

DOWNTOWN LA MARKET REPORT



Rendering for 1,000+ apartment project next to ROW DTLA approved by LA Planning Commission in Q1 2026

ABOUT DTLA ALLIANCE

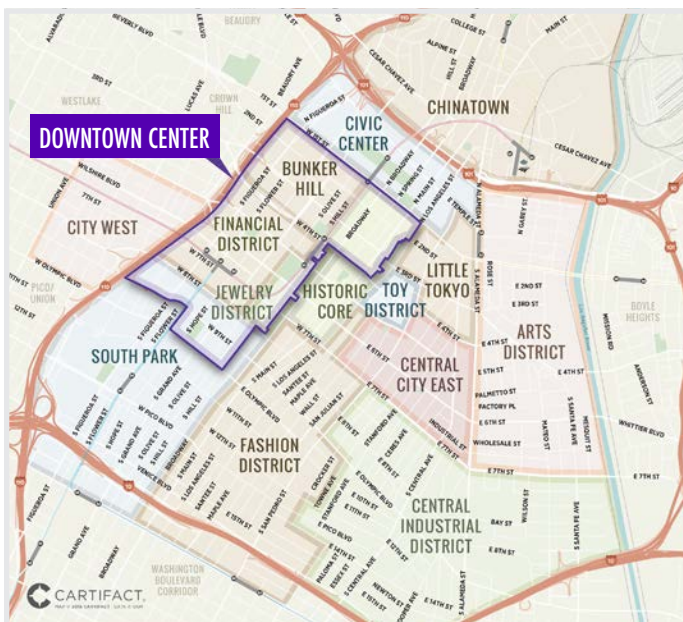
Founded in 1998, the DTLA Alliance has been a catalyst in Downtown Los Angeles' transformation into a vibrant 24/7 mixed-use destination for over 25 years. A coalition of more than 2,000 property owners in the Downtown Center, the DTLA Alliance is committed to enhancing the quality of life in Downtown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

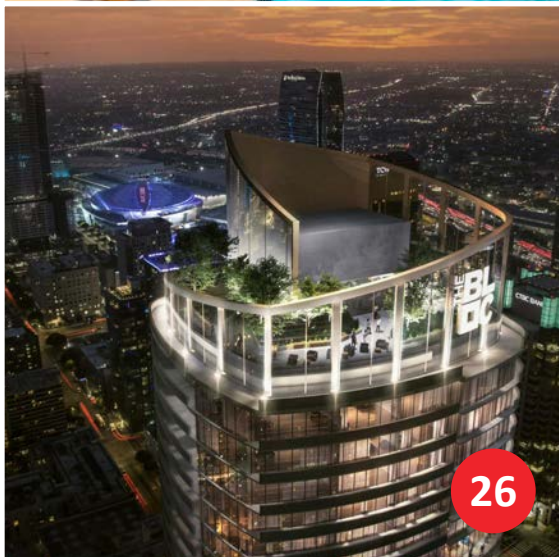
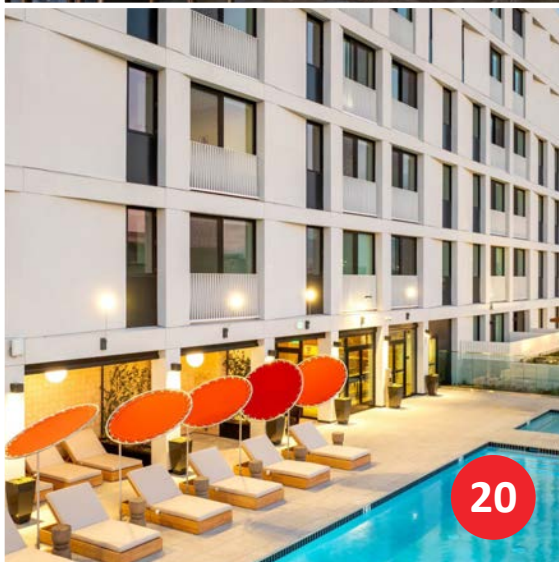
To learn more about the Downtown LA and the DTLA Alliance, visit DowntownLA.com.



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

As 2026 begins, momentum is building in DTLA as Los Angeles ramps up preparations to welcome the world. Q1 saw a significant milestone as LA28 event tickets officially went on sale, indicating that we are officially on the runway.

This was reflected in the office market, where **On Location**, the official hospitality provider for the LA28 Olympic and Paralympic Games, signed a 108,000-square-foot lease at Union Bank Plaza, joining the LA28 Organizing Committee, which secured 160,000 square feet in DTLA last year.

The quarter also saw tenant migration into Downtown, with Bank of Hope leasing 50,000 square feet at the AON Center in a relocation from Koreatown, and **Yerba Madre**, an Oakland-based beverage company formerly known as Guayakí, taking a full floor at the Fine Arts Building as it moves its Los Angeles office from Venice.

DTLA's growing culinary appeal was enhanced in Q1 with nine new openings. Highlights include Marseille-inspired all-day brasserie **Massilia** at The Conrad Hotel, Tuscan-style restaurant **Florence by The Water** inside Hotel Figueroa, and **Mitsi**, a Chinatown cocktail and sushi bar with a modern, design-forward menu. Looking ahead, details on the planned **Erewthon** at 940 S. Hill were unveiled and include a 17,500 SF market and seating for up to 120 diners.

The residential development pipeline continued to grow with approval by the LA City Planning Commission of a proposal from Atlas Capital to build over 1,000 new apartments next to **ROW DTLA**. The project joins the similarly ambitious **Fourth & Central** development in the planning process as potential gamechangers for the eastern portion of DTLA.

Finally, the quarter ended with the announcement that the Oscars would be relocating from Hollywood to L.A. Live in 2029, joining the Grammys and Emmys and making DTLA the official home of all the major entertainment awards.

1,816

RESIDENTIAL UNITS
UNDER CONSTRUCTION

30,234

PROPOSED

10,751

HOTEL ROOMS IN DTLA

1,237

UNDER CONSTRUCTION

6,257

PROPOSED

Q1 KEY STATS

\$3.87

Average Class A Office
Rent Per Square Foot

\$3.36

Apartment Asking Rent
Per Square Foot

32.4% Office Vacancy Rate

90.2% Residential Occupancy Rate

\$150.98 YTD Hotel RevPAR

Q1 KEY HIGHLIGHTS

On Location signed a 108K SF lease at Union Bank Plaza.

Bank of Hope will relocate from Koreatown to 50K SF at AON Center.

Park East opened with 280 market-rate apartments in Chinatown.

SPOTLIGHT ON DTLA



ON LOCATION LA ESTABLISHES 2028 OLYMPICS HUB WITH 445 S. FIGUEROA LEASE

On Location delivers ticketing, curated guest experiences, live event production and travel management across sports, entertainment, fashion and culture. The new space will serve as both its L.A. headquarters and a major hospitality hub for its 2028 Games work. —**Los Angeles Times, 4/15/26**

OAKLAND-BASED BEVERAGE COMPANY MOVES LA OFFICES FROM VENICE TO DTLA

Yerba Madre’s “decision to relocate from Venice to Downtown Los Angeles reflects the area’s strengthening market fundamentals and the growing appeal of occupying creative space in a truly distinctive environment,” said NAI Capital Commercial’s Gibran Begum, who represented Fine Arts Building landlord Manchester Capital Management in the lease transaction. —**The Real Deal, 1/28/26**

BANK OF HOPE MOVES HQ TO AON CENTER IN 50K SF LA LEASE

Bank of Hope has signed an approximately 50K SF office lease in Downtown Los Angeles, relocating its headquarters to the Aon Center at 707 Wilshire Blvd. The office will serve as Bank of Hope’s new headquarters, which was previously located at 3200 Wilshire Blvd —**BISNOW, 3/18/26**

THE OSCARS ARE LEAVING HOLLYWOOD FOR LA LIVE

In a landmark partnership with downtown-based AEG, L.A. Live will be the new home of the Oscars, according to an announcement from the Academy and AEG. Under the agreement, the annual Academy Awards will relocate to the Peacock Theater, starting with the 101st ceremony in 2029 and will remain at the theater through 2039. —**Los Angeles Business Journal, 3/30/26**

DTLA ALLIANCE LAUNCHES IMPROVEMENT INITIATIVE AHEAD OF FIFA, OLYMPICS

The initiative, Path of Progress, highlights projects to improve the corridor along Figueroa Street, Seventh Street, Hill Street, 11th Street and Broadway. DTLA Alliance estimates the neighborhood could see \$6 billion in new investment, \$1 billion in new economic activity, \$2 billion in increased property values, \$60 million in annual tax revenue and \$400 million in one-time development fees with the improvements.

—**L.A. Business First - 3/20/26**

MARKET OVERVIEW

RESIDENTIAL

	Q1 2026	Q1 2025
Apartment Occupancy Rate	90.2%	90.4%
Apartment Asking Rent PSF	\$3.36	\$3.38
Average Effective Rent Per Unit	\$2,747	\$2,779
Condo Sales	57	75
Condo Price PSF	\$672	\$681

Source: MLS, CoStar

OFFICE

	Q1 2026	Q1 2025
Vacancy Rate	32.4%	31.1%
Class A Rent PSF	\$3.87	\$3.81
Overall Rent PSF	\$3.73	\$3.69
YTD Net Absorption	-116,456	-106,515
YTD Leasing Activity	688,013	735,135

Source: CoStar

RETAIL

	Q1 2026	Q1 2025
Vacancy Rate	9.4%	9.3%
Average Rent PSF	\$3.19	\$3.20
YTD Net Absorption	24,455	-92,972

Source: CoStar

HOTEL

	Q1 2026	Q1 2025
12Mo. Occupancy Rate	68.8%	69.6%
12Mo. Average Daily Rate	\$219.55	\$217.67
12Mo. RevPAR	\$150.98	\$151.59

Source: CoStar

INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	36,871	636	37,507	24,816
Condos	7,857	504	8,361	2,414
Affordable	14,784	676	15,460	3,004
Total	59,512	1,816	61,328	30,234
Projected Population*	96,624	2,948	99,572	
Office Space	41.2M SF	2.0M SF	43.2M SF	4.4M SF
Retail Space	4.6M SF	0.8M SF	5.4M SF	2.0M SF
Hotel Rooms	10,751	1,237	11,988	6,257

*1.8 residents per unit X current occupancy rate

Office Space Source: CBRE / Retail & Hotel Space Source: CoStar

MARKET OVERVIEW

COMMERCIAL REAL ESTATE SALES

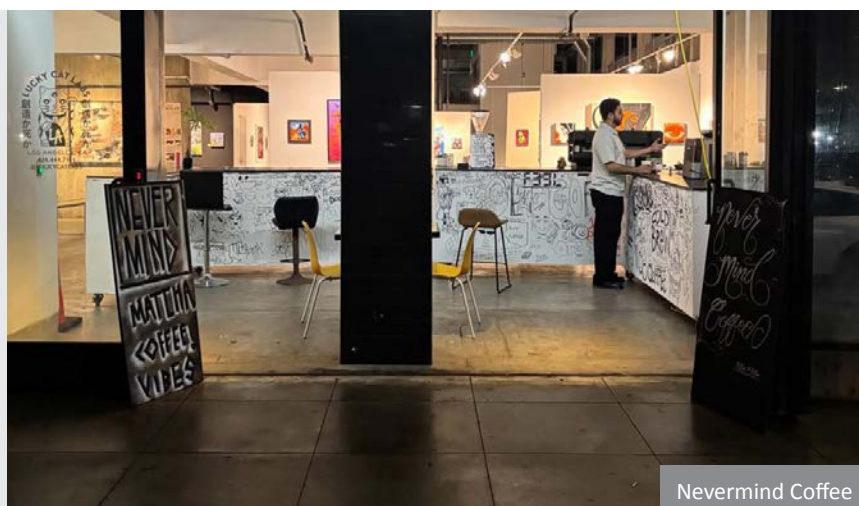
Property Name	Address	Buyer	Seller	Price
The Judson	424 S. Broadway	Bando Dela Corp.	JEMCO Investments	\$14.75M
Hilton Checkers Hotel	535 S. Grand Ave.	Douglas Cohen	Park Hotels & Resorts	\$12.5M

OFFICE LEASES

Tenant	Property Name	Address	Type	SF
On Location	Union Bank Plaza	445 S. Figueroa	New	108,000
General Services Administration	The Times South	145 S. Spring St.	New	74,056
Bank of Hope	AON Center	707 Wilshire Blvd.	New	46,356
Wilson Elser	US Bank Tower	633 W. 5th St.	Relocation	24,416
Gordon Rees Scully Mansukhani, LLP	One California Plaza	300 S. Grand Ave.	New	21,187
Hathaway Dinwiddie	Union Bank Plaza	445 S. Figueroa	Relocation	17,554
Yerba Madre	Fine Arts Building	811 W. 7th St.	New	9,480

RETAIL AND F&B OPENINGS

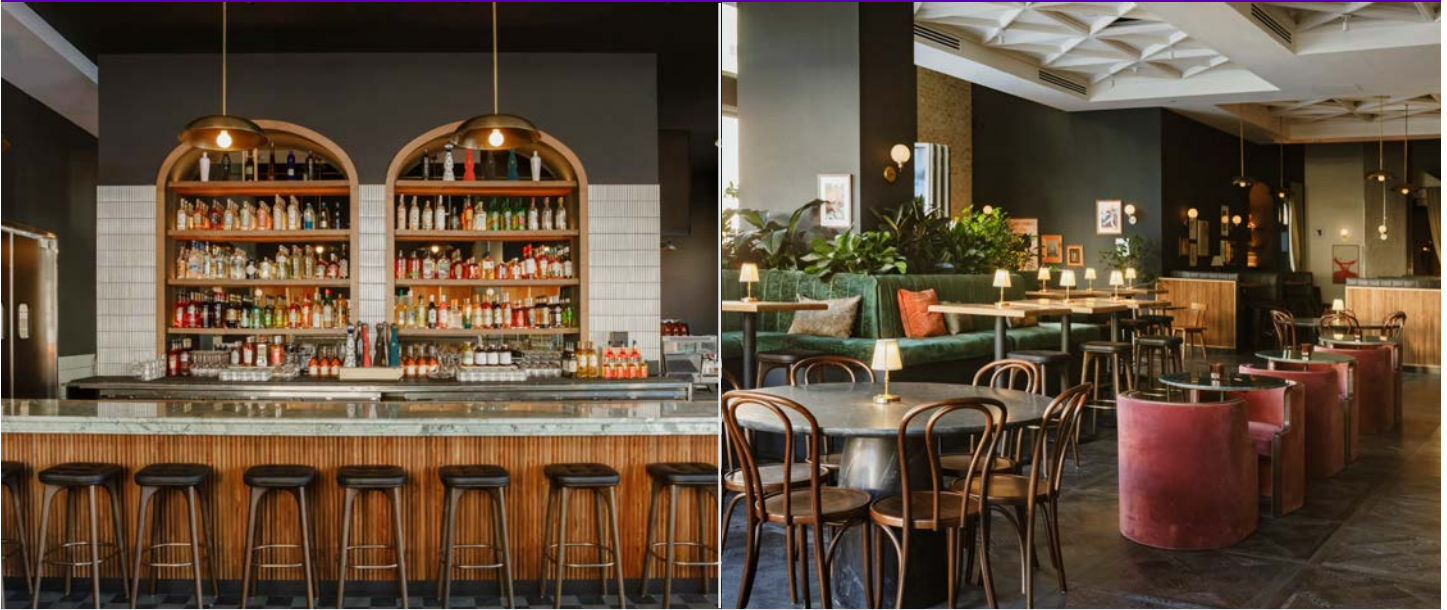
Arts Tower Coffee
 Bar Pie
 Florence By The Water
 Kar Son
 Lynx
 Massilia
 Mitsi
 Mr. Mustache
 Nevermind Coffee
 Toastique



Nevermind Coffee

Q1 FEATURED OPENINGS

MASSILIA



Located at The Conrad on Bunker Hill, Massilia is a Marseille-inspired brasserie offering a lively, all-day dining experience. The menu draws from French and broader Mediterranean traditions, paired with a vibrant indoor-outdoor setting that activates the Grand Avenue corridor.

FLORENCE BY THE WATER



Situated within Hotel Figueroa, Florence By The Water channels Tuscan-style Italian cuisine with an emphasis on handmade pastas and grilled meats. Its setting adjacent to the hotel's pool deck creates a distinctive, resort-like dining environment in the urban core.

Q1 FEATURED OPENINGS

MITSI



Mitsi is an intimate cocktail and sushi bar in Chinatown that pairs a focused menu of nigiri and temaki with a craft-driven beverage program. The sleek, design-forward space reflects the neighborhood's growing appeal as a destination for new culinary concepts.

KAR SON

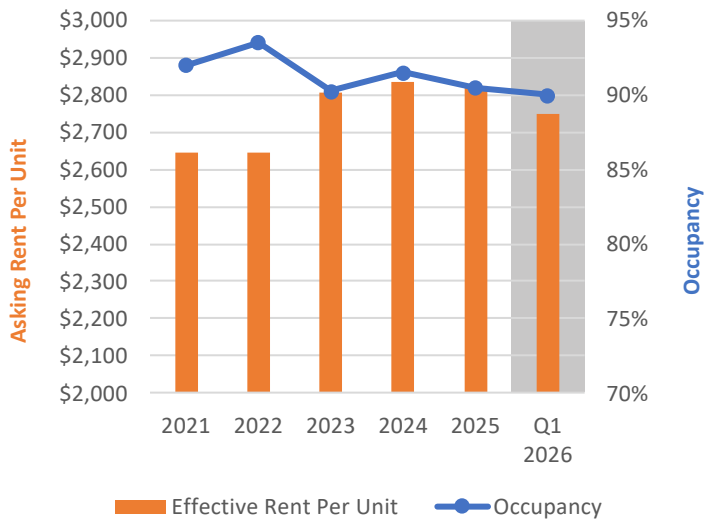


Kar Son brings a contemporary take on Cantonese cuisine to Chinatown, blending traditional techniques with a modern presentation. The restaurant features dim sum, seafood, and shareable plates in a polished space that adds to the neighborhood's evolving dining scene.

QUARTERLY TRACKING STATS

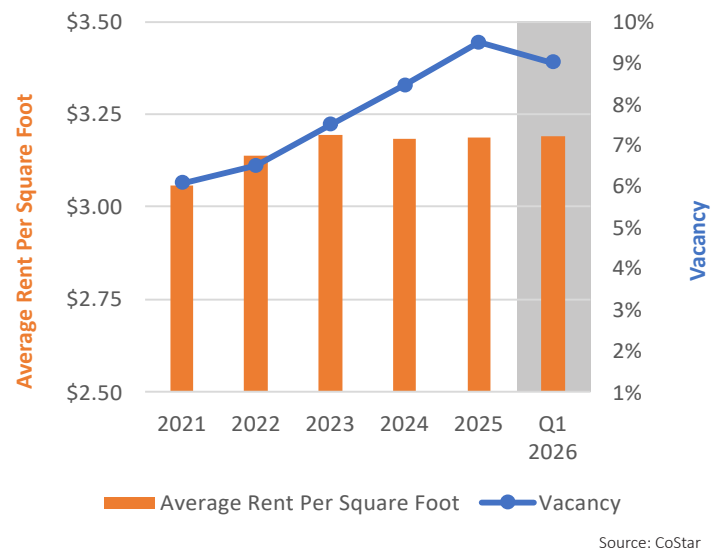
RESIDENTIAL

The residential market rebounded strongly after a short-term decline during the pandemic, with rent and occupancy returning to pre-pandemic levels. Although occupancy dipped in 2023 due to delivery of over 2,000 new units, it has remained over 90% ever since.



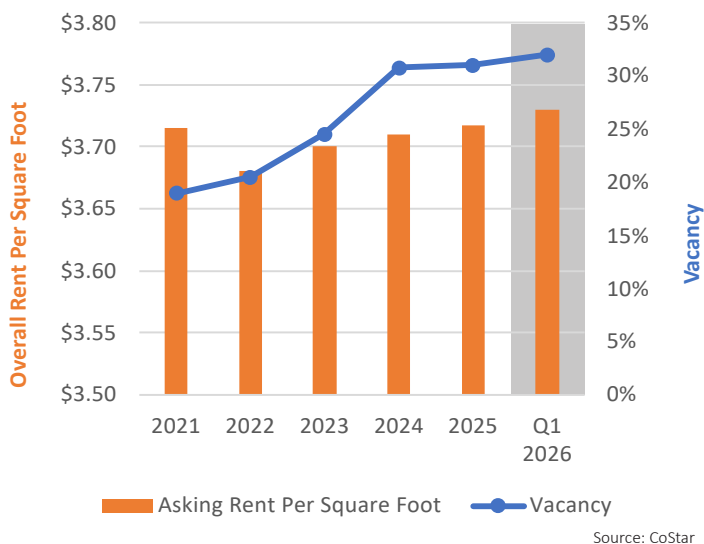
RETAIL

Retail rents have remained remarkably stable, indicating that interest in urban locations like Downtown LA has stayed strong. Although the vacancy rate has ticked up, much of that is due to the introduction of new inventory and the closure of Macy's at The Bloc.



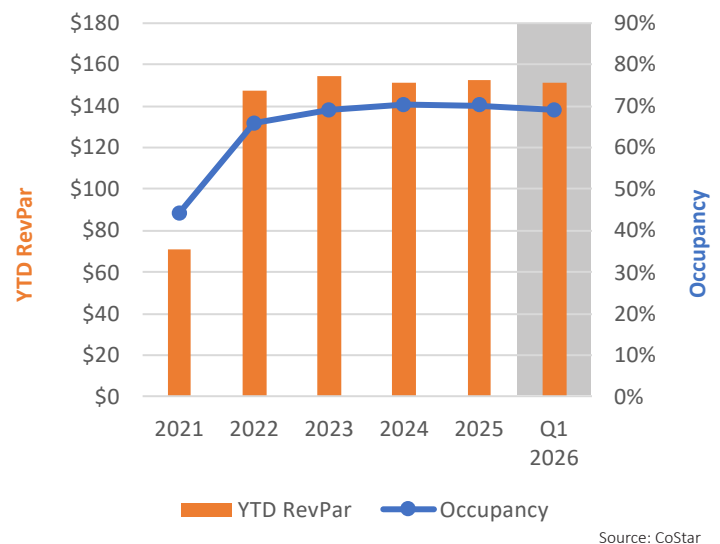
OFFICE

Lingering uncertainty about return-to-work was felt across the region, with vacancy rates reaching historic highs in Q1 2026. However, asking rents have stayed above \$3.70 for four straight quarters, suggesting that a recovery is underway.



HOTEL

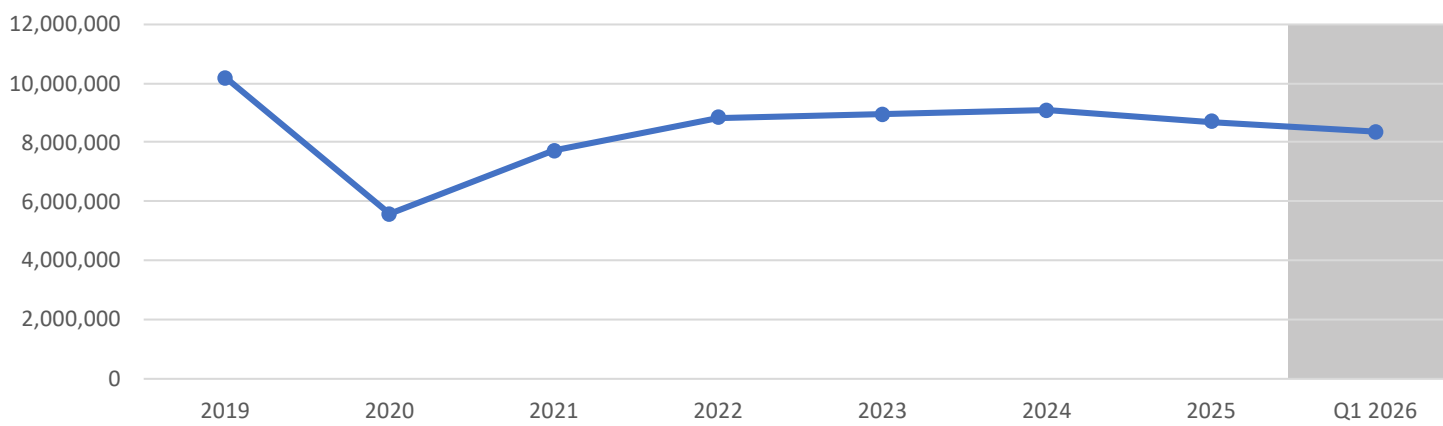
Both occupancy and RevPAR made significant gains in 2022, ticking up further in 2023 before flattening out at around 10% below their pre-pandemic levels through 2024 and 2025 and remaining there in Q1 2026.



VISITATION INSIGHTS

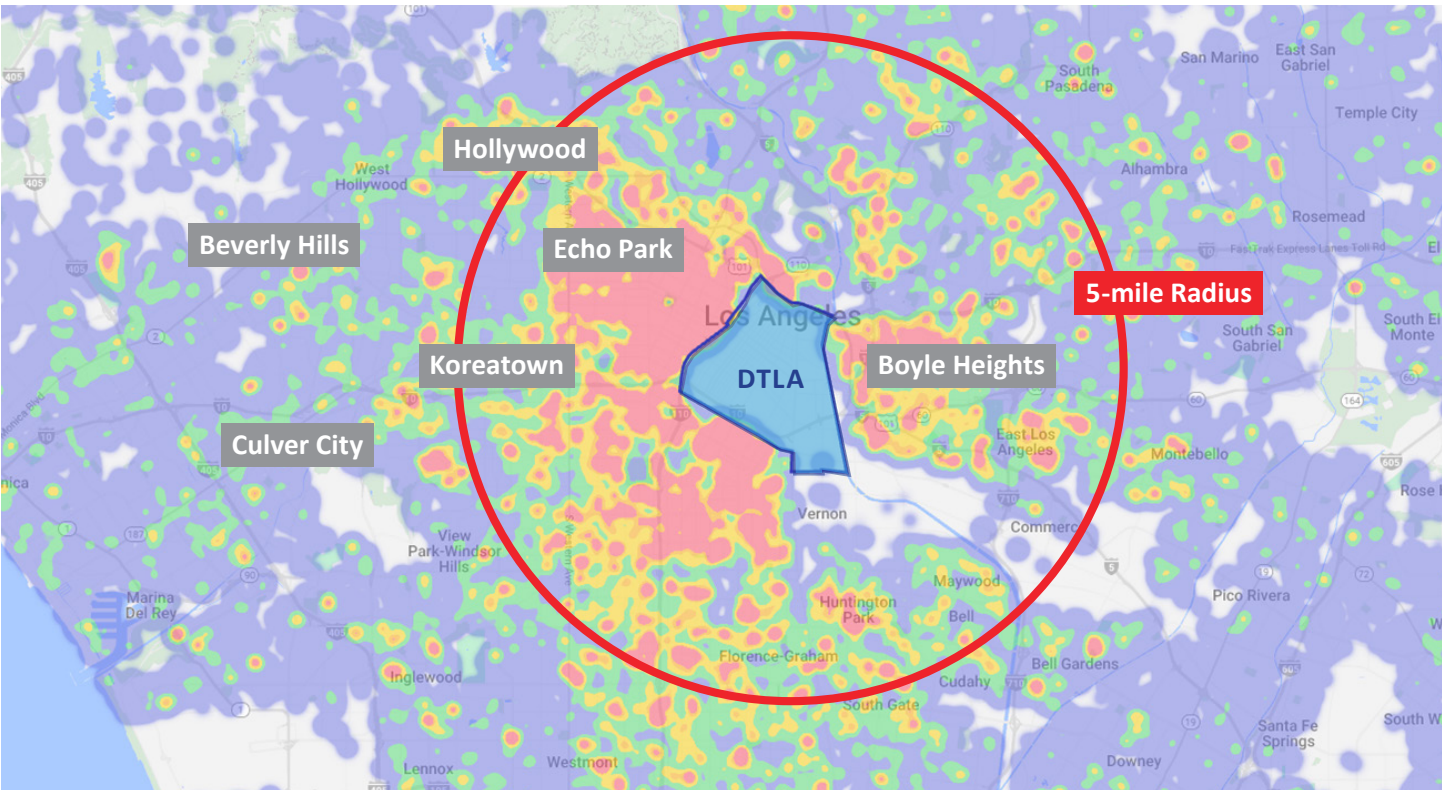
DTLA MONTHLY TOTAL VISITS

After a significant recovery in 2020 and 2021, monthly visits to DTLA have remained within a range of 8-10 million per month, which is just slightly below the average experienced prior to the pandemic. However, visitation has moved slightly lower since the start of 2025, largely owing to lingering effects related to wildfires and civil unrest last year.



DTLA VISITOR HOME LOCATIONS

As the heatmap below indicates, the largest concentration of visitors to DTLA lives within just a few miles, demonstrating that in addition to being a draw for tourists and people attending major events, Downtown plays a vital role in providing shopping, dining, and entertainment options for residents in the surrounding neighborhoods.



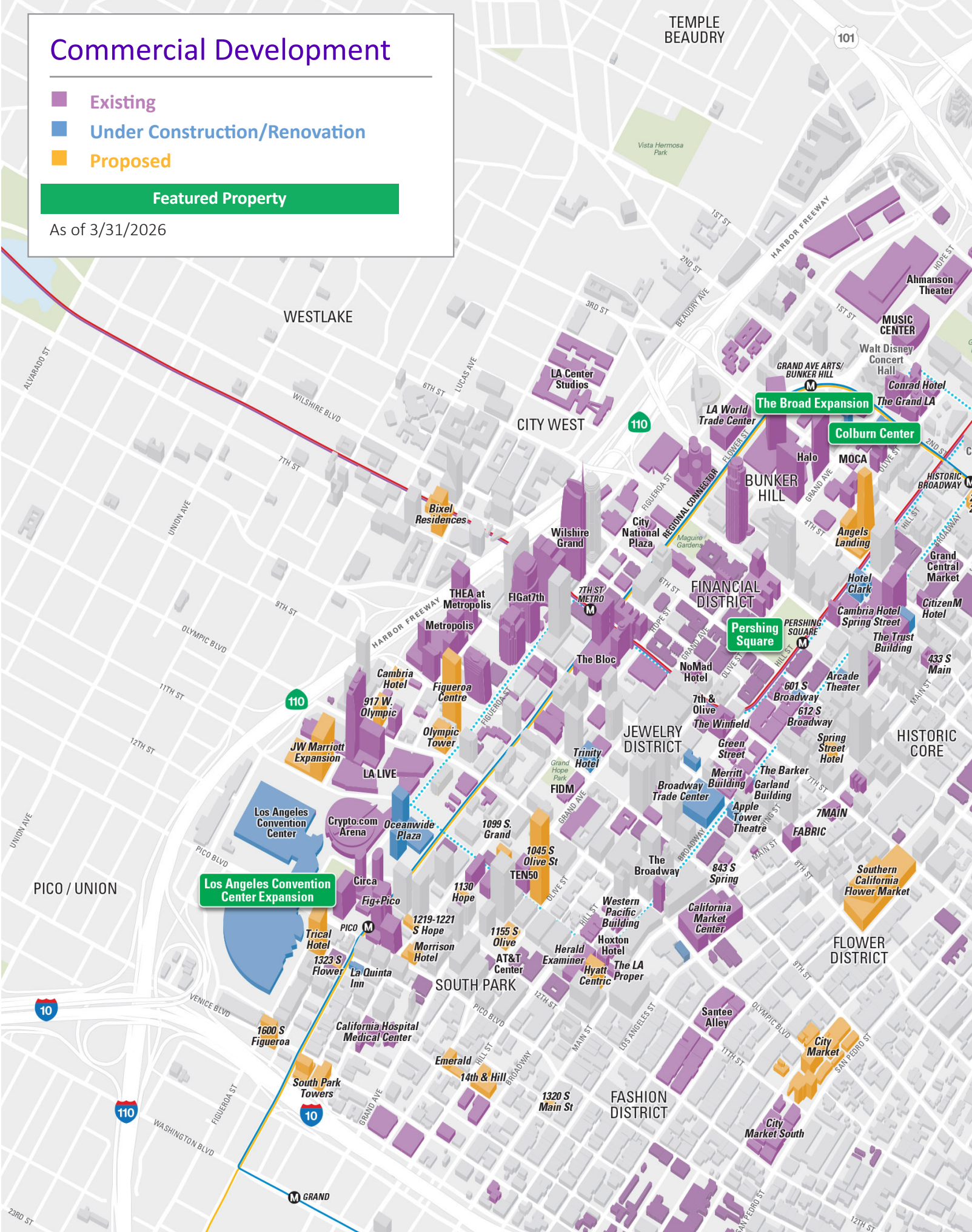
Source: Placer.ai

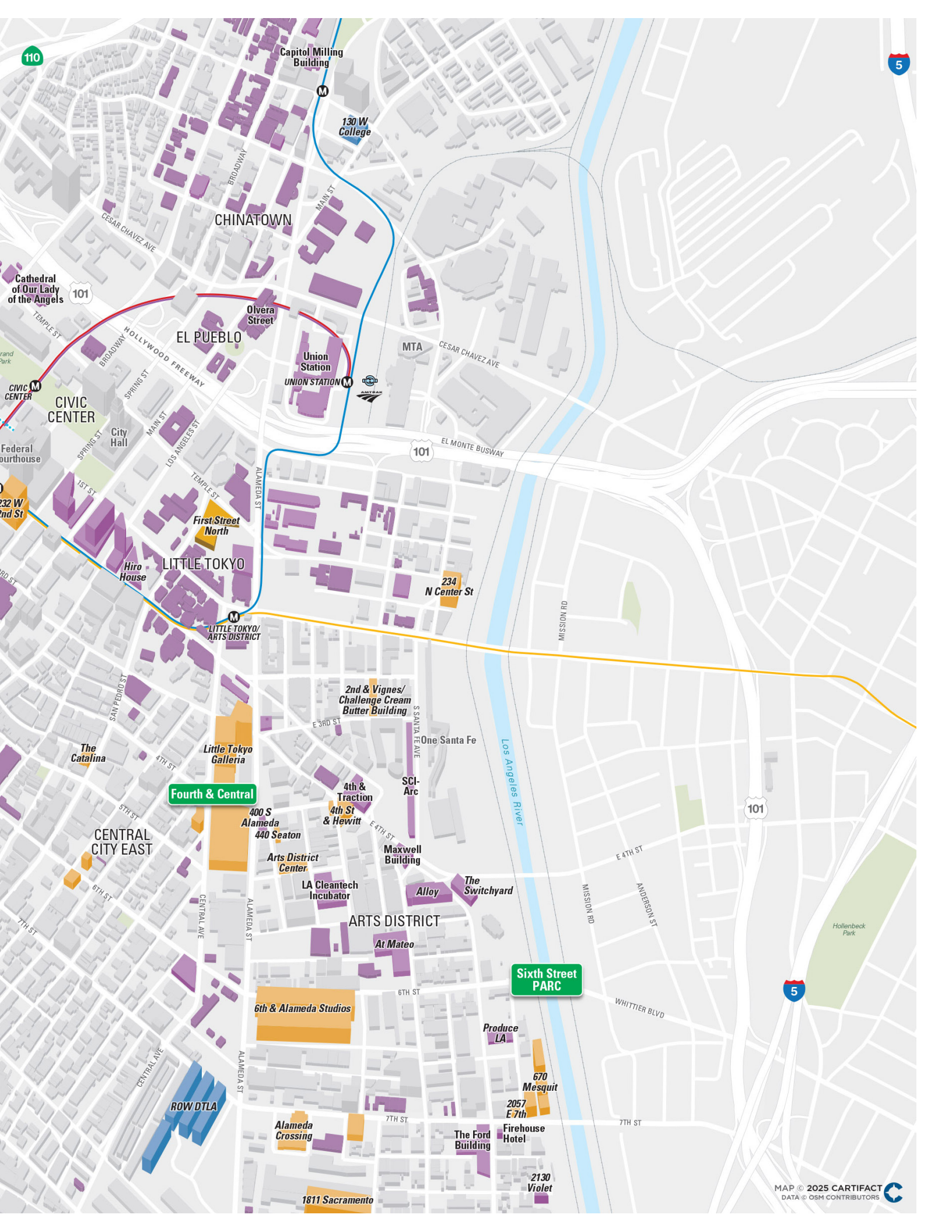
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Property

As of 3/31/2026





Residential Development

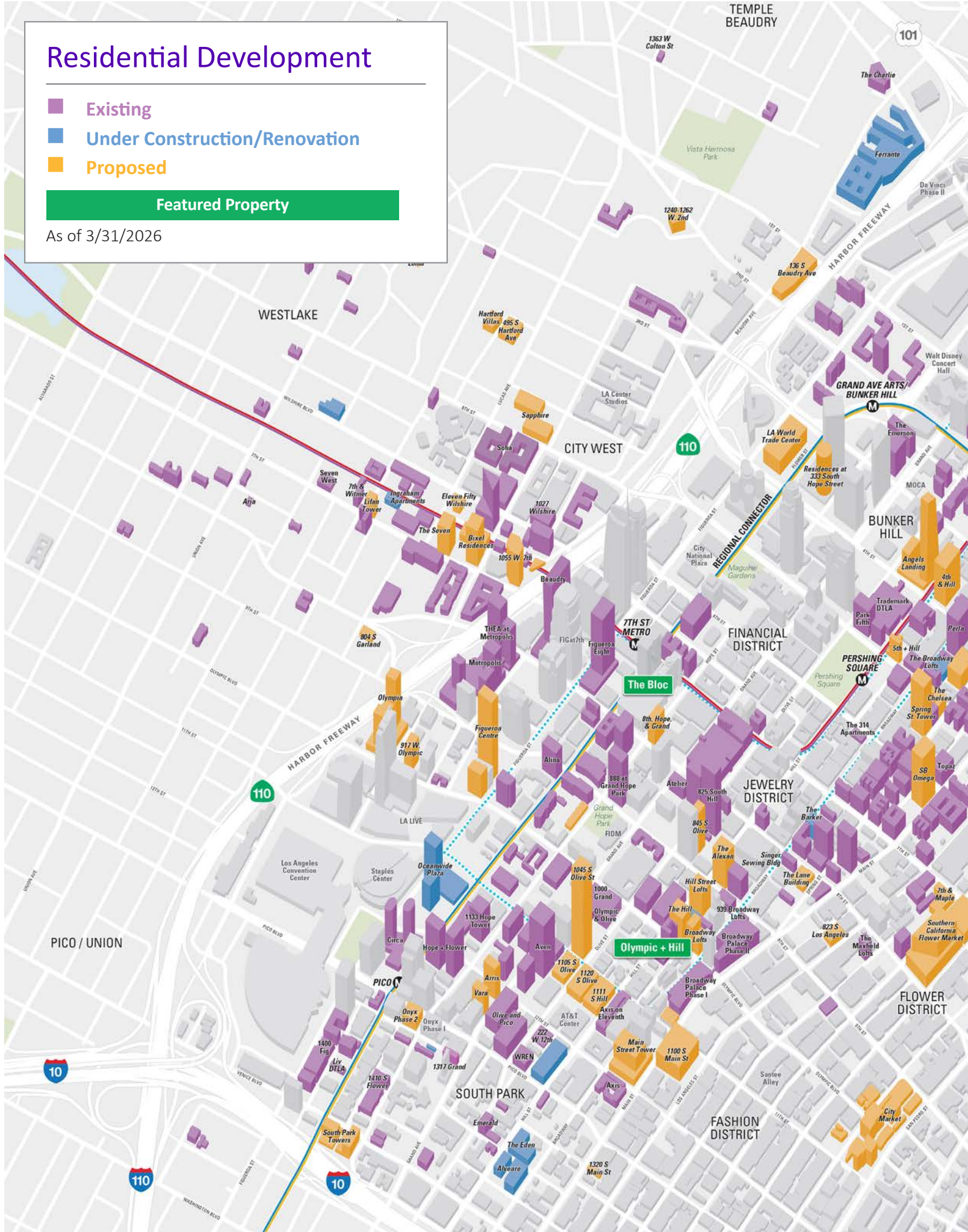
■ Existing

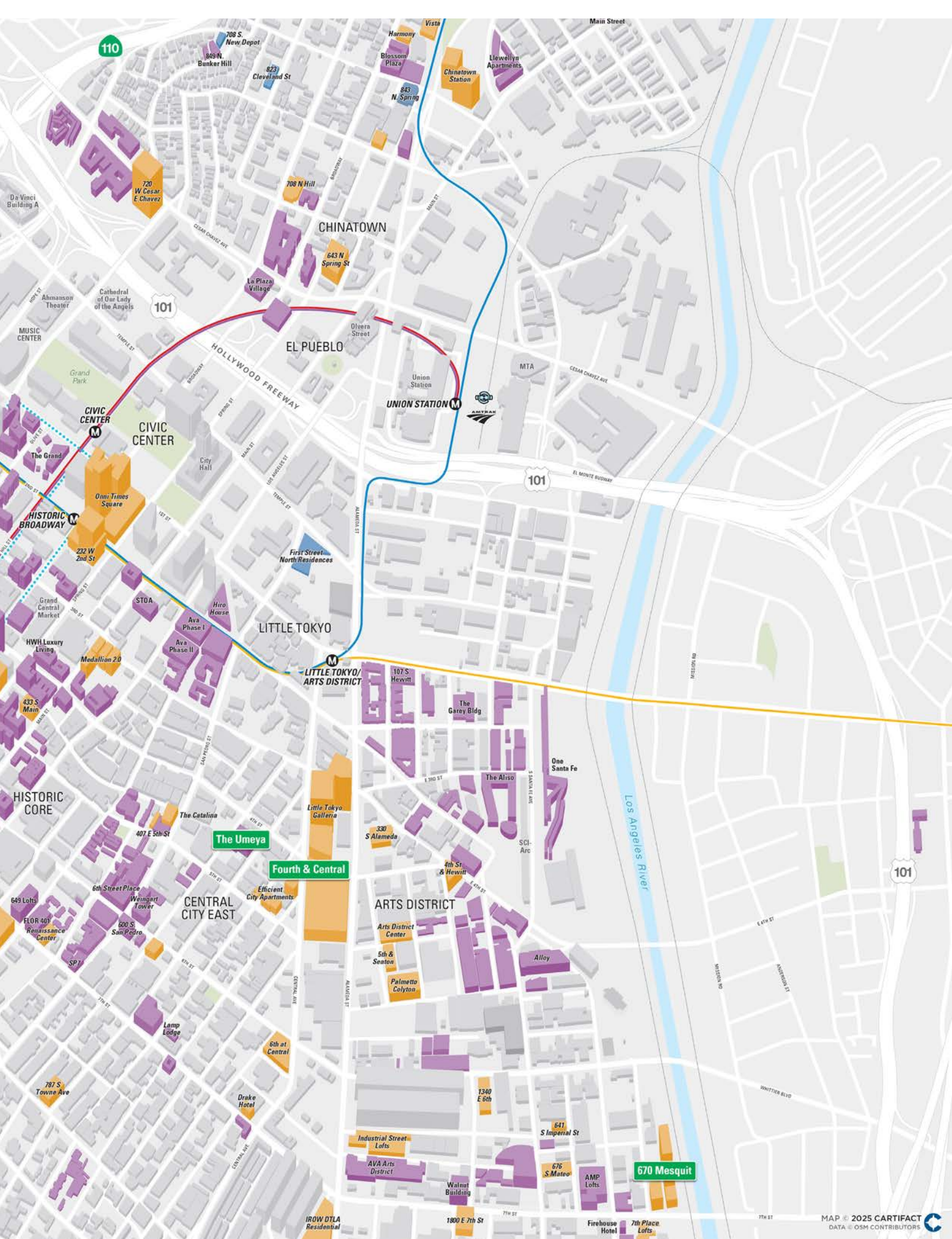
■ Under Construction/Renovation

■ **Proposed**

Featured Property

As of 3/31/2026





UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
MAJOR MIXED-USE							
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	—	—	—	2026	ETO Doors Corp.
The Parkline	1457 N. Main St.	376	—	—	6,448	2026	Magnum
823 Cleveland St.	823 N. Cleveland St	53	—	—	—	2026	Little Tokyo Service Center
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	TBD	640 S Broadway LLC
LITTLE TOKYO							
First Street North Residences	232 Judge John Aiso St.	248	—	—	40,000	2026	Little Tokyo Service Center
SOUTH PARK							
1317 S. Hope St.	1317 S. Hope St.	38	—	—	4,000	2026	FMB Development
The Eden	1340 S. Hill St.	235	—	—	9,000	2026	Bridger Land Group
Alveare	1405 S. Broadway	335	—	—	—	2027	Related/Weingart Center
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
Mama Shelter	124 E. Olympic Blvd.	—	149	—	—	2026	Jamison

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
SOUTH PARK							
La Quinta Inn & Suites	1320 S. Flower St.	—	43	—	—	TBD	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	2026	LIVWRK and Kotzer
HISTORIC CORE							
The Barker	722 S. Broadway	—	—	46,000	11,000	TBD	Satila Studios
CIVIC							
7th Street Streetscape	San Pedro St. to Figueroa St.	—	—	—	—	2026	City of Los Angeles
ARTS DISTRICT							
Sixth Street PARC	6th & Santa Fe	—	—	—	—	2026	City of Los Angeles
BUNKER HILL							
Colburn Center	2nd St. & Olive St.	—	—	—	—	2027	The Colburn School
The Broad Expansion	221 S. Grand Ave.	—	—	—	—	2027	The Broad Foundation
FINANCIAL DISTRICT							
Pershing Square	532 S. Olive St.	—	—	—	—	2026	City of Los Angeles
SOUTH PARK							
LA Convention Center Expansion	1201 S. Figueroa St.	—	—	—	—	2029	City of Los Angeles

TOTAL UNDER CONSTRUCTION

1,816
Residential
Units

1,237
Hotel
Rooms

1,933,664
Office
Sq. Ft.

775,948
Retail
Sq. Ft.

TOTAL #
OF PROJECTS =
24

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 Mesquit	670 S. Mesquit St.	894	271	676,000	136,000	Vella Group
Arts District Center	1101 E. 5th St.	129 C	113	—	72,469	Arts District Development, LLC
2143 E. Violet St.	2117-2143 E. Violet St.	474	—	—	2,000	Onni Group
655 S. Mesquit St.	655 S. Mesquit St.	—	—	185,000	4,325	Continuum Partners
Fourth & Central	400 S. Central Ave.	1,567	—	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
Hazens LA City Center	1020 S. Figueroa St.	435	300	—	80,000	Shenzen Hazens
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
1100 E. 5th St.	1100 E. 5th St.	220	—	—	44,530	Maxxam Enterprises
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
ROW DTLA Residential	7th & Alameda	1,000	—	—	—	Atlas Capital

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
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
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	700 S. Flower St.	466	—	—	—	National Real Estate A
Angel Tower	318 W. 9th St.	251	—	—	—	AIDS Healthcare Foundation
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

C = Condo

PROPOSED

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Developer
HISTORIC CORE (cont.)						
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
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						
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
1105 S. Olive St.	1115 S. Olive St.	536	—	—	4,178	Mack Urban / AECOM
222 W. 12th	222 W. 12th St.	401	—	—	8,700	Relevant Group
1220 S. Hope St.	1220 S. Hope St.	531	—	—	—	Relevant Group
917 W. Olympic Blvd.	917 W. Olympic Blvd.	364	334	—	—	AEG
HOTEL						
ARTS DISTRICT						
The Rendon	2055 E. 7th St.	—	105	—	—	Ziman/Greenshields-Ziman

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.	31 C	190	—	—	JMF Development
Continental Building	408 S. Spring St.	-56	140	—	—	Rebel Hospitality
SOUTH PARK						
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 Branded Hotel	1138 S. Broadway	—	139	—	—	United Broadway, LLC
JW Marriott LA LIVE expansion	900 W. Olympic Blvd.	—	861	—	—	AEG
The Element	1323-1331 S. Flower St.	48	100	—	12,676	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
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.	—	—	132,000	—	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*		30,234 Residential Units	6,257 Hotel Rooms	4,424,600 Office Sq. Ft.	1,948,821 Retail Sq. Ft.	TOTAL # OF PROJECTS = 112

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

FEATURED PROJECTS

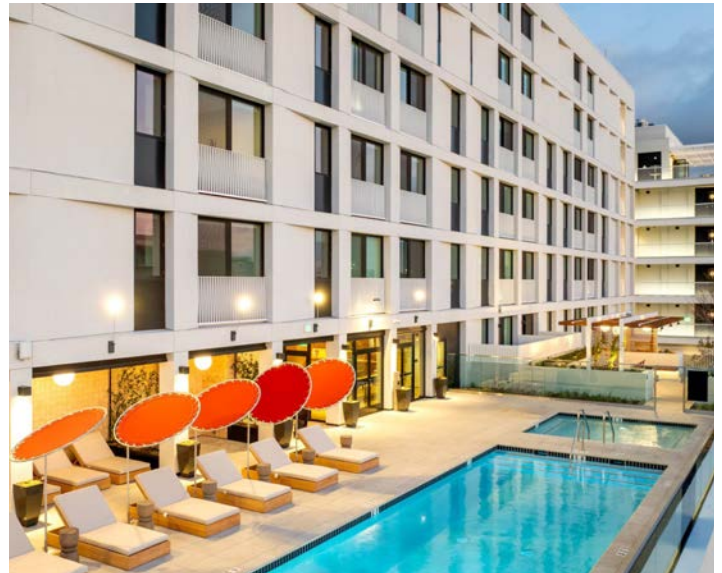
Now Open



RESIDENTIAL **OLYMPIC & HILL**

Developer: Onni Group

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



RESIDENTIAL **PARK EAST**

Developer: NBP Capital

280 apartments above 20,000 square feet of ground-floor retail and office space in Chinatown.

FEATURED PROJECTS

Under Construction



CIVIC LOS ANGELES CONVENTION CENTER EXPANSION

Developer: City of Los Angeles

\$2.6B expansion will modernize the facility and add over 200K SF of space, bringing the total to over 1.1M SF.

FEATURED PROJECTS

Under Construction



ARTS & CULTURE **COLBURN CENTER**

Developer: The Colburn School

Topping out last year, this 100,000 SF expansion designed by Frank Gehry will include new studios, public spaces, and a 1,000-seat performance venue.



ARTS & CULTURE **THE BROAD EXPANSION**

Developer: The Broad | Design: Diller Scofidio + Renfro

This 55,000 SF expansion will increase The Broad's gallery space by 70%, add two top-floor open-air courtyards, and flexible ground-floor event space.

FEATURED PROJECTS

Under Construction



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.



CIVIC
PERSHING SQUARE

Developer: City of Los Angeles

The first phase of Pershing Square's renovation along the Olive St. side of the park was completed in 2025. Phase 2 will include similar improvements along Hill St., with existing structures being replaced with new landscaping, and a more open design.

FEATURED PROJECTS

Proposed



RESIDENTIAL **THE BLOC**

Developer: National Real Estate Advisors
Design: Handel Architects

41-story tower will sit atop the existing 12-story parking garage and create up to 466 apartments.



MAJOR MIXED USE **FOURTH & CENTRAL**

Developer: Continuum Partners
Design: Studio One Eleven & Adjaye Associates

10-building project to include over 1,500 residential units, 400,000 SF of office space and 100,000 SF of restaurant/retail space.



MAJOR MIXED-USE **670 MESQUIT**

Developer: V.E. Equities
Design: Bjarke Ingels

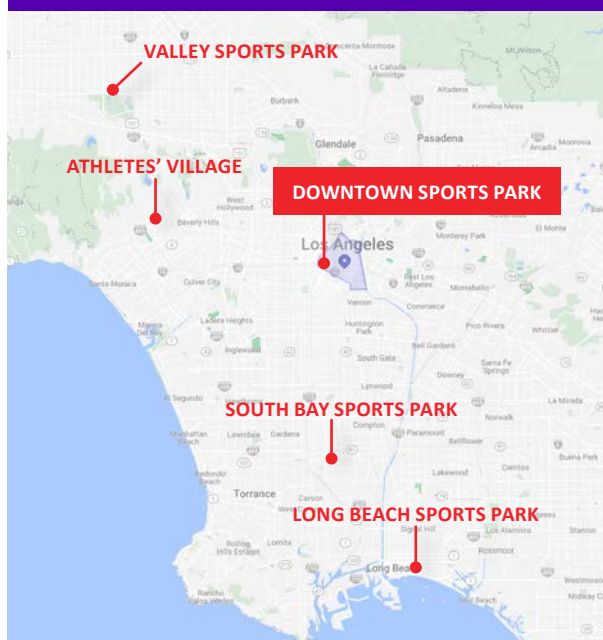
LA City Council has given their approval to this Arts District project that would add 894 residential units, over 600K SF of commercial space, and a 271-room hotel.

LA28: DTLA WELCOMES THE WORLD

DTLA's growth into a major hospitality center has set the stage for it to play a starring role in the biggest of all events coming to LA, the 2028 Olympic & Paralympic Games.



LA 28 GAMES PLAN



OLYMPIC FAMILY HOTELS

As Southern California's most connected urban center, DTLA will serve as a primary hub of LA28, providing convenient access to events across the region while offering visitors a dense mix of hotels, restaurants, entertainment venues, cultural destinations, and nightlife.

PROJECTS IN THE WORKS:

- **LA Metro Station Improvements** already underway at 7th Street/Metro Center Station
- **Convention Center** modernization and expansion
- **Olympic Legacy Street Improvements Plan**
- **Purple Line extension** to Westwood (Athletes Village)
- **LAX Automated People Mover** and **Rent-A-Car** facility
- **Airport Metro Connector: K Line**—connects to Expo Line for all-rail access to DTLA



✓ THIS WEEK IN DTLA

Stay plugged in on everything new and exciting in DTLA, from restaurant openings and up-coming events to arts & culture programs and family activities.



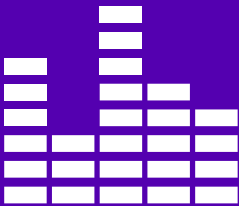
✓ DTLA BUSINESS NEWS + INSIGHTS & THE DTLA STORY

Get the latest on the Downtown market, including business news and trends, detailed data, and compelling content from our industry-leading research and reports.



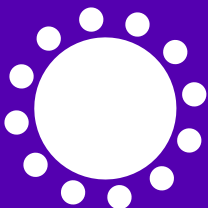
✓ THE 9-to-5ish

Make the most of your workday in Downtown LA with a monthly guide to discovering new favorites, after-work hotspots, free lunchtime events and more, curated for the Downtown 9-to-5 crowd.



✓ COMMUNITY ALERTS

Get alerts on local street closures, construction projects, major events, or other activity that might impact you as a Downtown residents, worker, visitor, or business.



✓ DTLA ROUNDTABLE

Connect with Downtown's vibrant community of small businesses and professionals in marketing, promotion, and events, and tap into trends, opportunities, and partnerships.

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