SECOND QUARTER, 2026

DOWNTOWN LA MARKET REPORT



Construction began in Q2 on 364 residential units at 501 Essense in Chinatown.

DowntownLA.com/MarketReport

DTLA ALLIANCE

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.

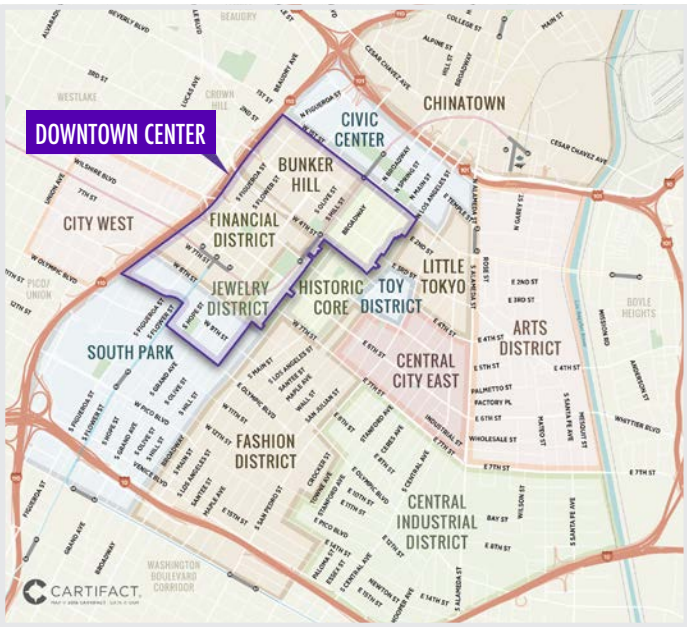
The mission of the Economic Development team is to ensure that DTLA remains the premier choice for office, residential, hospitality, retail, and cultural investment. We provide services to support and promote investment and development in DTLA, including:

- **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.

TABLE OF CONTENTS







EXECUTIVE SUMMARY 4

SPOTLIGHT ON DTLA 5

MARKET OVERVIEW

- Residential 6
- Office 6
- Retail 6
- Hotel 6
- CRE Sales 7
- Office Leases 7
- Retail and F&B Openings 7

FEATURED OPENINGS 8

QUARTERLY TRACKING STATS

- Residential & Office 10
- Retail & Hotel 10

VISITATION INSIGHTS 11

DEVELOPMENT MAPS

- Commercial 12
- Residential 14

DEVELOPMENT UPDATE

- Under Construction 16
- Proposed 18

FEATURED PROJECTS

- Now Open 22
- Under Construction 23
- Proposed 26

LA28: DTLA WELCOMES THE WORLD 27

EXECUTIVE SUMMARY

The second quarter of 2026 provided a glimpse of Downtown's future as the arrival of the FIFA World Cup spurred a flurry of activity and watch parties drew thousands of visitors. Even as the office market continues adapting to shifts in the sector, there are many reasons for optimism about the future of DTLA.

A growing trend in Downtown LA, and in markets around the country, has office tenants are advantage of lower valuations to purchase properties rather than leasing space. There were two such transactions in Q2, with Capital Group buying the **Bank of America Plaza** and the LA Department of Water and Power acquiring **865 S. Figueroa**.

On the leasing front, several of DTLA's most coveted towers signed significant new leases. At US Bank Tower, international law firm **King & Spaulding** almost doubled their space while **Zurich North America** relocated from 777 Tower. Other firms recommitting to Downtown include **Amwins** who took 54K SF at Wells Fargo Center and **Morgan, Lewis, & Bockius** who took 51K SF at City National Plaza.

In residential, the opening of **Parkline** at 1457 N. Main added much-needed market rate inventory to one of the fastest-growing areas in the region. It will eventually be joined by **The Ross Center**, a proposed affordable housing development with 124 units and 66K SF of community service space. More affordable housing is also on the way at the Downtown Women's Center with the start of construction on **Rosa's Place**, which will add 97 units.

Retail rents held steady as the DTLA dining renaissance, which has seen over 150 new establishments open in the past 5 years, added five new entries in Q2, including **Frank & Frank's** in Chinatown, **Shin-Sen-Gumi Yakitori Izakaya** in Little Tokyo, **Bengara** and **Brick Lane** in the Arts District, and **Ono Hawaiian BBQ** at 7th and Hope.

In hospitality, with the World Cup in the books and key market stats ticking up, DTLA hotels continued ramping up for the 2028 Olympic and Paralympic Games. The operators of **Stile by Kasa**, previously The Ace Hotel, unveiled extensive renovations aimed at establishing a new creative hub for both guests and locals.

On a final note of positive momentum for DTLA, Oceanwide Plaza moved closer to sale and completion with approval of KPC Square's plans for expedited remediation of the site and recommencement of construction ahead of LA28.

2,449
RESIDENTIAL UNITS UNDER CONSTRUCTION

28,251
PROPOSED

10,751
HOTEL ROOMS IN DTLA

1,237
UNDER CONSTRUCTION

6,131
PROPOSED

Q2 KEY STATS

$3.87
Average Class A Office Rent Per Square Foot

$3.37
Apartment Asking Rent Per Square Foot

35.3% Office Vacancy Rate
90.4% Residential Occupancy Rate
$155.98 12-Month Hotel RevPAR

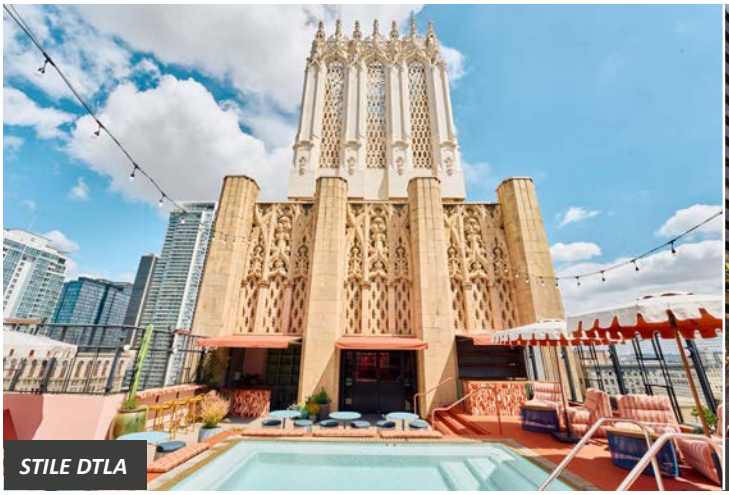
Q2 KEY HIGHLIGHTS

Capital Group purchased Bank of America Plaza for $210M.

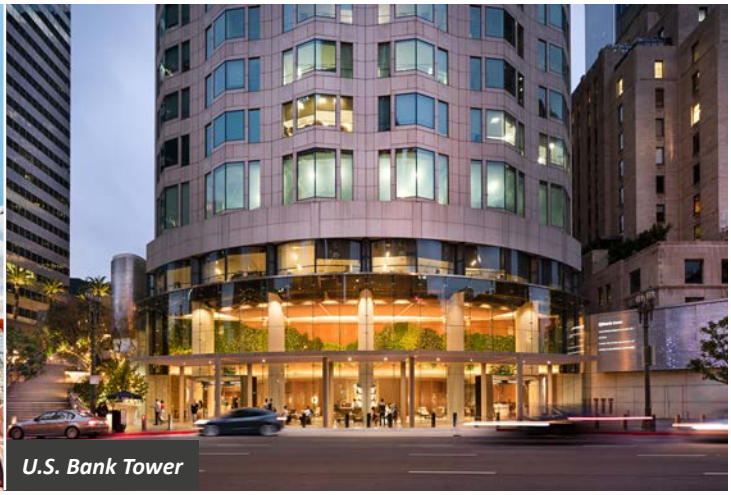
Parkline opened in Chinatown with 376 apartments including 42 affordable units.

Rosa's Place began construction on a project with 97 permanent supportive housing units.

SPOTLIGHT ON DTLA



STILE DTLA



U.S. Bank Tower

OCEANWIDE PLAZA MOVES CLOSER TO $470 MILLION SALE

Oceanwide Plaza moves closer to $470 million sale KPC Square submitted plans to provide an expedited path to remediate the site, restart construction and make solid construction progress ahead of the 2028 Olympic and Paralympic Games. **—LA Business First, 7/21/26**

CAN ONE GIANT PROJECT CHANGE THE NARRATIVE AROUND DOWNTOWN LA?

The approval of Fourth & Central is also indicative of better downtown development policy. The city's Downtown 2040 Plan has helped increase the portion of downtown that allows by-right development from about 30 percent to 60 percent, helping speed up long entitlement processes. **—Commercial Observer, 7/14/26**

STILE DTLA UNVEILS FULLY RENOVATED FORMER ACE HOTEL

One of Downtown L.A.'s most recognizable hotels has a new name, a new look and an ambitious new mission. And Angelenos now have a new place to hang out and work. **—Time Out Los Angeles, 6/16/26**

CHINATOWN'S NEW SANDWICH SHOP SLINGS FOCACCIA SANDWICHES LATE NIGHT

Frank & Frank's joins Chinatown Central Plaza's longstanding businesses like the 80-year-old Grand Star Jazz Club, Wonder Bakery, the 12-year-old Blossom Vietnamese, and General Lee's cocktail bar. **—Eater LA, 6/16/26**

US BANK TOWER LANDS KING & SPALDING, ZURICH NORTH AMERICA IN NEW LEASES

Downtown Los Angeles' U.S. Bank Tower scored two major lease transactions totaling 53,146 square feet, speaking to the building's draw from professional service firms. **—The Real Deal, 4/14/26**

DOWNTOWN WOMEN'S CENTER'S ROSA'S PLACE RISES AT 501 E. 5TH STREET

Wood framing is starting to rise above the concrete podium of a new supportive housing complex next to the headquarters of the Downtown Women's Center. **—Urbanize LA, 4/28/26**

MARKET OVERVIEW

RESIDENTIAL	Q2 2026	Q2 2025
Apartment Occupancy Rate	**90.4%**	90.3%
Apartment Asking Rent PSF	**$3.37**	$3.38
Average Effective Rent Per Unit	**$2,592**	$2,609
Condo Sales	**55**	82
Condo Price PSF	**$611**	$677

Source: MLS, CoStar

OFFICE	Q2 2026	Q2 2025
Total Vacancy Rate	**35.3%**	32.6%
Class A Rent PSF	**$3.87**	$3.86
Overall Rent PSF	**$3.71**	$3.72
YTD Net Absorption	**-155,000**	-33,743
YTD Leasing Activity	**1.4M**	1.4M

Source: CoStar

RETAIL	Q2 2026	Q2 2025
Vacancy Rate	**8.6%**	8.9%
Average Rent PSF	**$3.17**	$3.18
YTD Net Absorption	**70,055**	-139,796

Source: CoStar

HOTEL	Q2 2026	Q2 2025
12Mo. Occupancy Rate	**69.0%**	69.5%
12Mo. Average Daily Rate	**$225.49**	$220.56
12Mo. RevPAR	**$155.51**	$153.33

Source: CoStar

INVENTORY

Residential Units	Current Inventory	Under Construction	Total When Complete	Proposed
Market Rate Rental	38,002	1,135	39,137	22,936
Condos	7,287	504	7,791	2,291
Affordable	14,257	810	15,067	3,024
Total	**59,546**	**2,449**	**61,995**	**28,251**
Projected Population*	**97,000**	**3,989**	**100,989**	
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	6,131

*1.8 residents per unit X current occupancy rate

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

MARKET OVERVIEW

PROJECTS OPENED

Name	Neighborhood	Description
Parkline	Chinatown	376 apartments including 42 affordable units
The Eden	Social District	35 units with 47 units reserved for workforce housing

COMMERCIAL REAL ESTATE SALES

Property Name	Address	Buyer	Seller	Price
Bank Of America Plaza	333 S. Hope St.	The Capital Group	Trigild	$210,000,000
Wells Fargo Center - North Tower	333 S. Grand Ave.	The 601W Companies	Brookfield Corporation	$150,000,000
865 Figueora	865 S. Figueroa St.	Los Angeles Dept of Water & Power	Manulife US Real Estate Investment Trust	$92,500,000
FIGat7th	735 S. Figueroa St.	JH Real Estate Partners, Inc.	BGRE	$68,500,000
626 Wilshire	626 Wilshire Blvd	Luxurious Properties LLC	Barker Pacific Group	$21,764,305

OFFICE LEASES

Tenant	Property Name	Address	Type	SF
Amwins	Wells Fargo Center	355 S. Grand Ave.	New	54,216
Morgan, Lewis, & Bockius LLP	City National Plaza	555 S. Flower St.	Relocation	50,970
King & Spaulding	US Bank Tower	633 5th St.	Expansion	42,663
Stream Realty Partners	Figueroa At Wilshire	601 S. Figueroa	New	33,836
Womble Bond Dickinson	City National Plaza	555 S. Flower St.	Relocation	26,386
Zurich North America	US Bank Tower	633 5th St.	New	10,486

RETAIL AND F&B OPENINGS

Bengara
Brick Lane
Cinnie's
Fika Fika Coffee
Frank & Frank's
Joint Seafood & Uoichiba
Nam Coffee
Shin-Sen-Gumi Yakitori Izakaya

Q2 FEATURED OPENINGS

FRANK & FRANK'S



New Chinatown sandwich shop from hospitality veterans Brian Ayala and chef Mario Aguilar (Howlin' Ray's), serving focaccia sandwiches, hot dogs, and salads in Central Plaza, with highlights including pastrami, spicy Italian, and a nostalgic club sandwich.

SHIN-SEN-GUMI YAKITORI IZAKAYA





The longtime Southern California Japanese restaurant group has added a Little Tokyo location focused on freshly grilled yakitori, izakaya favorites, and an extensive selection of sake and drinks.

Q2 FEATURED OPENINGS

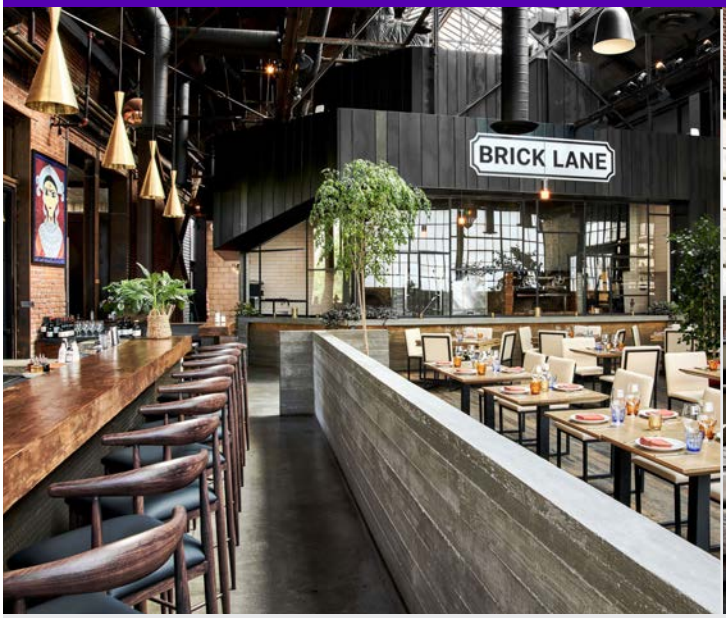
BENGARA





Japanese wood-fire restaurant that opened in the Arts District from chef/owner Tyler Burges and head chef Phil Mireles (both Angler alums), the menu centers on live-fire cooking in a relaxed, industrial-style space.

BRICK LANE



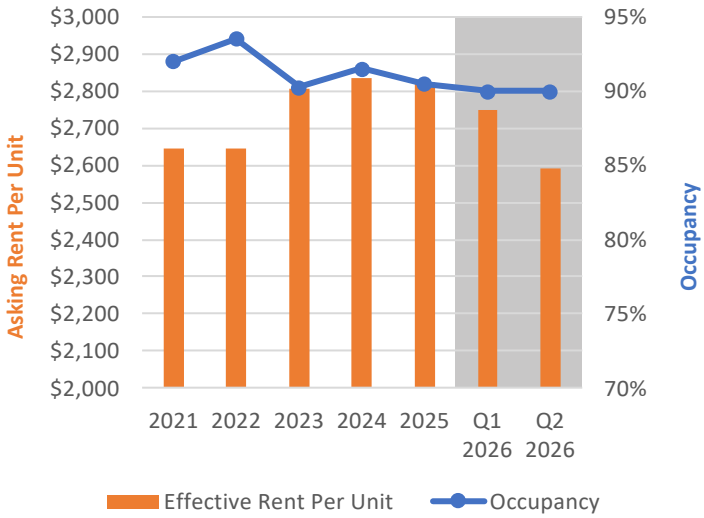


Helmed by chef Sanjay Rawat, the East London-inspired concept serves dishes like charred sweet potato chaat and applewood-smoked butter chicken alongside saffron- and cardamom-infused cocktails in a warehouse space filled with South Asian art.

QUARTERLY TRACKING STATS

RESIDENTIAL

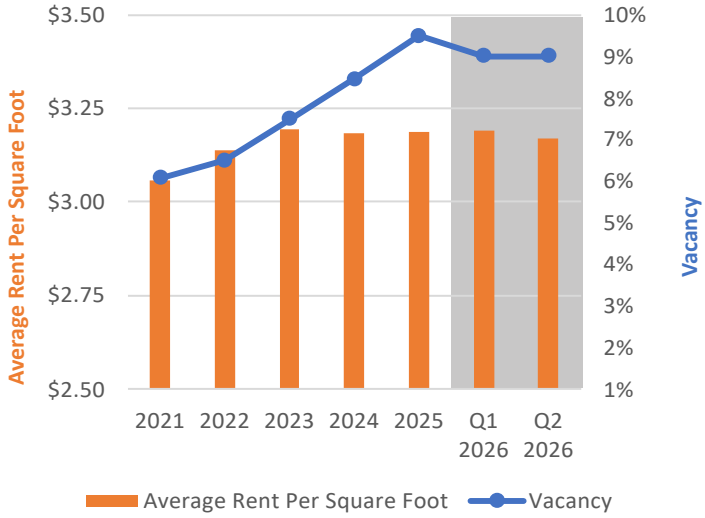
The residential market rebounded strongly after a short-term decline during the pandemic, with rent and occupancy returning to pre-pandemic levels. Although occupancy dipped in 2023 due to delivery of over 2,000 new units, it has remained over 90% ever since.



Source: CoStar

RETAIL

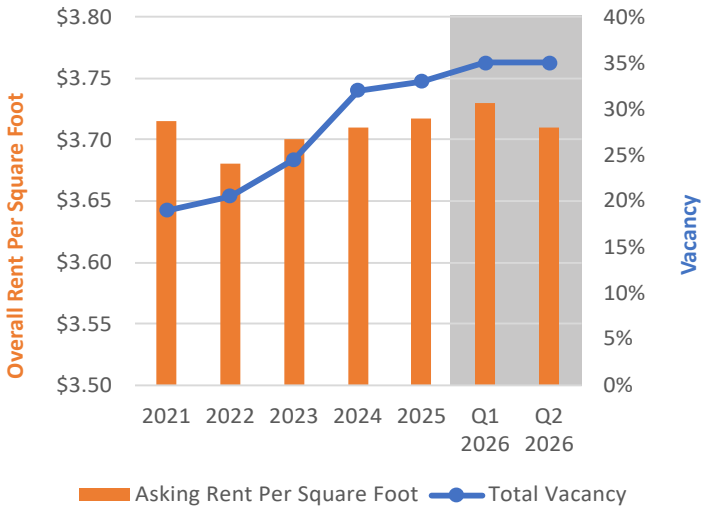
Retail rents have remained remarkably stable, indicating that interest in urban locations like Downtown LA has stayed strong. Although the vacancy rate has ticked up, much of that is due to the introduction of new inventory and the closure of Macy's at The Bloc.



Source: CoStar

OFFICE

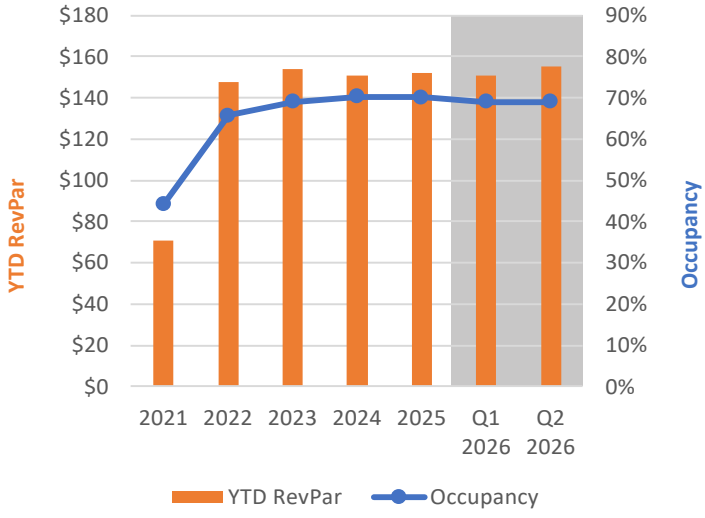
Lingering uncertainty about return-to-work was felt across the region, with vacancy rates reaching historic highs in Q2 2026. However, even while several large office properties have changed hands, asking rents have remained above $3.70, indicating that the market is beginning to turn around.



Source: CoStar

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. Q2 2026 saw a slight uptick in RevPAR likely due to the impact of the FIFA World Cup.

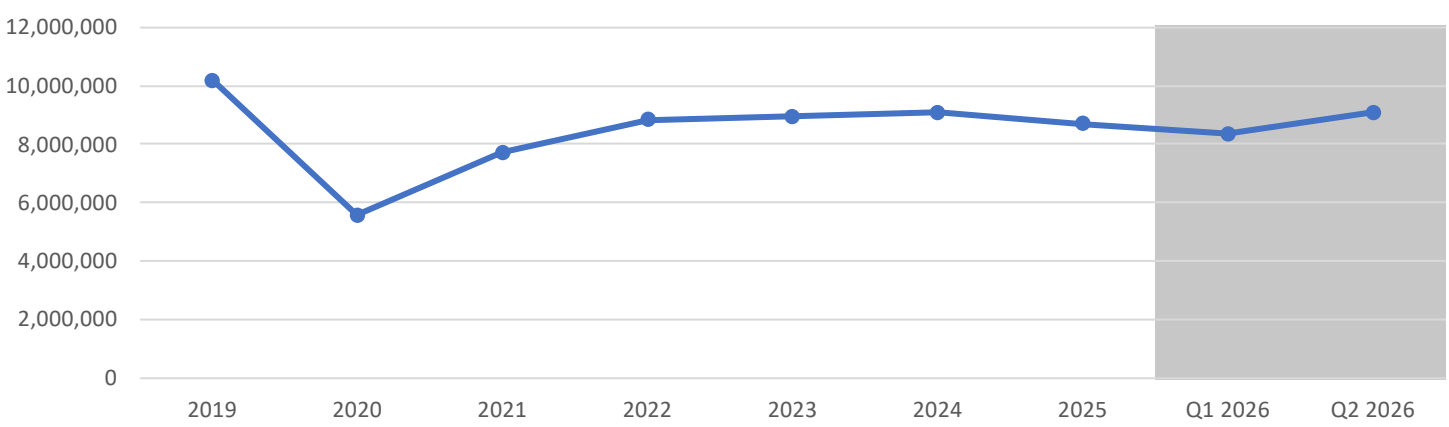


Source: CoStar

VISITATION INSIGHTS

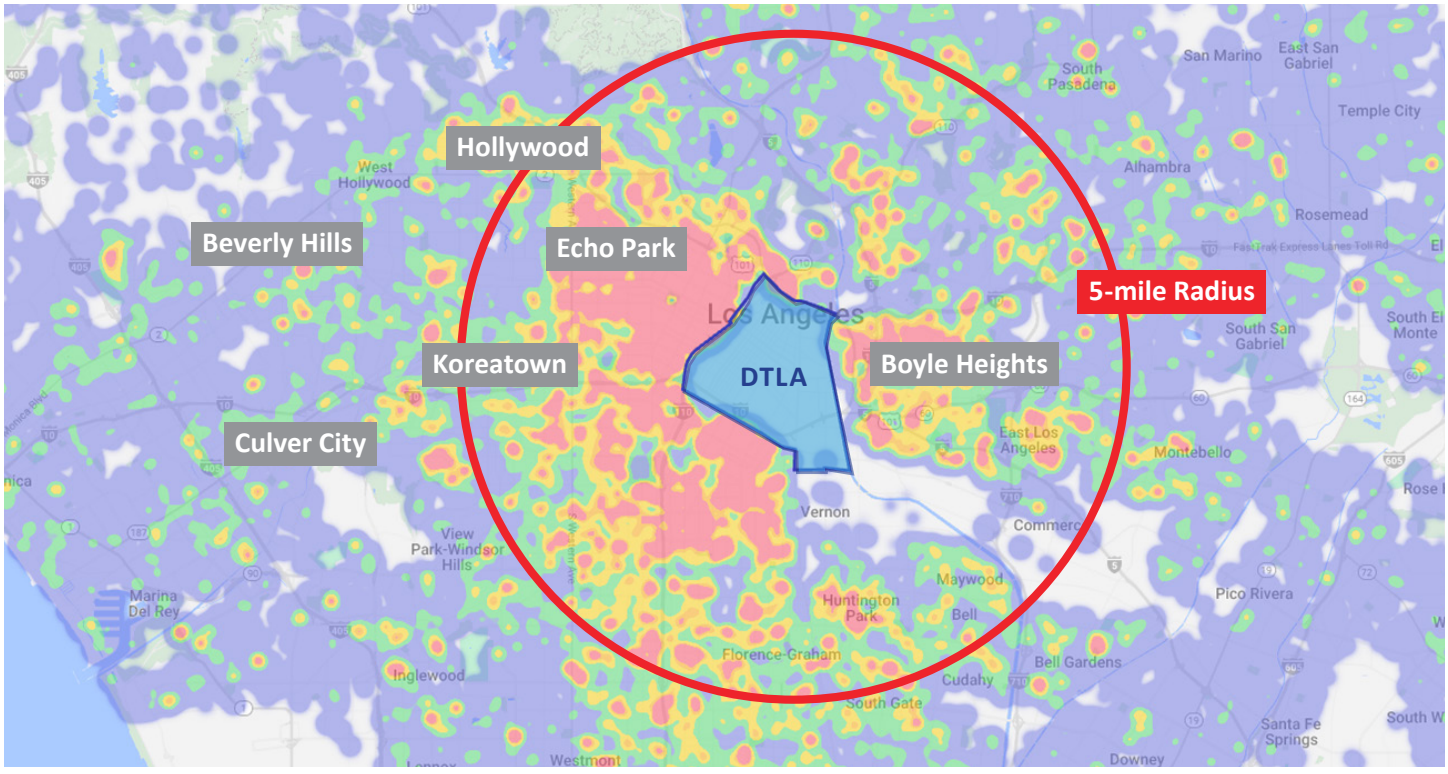
DTLA MONTHLY TOTAL VISITS

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. While visitation moved slightly lower in 2025 due to the imposition of a curfew in July, it bounced back in Q2 2026, likely owing to the impact of the FIFA World Cup.



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.



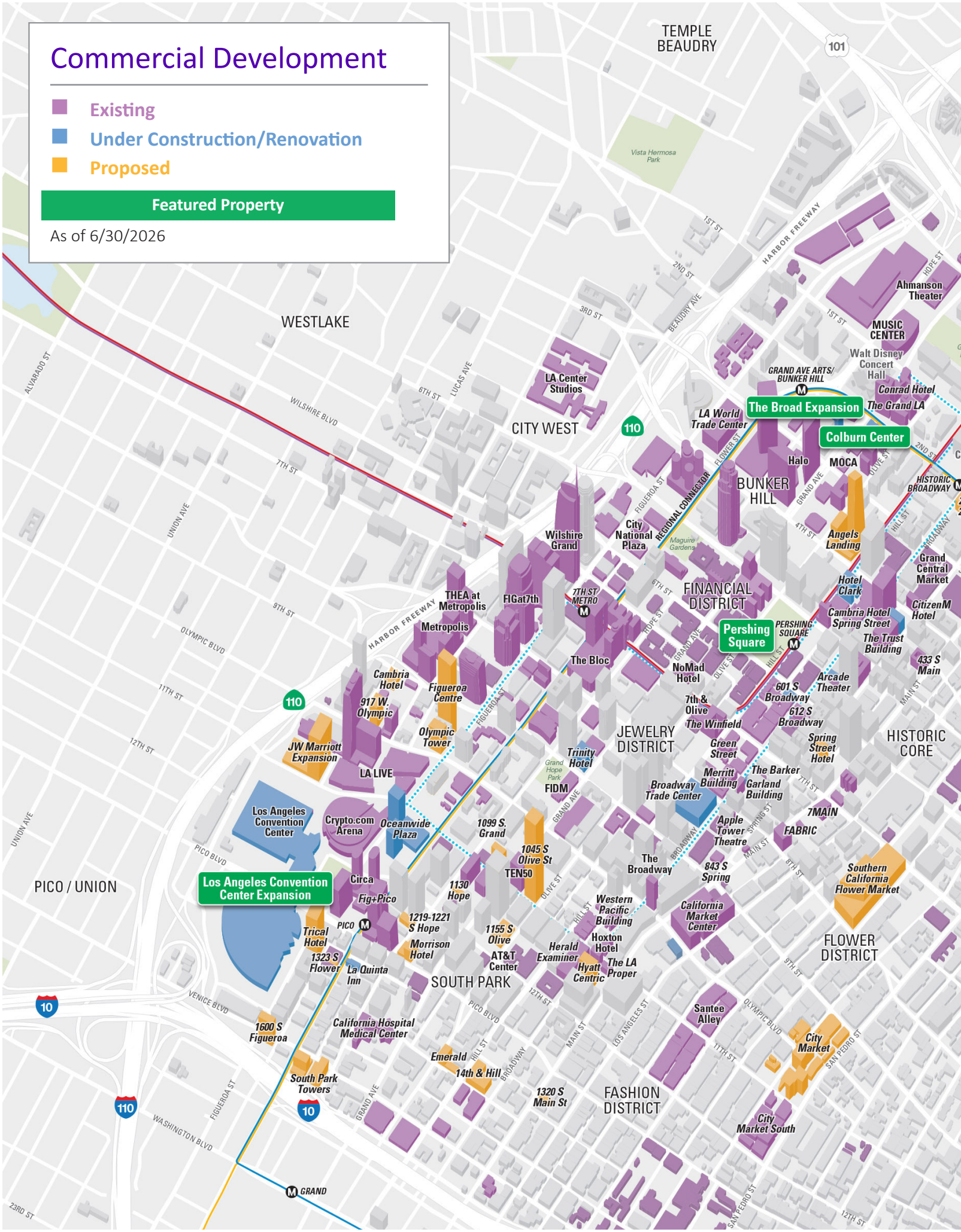
Source: Placer.ai

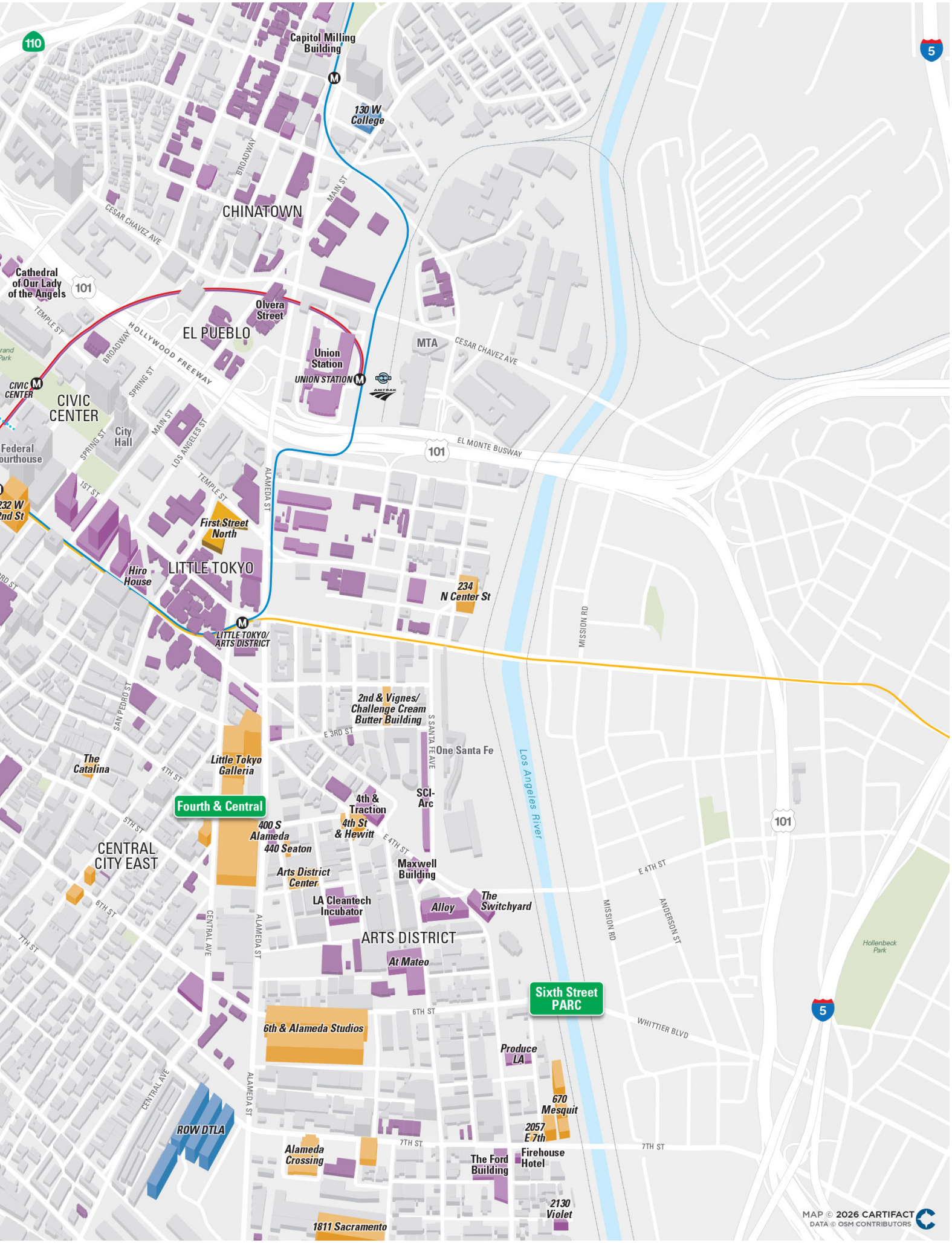
Commercial Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Property

As of 6/30/2026





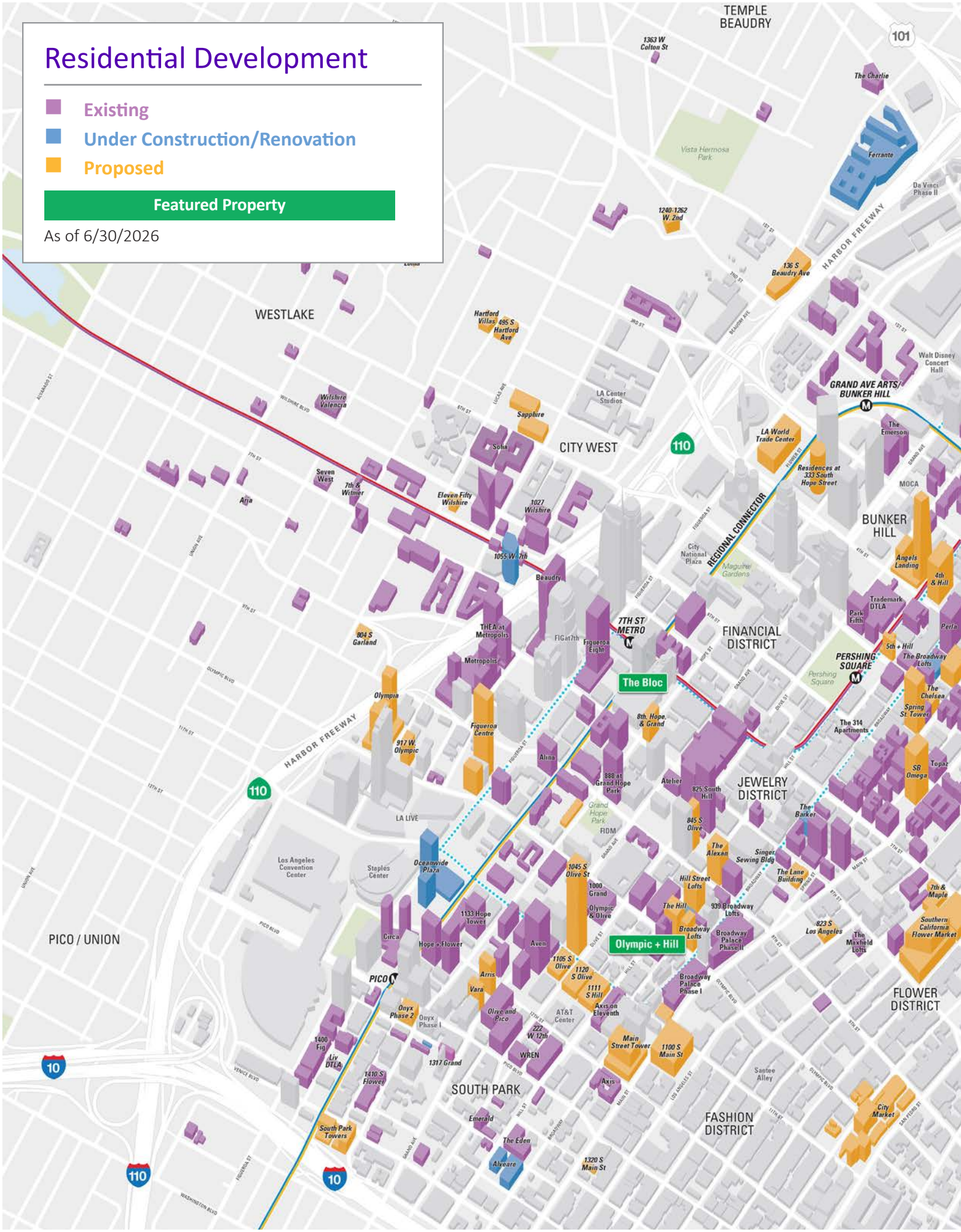
MAP © 2026 CARTIFACT
DATA © OSM CONTRIBUTORS

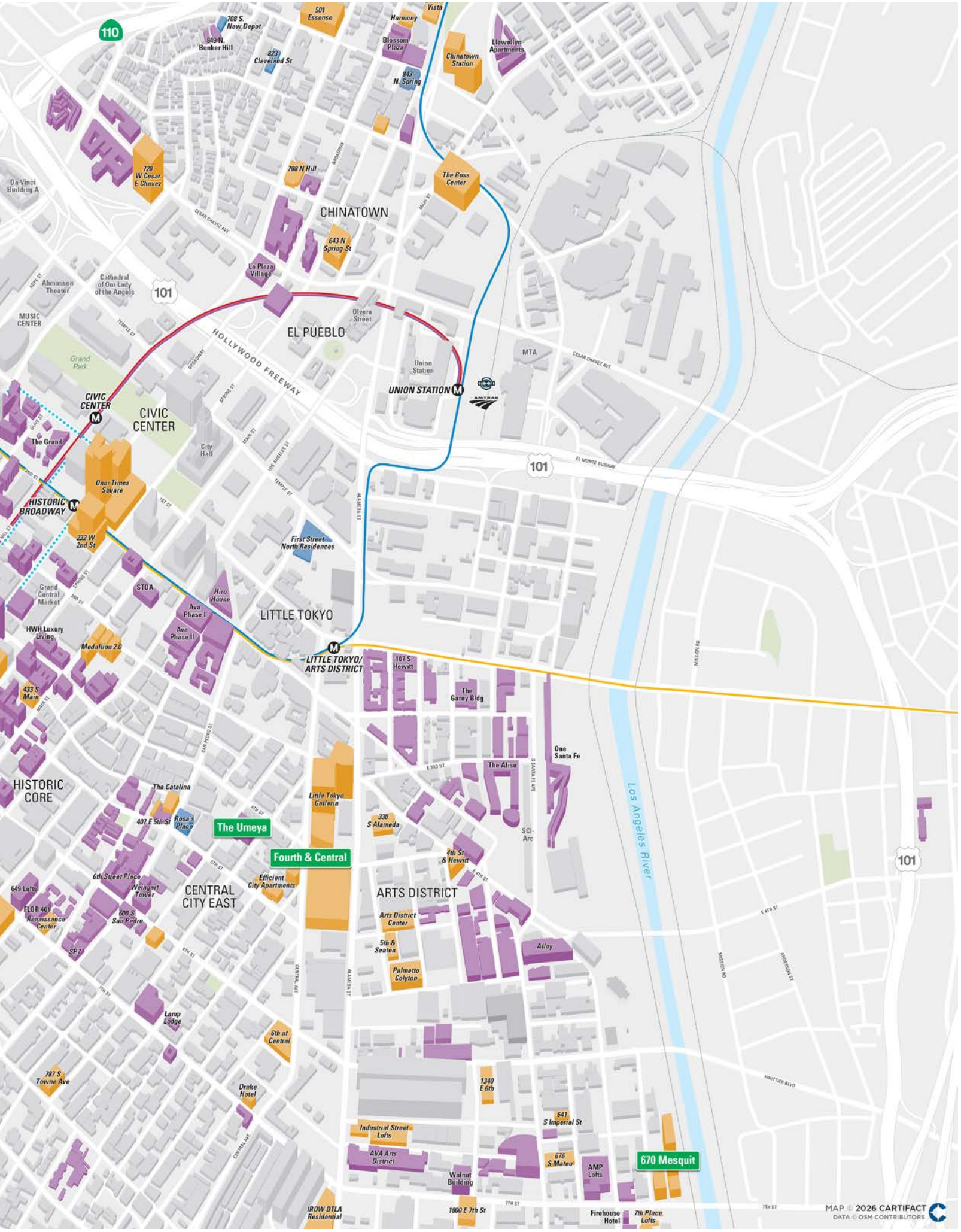
Residential Development

- Existing
- Under Construction/Renovation
- Proposed

Featured Property

As of 6/30/2026




110
101
708 S. New Depot
849 N. Bunker Hill
501 Essense
823 Cleveland St
Harmony
Vista
Blossom Plaza
843 N. Spring
Chinatown Station
Llewellyn Apartments
720 W Cesar E Chavez
Da Vinci Building A
708 N Hill
The Ross Center
CHINATOWN
643 N Spring St
La Plaza Village
Ahmanson Theater
Cathedral of Our Lady of the Angels
MUSIC CENTER
Olvera Street
EL PUEBLO
HOLLYWOOD FREEWAY
Grand Park
Union Station
MTA
UNION STATION
AMTRAK
CIVIC CENTER
CIVIC CENTER
The Grand
City Hall
Onni Times Square
HISTORIC BROADWAY
232 W 2nd St
First Street North Residences
Grand Central Market
STOA
Hiro House
Ava Phase I
Ava Phase II
LITTLE TOKYO
HWH Luxury Living
Medallion 2.0
LITTLE TOKYO/ ARTS DISTRICT
107 S Hewitt
The Garey Bldg
433 S Main
One Santa Fe
The Aliso
HISTORIC CORE
The Catalina
Little Tokyo Gallery
330 S Alameda
SCI-Arc
407 E 5th St
Rosa's Place
The Umeya
Fourth & Central
4th St & Hewitt
6th Street Place
Weingart Tower
Efficient City Apartments
CENTRAL CITY EAST
ARTS DISTRICT
649 Lofts
FLOR 401
Renaissance Center
600 S San Pedro
SP7
Arts District Center
5th & Seaton
Alley
Palmetto Colyton
Lamp Lodge
6th at Central
787 S Towne Ave
Drake Hotel
1340 E 6th
641 S Imperial St
Industrial Street Lofts
AVA Arts District
676 S Mateo
AMP Lofts
Walnut Building
670 Mesquit
IROW DTLA Residential
1800 E 7th St
Firehouse Hotel
7th Place Lofts
Los Angeles River
MAP © 2026 CARTIFACT
DATA © OSM CONTRIBUTORS

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							
CITY WEST							
1055 W. 7th St.	1055 W. 7th St.	691	—	—	—	2027	Jamison Partners
CHINATOWN							
708 S. New Depot	708 S. New Depot St.	33	—	—	—	2026	ETO Doors Corp.
823 Cleveland St.	823 N. Cleveland St	53	—	—	—	2026	Little Tokyo Service Center
501 Essense	532 W. College St.	466	—	—	9,000	2028	AGI Avant Group
HISTORIC CORE							
Brooks Building	644 S. Broadway	30	—	—	2,500	TBD	640 S Broadway LLC
INDUSTRIAL DISTRICT							
Rosa's Place	501 E. 5th St.	97	—	—	—	2027	Downtown Women's Center
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
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

UNDER CONSTRUCTION

Project Name	Address	Residential Units	Hotel Rooms	Office Sq. Ft.	Retail Sq. Ft.	Estimated Completion	Developer
HISTORIC CORE							
Cambria Hotel Spring St.	419 S. Spring St.	—	180	—	—	TBD	PNK Group
Mama Shelter	124 E. Olympic Blvd.	—	149	—	—	2026	Jamison
SOUTH PARK							
Outset Collection by Hilton	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.	—	—	—	—	2027	City of Los Angeles
ARTS DISTRICT							
Sixth Street PARC	6th & Santa Fe	—	—	—	—	2027	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.	—	—	—	—	2027	City of Los Angeles
SOUTH PARK							
LA Convention Center Expansion	1201 S. Figueroa St.	—	—	—	—	2029	City of Los Angeles
TOTAL UNDER CONSTRUCTION		**2, 449** Residential Units	**1,237** Hotel Rooms	**1,933,664** Office Sq. Ft.	**761, 500** 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.	1,589	—	400,000	145,000	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
The Ross Center	800 N. Main St.	124	—	—	—	Linc Housing
CITY WEST						
Eleven Fifty Wilshire	1150 Wilshire Blvd.	140 C	—	—	9,000	PacTen Partners
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.	31C	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*		**28, 251** Residential Units	**6, 131** Hotel Rooms	**4,413,600** Office Sq. Ft.	**1,958,521** Retail Sq. Ft.	**TOTAL # OF PROJECTS = 105**

* 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

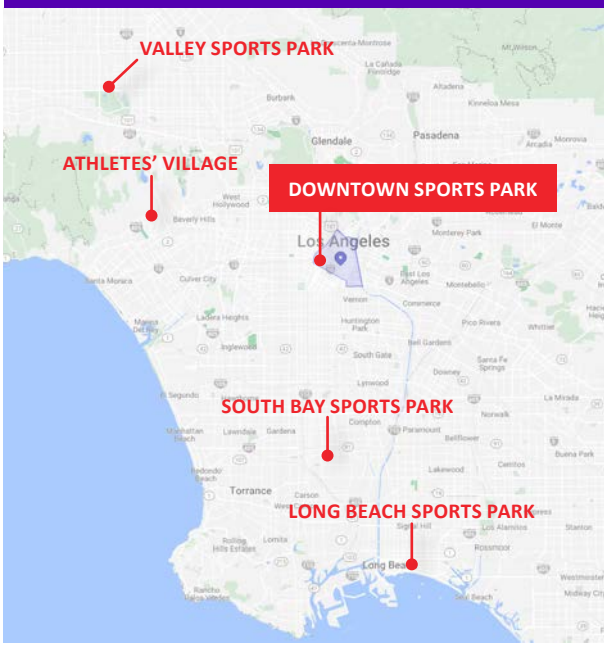
LA City Council has given their approval to this Arts District project that would add 894 residential units, over 600K SF of commercial space, and a 271-room hotel.

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

DTLA ALLIANCE

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



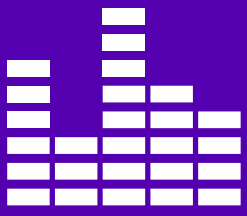
☑ DTLA BUSINESS NEWS + INSIGHTS & THE DTLA STORY

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



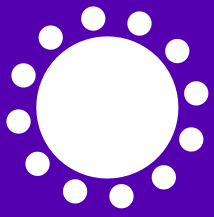
☑ THE 9-to-5ish

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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