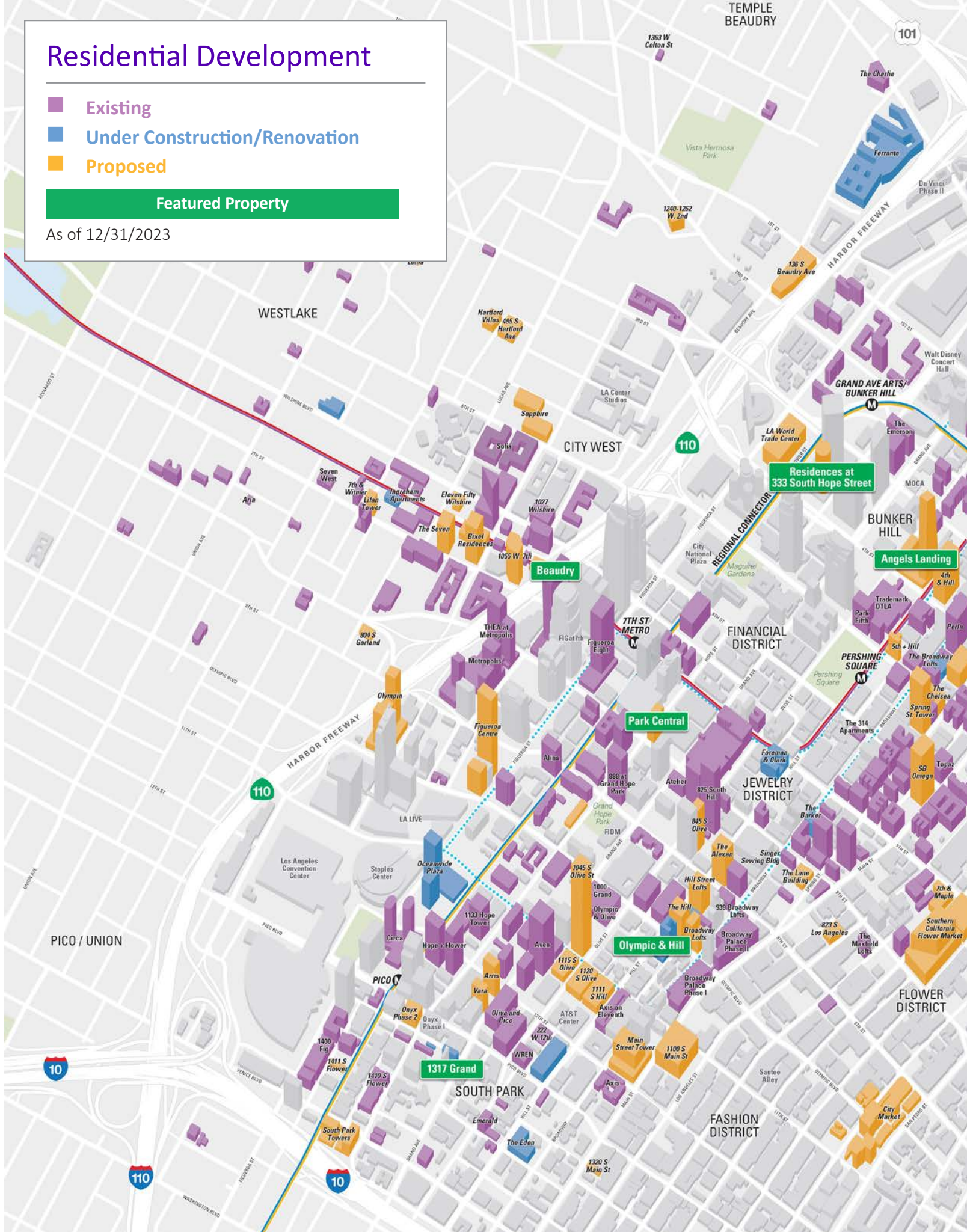
1811 Sacramento

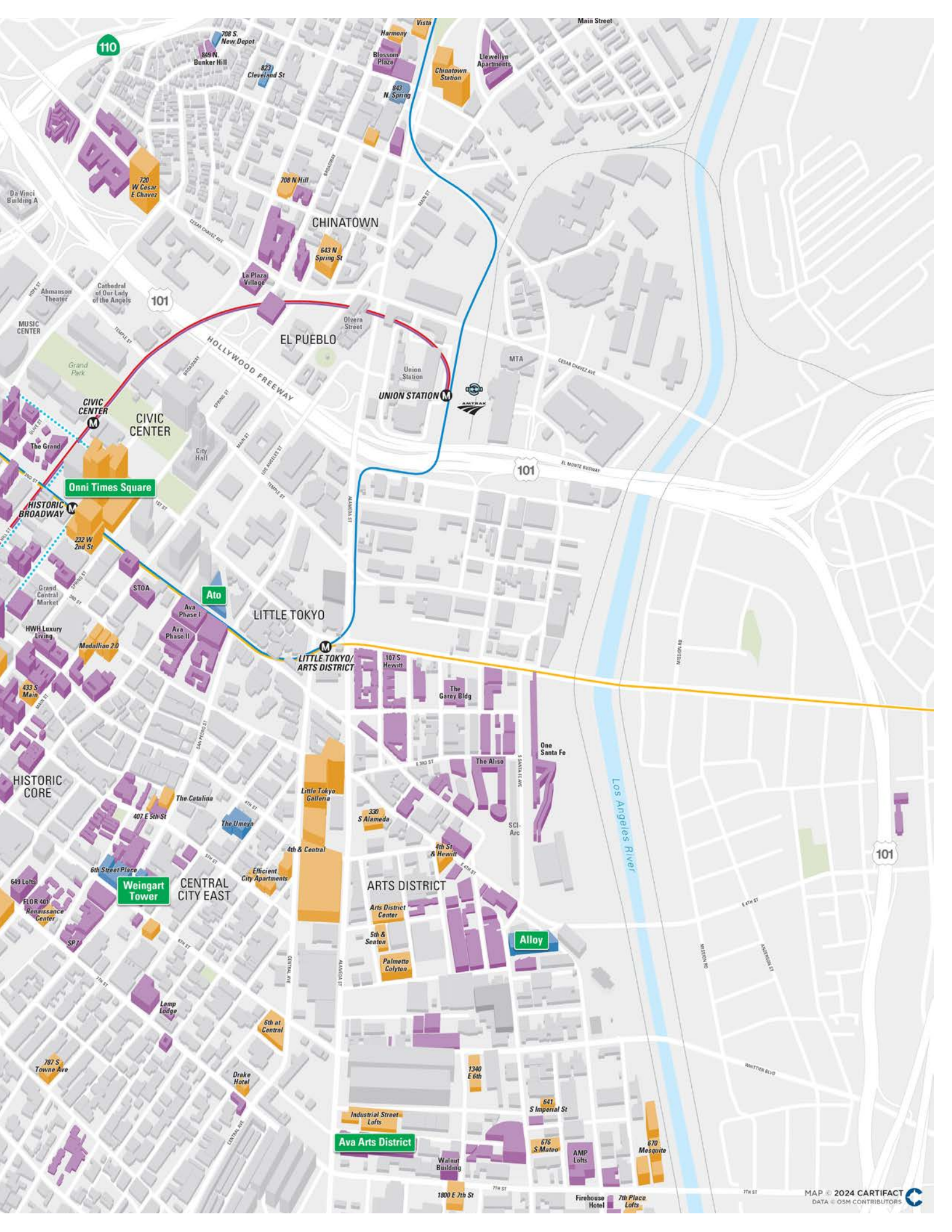
Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Property

As of 12/31/2023





110

101

101

101

708 S. New Depot
849 N. Bunker Hill
720 W. Cesar E. Chavez
823 Cleveland St
708 N Hill
643 N Spring St
La Plaza Village

CHINATOWN

EL PUEBLO

CIVIC CENTER

LITTLE TOKYO

HISTORIC CORE

CENTRAL CITY EAST

ARTS DISTRICT

Ava Arts District

Da Vinci Building A
Ahmanson Theater
Cathedral of Our Lady of the Angels
MUSIC CENTER
Grand Park
City Hall

Onni Times Square
Historic Broadway
Grand Central Market
HWH Luxury Living
Medallion 2.0
433 S Main

STOA
Ava Phase I
Ava Phase II

The Catalina
The Umeo
Efficient City Apartments
649 Lofts
FLOR 401 Renaissance Center
SP7
Lamp Lodge

787 S Towne Ave
Drake Hotel

Harmony
Blossom Plaza
Chinatown Station
Llewellyn Apartments
Vista
Main Street

Olivera Street
Union Station
MTA
Cesar Chavez Ave

Little Tokyo Arts District
107 S Hewitt
The Garey Bldg
The Aliso
SCI-Arc
One Santa Fe

Little Tokyo Galleria
330 S Alameda
4th & Central
4th St & Hewitt
Arts District Center
5th & Serrano
Palmetto Colyton

Industrial Street Lofts
Ava Arts District
Walnut Building
1800 E 7th St
641 S Imperial St
676 S Mateo
AMP Lofts
Mesquite
7th Place Lofts

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED-USE							
ARTS DISTRICT							
Alloy	520 S. Mateo St.	475	—	105,000	20,000	2024	Carmel Partners
HISTORIC CORE							
Broadway Trade Center	801 S. Broadway	—	150	624,564	345,000	TBD	Waterbridge Capital
SOUTH PARK							
Oceanwide Plaza	11th & Figueroa	504 C	184	—	150,000	TBD	Oceanwide Holdings
RESIDENTIAL							
CHINATOWN							
708 S. New Depot	708 S. New Depot St.	33	—	—	—	2024	ETO Doors Corp.
200 Mesnager	200 Mesnager St.	280	—	—	20,000	2024	NBP Capital
1457 N. Main St.	1457 N. Main St.	376	—	—	6,448	2025	Magnum Real Estate Group
823 Cleveland St.	823 Cleveland St.	53	—	—	—	TBD	Little Tokyo Service Center
CITY WEST							
Ingraham Apartments	1218-1232 W. Ingraham St.	121	—	—	—	2024	SRO Housing Corporation
FASHION DISTRICT							
600 S. San Pedro	600 S. San Pedro	302	—	50,000	3,200	2025	Weingart Center
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	TBD	640 S Broadway LLC
INDUSTRIAL DISTRICT							
Weingart Tower 1A	554 S. San Pedro St.	278	—	—	—	2024	Weingart Center
6th Street Place	401 E. 6th St.	94	—	—	1,800	2024	Mercy Housing of California
LITTLE TOKYO							
Ato	118 Astronaut E. S. Onizuka St.	77	—	—	2,500	2024	Etco Homes
The Umeya	414 S. Crocker St.	175	—	—	8,691	2024	Little Tokyo Service Center
SOUTH PARK							
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2024	FMB Development
1317 Grand	1317 S. Grand Ave.	151	—	—	—	2024	Housing Diversity Corporation

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
SOUTH PARK (cont.)							
1411 S. Flower St.	1411 S. Flower St.	227	—	—	—	2024	Housing Diversity Corporation
Olympic and Hill	1000-1034 S. Hill St.	700	—	—	15,000	2025	Onni Group
The Eden	1340 S. Hill St.	235	—	—	9,000	2024	Bridger Land Group
HOTEL							
FINANCIAL DISTRICT							
Hotel Clark	426 S. Hill St.	—	348	—	—	TBD	Chetrit Group
Trinity Hotel	851 S. Grand Ave.	—	183	—	—	TBD	Chetrit Group
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	TBD	PNK Group
SOUTH PARK							
La Quinta Inn & Suites	1320 S. Flower St.	—	43	—	—	2024	1318 Flower, LLC
OFFICE & RETAIL							
ARTS DISTRICT							
ROW DTLA	7th & Alameda	—	—	1,200,000	200,000	TBD	Atlas Capital
AtTraction	800-810 Traction Ave.	-16	—	63,100	TBD	2024	LIVWRK and Kotzer
HISTORIC CORE							
The Barker	722 S. Broadway	—	—	46,000	11,000	2024	Satila Studios
CIVIC							
7th Street Streetscape	San Pedro St. to Figueroa St.	—	—	—	—	2024	City of Los Angeles
ARTS DISTRICT							
Sixth Street PARC	6th & Santa Fe	—	—	—	—	2026	City of Los Angeles
FINANCIAL DISTRICT							
Pershing Square	532 S. Olive St.	—	—	—	—	2026	City of Los Angeles
SOUTH PARK							
Calif. Hospital Med. Cnt. expansion	1401 S. Grand Ave.	—	—	—	8,000	2024	Dignity Health
TOTAL UNDER CONSTRUCTION		4,133 Residential Units	1,088 Hotel Rooms	2,089,664 Office Sq. Ft.	807,139 Retail Sq. Ft.		TOTAL # OF PROJECTS = 30

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
MAJOR MIXED-USE						
ARTS DISTRICT						
2110 Bay St.	2110 Bay St.	110	—	113,000	51,000	Bay Capital Fund
670 S. Mesquit St.	670 S. Mesquit St.	308	236	944,000	136,000	Vella Group
Arts District Center	1101 E. 5th St.	129 C	113	—	72,469	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
Fourth & Central	400 S. Central Ave.	949/572 C	68	411,000	101,000	Continuum Partners
2045 E. Violet St.	2045 E. Violet St.	—	—	435,000	15,500	Hines and Access Industries
BUNKER HILL						
Angels Landing	361 S. Hill St.	252/180 C	515	—	72,000	Peebles Corp., Macfarlane Ptrs., Claridge Props.
CIVIC CENTER						
Onni Times Square	100 S. Broadway	1,127	—	307,300	68,817	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
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
Palmetto Colyton	527 S. Colyton St.	310	—	—	27,400	Bolour Associates
330 S. Alameda St.	330 S. Alameda St.	186	—	—	22,000	Greystar
5th & Seaton	5th & Seaton	220	—	—	44,530	WW-5th & Seaton
676 S. Mateo St.	676 S. Mateo St.	186	—	—	23,000	Maxxam Enterprises
1000 S. Mateo St.	1000 S. Mateo St.	106	—	—	120,000	Mateo Arts, LLC
1340 E. 6th St.	1340 E. 6th St.	193	—	—	—	Suncoast Ventures
BUNKER HILL						
LA World Trade Center	350 S. Figueroa St.	570	—	—	—	Jamison
Residences at 333 South Hope	333 S. Hope St.	366	—	—	425	Brookfield Properties

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
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
643 N. Spring St.	643 N. Spring St.	300	149	—	21,000	Compagnie de Phalsbourg/Creative Space
Buena Vista	1251 N. Spring St.	986	—	—	38,800	S&R Partners
717 Hill	717 N. Hill St.	411	—	—	17,000	TRJLA
Homeboy Industries Housing	901-903 S. Main St.	157	—	—	—	Homeboy Industries
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
Bixel Residences	675 S. Bixel St.	422	126	—	5,600	Career Lofts LA
Lifan Tower	1247 W. 7th St.	306	—	—	5,700	Lifan Group
1055 W. 7th St.	1055 W. 7th St.	691	—	—	—	Jamison Services
FASHION DISTRICT						
Fashion District Residences	222 E. 7th St.	452	—	—	13,655	Realm Group/Urban Offerings
1100 S. Main St.	1100 S. Main St.	379	—	—	26,000	Jade Enterprises
Broadway Lofts	955 S. Broadway	163 C	—	—	6,400	Barry Shy
Main Street Tower	1123-1161 S. Main St.	363	—	—	12,500	Jade Enterprises
Southern California Flower Market	755 S. Wall St.	323	—	59,000	81,000	Southern California Flower Growers, Inc
The Alvidrez	609-623 E. 5th St.	150	—	—	—	Skid Row Housing Trust
FINANCIAL DISTRICT						
949 S. Hope St.	949 S. Hope St.	236	—	—	6,700	Brookfield Properties
845 S. Olive St.	845 S. Olive St.	334	—	—	4,800	Relevant Group
Park Central	754 S. Hope St.	580	—	—	7,499	Mitsui Fudosan
The Bloc Tower	700 S. Flower St.	466	—	—	—	National Real Estate A
HISTORIC CORE						
Hill Street Lofts	920 S. Hill St.	239 C	—	—	5,671	Barry Shy
SB Omega	601 S. Main St.	452 C	—	—	21,514	Barry Shy
4th & Hill - Beacon Tower	340 S. Hill St.	428	—	—	5,500	Equity Residential
Spring St. Tower	525 S. Spring St.	360	—	—	25,000	Downtown Management
433 S. Main St.	433 S. Main St.	196	—	—	6,344	Main Street Tower, LLC

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE (cont.)						
The Hill	940 S. Hill St.	232	—	—	14,000	940 Hill LLC
The Alexan	850 S. Hill St.	305	—	—	6,200	Trammell Crow Residential
216 S. Spring St.	216 S. Spring St.	120	—	—	2,500	David Lawrence Gray Architects
121 W. 3rd St.	121 W. 3rd St.	331	—	—	6,350	Relevant Group
INDUSTRIAL DISTRICT						
Weingart Tower 1B	554 S. San Pedro St.	104	—	—	—	Weingart Center
803 E. 5th St.	803-821 E. 5th St.	94	—	—	16,071	Coalition for Responsible Community Development
407 E. 5th St.	407 E. 5th St.	150	—	—	—	Relevant Group
Drake Hotel	675 Kohler St.	33	—	—	—	David Duel
6th at Central	601 S. Central Ave.	236	—	—	12,000	Triangle Plaza LLC
The Catalina	443 S. San Pedro St.	78	—	—	7,000	Statewide Acquisitions Corp
787 S. Towne Ave.	787 S. Towne Ave.	60	—	—	—	Towne Plaza, LLC
Renaissance Center	423 E. 7th St.	216	—	—	—	AIDS Healthcare Foundation
SOUTH PARK						
Alveare	1405 S. Broadway	335	—	—	—	Related/Weingart Center
Arris	1201 S. Grand Ave.	312	—	—	7,100	City Century
Vara	1233 S. Grand Ave.	148 C	—	—	5,000	City Century
1410 S. Flower St.	1370-1418 S. Flower St.	147	—	—	6,741	Oxley Place, LLC
Olympia	Olympic Blvd. & Harbor Fwy.	1,367	—	—	40,000	City Century
1045 S. Olive St.	1045 S. Olive St.	794	—	—	12,504	Crescent Heights
Onyx Phase 2	1301 S. Hope St.	248	—	—	30,000	Jade Enterprises
1334 S. Flower St.	1334-1348 S. Flower St.	177	—	—	2,500	The Condor
1111 S. Hill St.	1111 S. Hill St.	319 C	160	—	—	Crown South Hill, LLC
1115 S. Olive St.	1115 S. Olive St.	536	—	—	6,153	Mack Urban / AECOM
1120 S. Olive St.	1120 S. Olive St.	713	—	—	11,277	Mack Urban / AECOM
222 W. 12th	222 W. 12th St.	401	—	—	8,700	Relevant Group
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
Rendon Hotel	2059 E. 7th St.	—	103	—	15,907	Ziman/Greenshields-Ziman
FASHION DISTRICT						
Mama Shelter	124 E. Olympic Blvd.	—	149	—	—	Jamison

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE						
Spring Street Hotel	631-633 S. Spring St.	—	170	—	—	Lizard Capital
5th and Hill	319-323 W. 5th St.	31C	190	—	—	JMF Development
Continental Building	408 S. Spring St.	-56	140	—	—	Rebel Hospitality
SOUTH PARK						
Morrison Hotel	1246 S. Hope St.	136	444	—	15,500	Relevant Group
Trical Hotel	1300 S. Figueroa St.	—	1,024	—	TBD	Trical Construction Inc.
1155 S. Olive St.	1155 S. Olive St.	—	243	—	—	Mack Urban / AECOM
Hyatt Centric	1138 S. Broadway	—	139	—	—	United Broadway, LLC
JW Marriott LA LIVE expansion	900 W. Olympic Blvd.	—	861	—	—	AEG
1323-1331 S. Flower St.	1323-1331 S. Flower St.	48	132	—	—	Elliot Tishbi
Cambria Hotel	920-928 James M. Wood Blvd.	—	247	—	—	Sun Capital & Pacific Property Partners
1219-1221 S. Hope St.	1219-1221 S. Hope St.	—	75	—	—	1221 S Hope St, LLC
1099 Grand	1099 S. Grand Ave.	—	160	—	—	AEG
1130 S. Hope	1130 S. Hope St.	—	112	—	528	Bryan Domyan
OFFICE & RETAIL						
ARTS DISTRICT						
2nd & Vignes	929 E. 2nd St.	—	—	70,000	—	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.	—	—	217,000	5,000	Tishman Speyer
440 Seaton St.	440 Seaton St.	—	—	50,000	—	Urbanlime Real Estate
ADLA Campus	6th & Alameda	—	—	292,000	—	East End Capital
8th & Alameda Studios	2000 E. 8th St.	—	—	212,300	—	Atlas Capital Group
1811 Sacramento	1811 E. Sacramento St.	—	—	290,000	—	Skanska
Alameda Crossing	1716 E. 7th St.	—	—	290,000	—	Prologis
CHINATOWN						
130 College St.	130 W. College St.	—	—	225,000	8,200	Riboli Family
FINANCIAL DISTRICT						
727 Grand Data Center	727 S. Grand Ave.	—	—	486,000	—	Digital Realty
May Company Garage	900 S. Hill St.	—	—	128,000	10,000	Markwood Enterprises
TOTAL PROPOSED*		28,625 Residential Units	6,695 Hotel Rooms	5,254,600 Office Sq. Ft.	1,950,117 Retail Sq. Ft.	TOTAL # OF PROJECTS = 117

* all projects included in totals; not all projects displayed in table

FEATURED PROJECTS

Under Construction



MAJOR MIXED-USE
ALLOY

Developer: Carmel Partners

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



RESIDENTIAL
ATO

Developer: ETCO Homes

Sales are expected to begin soon at this 77-unit condo project in Little Tokyo that is nearing completion.

FEATURED PROJECTS

Under Construction



AFFORDABLE HOUSING
WEINGART TOWER 1A

Developer: Weingart Center Foundation

One of the largest permanent supportive housing projects in DTLA, this 19-story development includes 278 units.



CIVIC
PERSHING SQUARE

Developer: City of Los Angeles

The first phase of Pershing Square’s renovation is now under construction with work beginning on the Olive Street side of the park where existing structures are being replaced with new landscaping and a street-level entry plaza.

FEATURED PROJECTS

Under Construction



RESIDENTIAL
OLYMPIC & HILL

Developer: Onni Group

At over 760 feet and 60 stories, this will be the city's 4th tallest building and tallest residential highrise.



UNDER CONSTRUCTION
SIXTH STREET PARC

Developer: City of Los Angeles

12 acres of new park space at both ends of the Sixth Street Viaduct will feature basketball, soccer, and volleyball courts, event space, and performance facilities.

FEATURED PROJECTS

Under Construction



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.



RESIDENTIAL

1317 GRAND

Developer: Housing Diversity Corporation

This project will feature 147 studio “micro-unit” apartments averaging around 325 SF with no on-site parking.

FEATURED PROJECTS

Proposed



MAJOR MIXED-USE
ANGELS LANDING
361 S. Hill St.

Developer: Peebles Corporation,
Macfarlane Partners, Claridge Properties
Design: Handel Architects

Planned two-tower development to feature luxury hotel venues, spacious condos & apartments featuring panoramic views, and a terraced, ground-level, open-air public plaza.



HOTEL
**JW MARRIOTT LA
CONVENTION CENTER EXPANSION**
900 W. Olympic Blvd.

Developer: AEG and Plenary Group
Design: Gensler, Populous, Olin

700k SF expansion of the existing hotel will add 861 new hotel rooms at LA Live.



MAJOR MIXED-USE
ONNI TIMES SQUARE
100 S. Broadway

Developer: Onni Group
Design: Solomon Cordwell Buenz (SCB)
and CallisonRTKL (CRTKL)

Proposed high-rise towers to replace 1973 addition will include over 1,000 apartments, 70k SF of retail, and revitalization of the original 1935 building.

SPOTLIGHT ON DTLA

CONDÉ NAST MOVING LA OFFICES DOWNTOWN

Condé Nast is relocating from Mid-Wilshire to the edge of the Arts District at the ROW DTLA mixed-use campus owned by Atlas Capital. The lease is for approximately 25,000 square feet, sources told Commercial Observer. Condé Nast will join apparel and fashion-focused tenants at ROW that include Revolve, Adidas and Shein. —**Commercial Observer, 4/19/2023**

GROWTH PLAN WILL TRANSFORM DTLA

A building boom that started at the turn of the millennium has already seen the area grow from around 18,000 residents to more than 75,000 today. DTLA 2040, meanwhile, prepares for the creation of some 100,000 housing units and the addition of 175,000 residents to an area where office vacancies have thrown the area into an identity crisis. —**LA Magazine, 5/9/2023**

L.A. METRO CELEBRATES OPENING OF REGIONAL CONNECTOR

The 1.9 miles of new track laid allows light-rail trains to travel between Union Station and the busy 7th St./Metro Center Station in downtown LA's Financial District. Bridging the gap allows L.A. Metro to merge the hook-shaped L (Gold) line with the A (Blue) and E (Expo) lines, creating two serpent-like train lines where there were once three. —**Mass Transit Magazine, 6/20/2023**

UCLA PURCHASES HISTORIC TRUST BUILDING IN DOWNTOWN LOS ANGELES

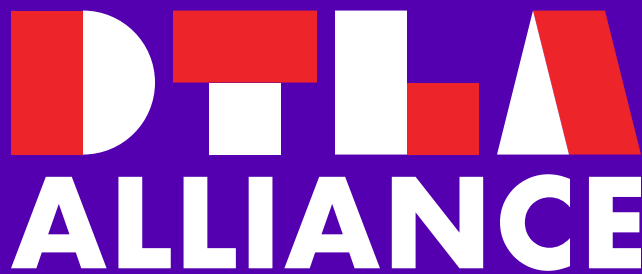
"We are thrilled about the possibilities this new space offers, and confident that it will further intertwine UCLA and L.A., helping us to deepen the impact of our teaching, research and public service mission," reads a message from Chancellor Gene Block and Executive Vice Chancellor and Provost Darnell Hunt. —**KTLA News, 7/29/2023**

3 COMPANIES LEASE SPACE AT U.S. BANK TOWER

The new leases come as Silverstein Properties welcomes a growing list of companies to the U.S. Bank Tower, following the completion of its \$60 million investment in amenities and building enhancements. Ten companies have signed leases at the iconic DTLA office building in the past 12 months, including McKinsey, Walter P. Moore, Lincoln International, Rothschild & Co., Morgan & Morgan, and Brown & Riding Insurance Services. —**LA Downtown News, 10/9/2023**

ALL MY FAVORITE NEW RESTAURANTS ARE IN DOWNTOWN L.A.

Certain pockets of Downtown Los Angeles feel like a real, contained, thriving city. They are single city blocks dense with storefronts, restaurants, bars, apartments, and foot traffic. The stretch of Broadway between 3rd and 4th streets, the one that houses Grand Central Market, the DTLA Superette, a theater, multiple restaurants, bars and a store that sells discount yoga pants, is one of those prized pockets. —**Los Angeles Times, 11/20/2023**



THE DCBID BECOMES THE DTLA ALLIANCE

In a move symbolizing growth and change, the *Downtown Center Business Improvement District (DCBID)* is rebranding itself as the *DTLA Alliance*. This shift marks a new chapter in our ongoing journey, aligning with the evolving dynamics of Downtown Los Angeles and reflecting the importance of community and partnership.

To learn more, visit:

DowntownLA.com/DTLA-Alliance



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