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ARCHITECTURAL EXCELLENCE

42XX

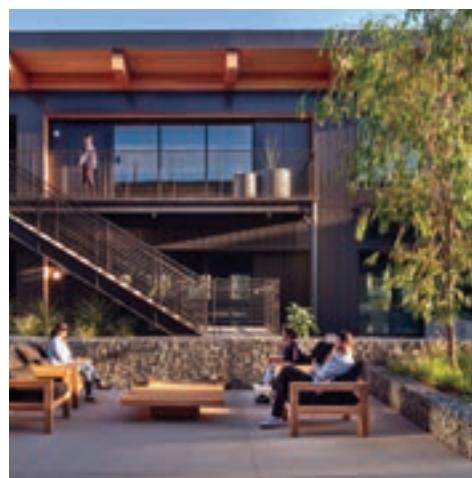
City: Marina del Rey
Developer: The Bradmore Group
GC: Morley Builders
Architect: RIOS (Design Architect & Landscape Architect), House & Robertson Architects (Executive Architect)

42XX is a new commercial and retail campus in Marina del Rey, promoting sustainability through innovative design. As the largest mass timber project constructed in LA, the campus prioritizes environmental responsibility and human-centric design. The campus's three interconnected office buildings span 151,067 square feet, utilizing cross-laminated timber to maintain a low carbon footprint while creating a visually striking, light-filled workspace.

The design offers an exceptional coastal lifestyle for tenants and visitors in Southern California, transforming 47% of the site's dedicated open green space into an active ecosystem. With 11,000 square feet of curated landscape, the campus features 33 mature trees, including western sycamore, peppermint and strawberry species, which create a rich and diverse botanical palette. Their broad canopies provide natural shade, enhance seasonal visual interest and contribute ecological value.

Exterior walkways, integrated paseos and pocket parks establish a fluid connection between the campus and the surrounding neighborhood. These thoughtfully crafted spaces foster spontaneous interactions and blur the traditional lines between work and community.

The project's holistic approach creates an environment that supports creativity, prioritizes wellness, and advances ecological sustainability.



GOLD AWARD



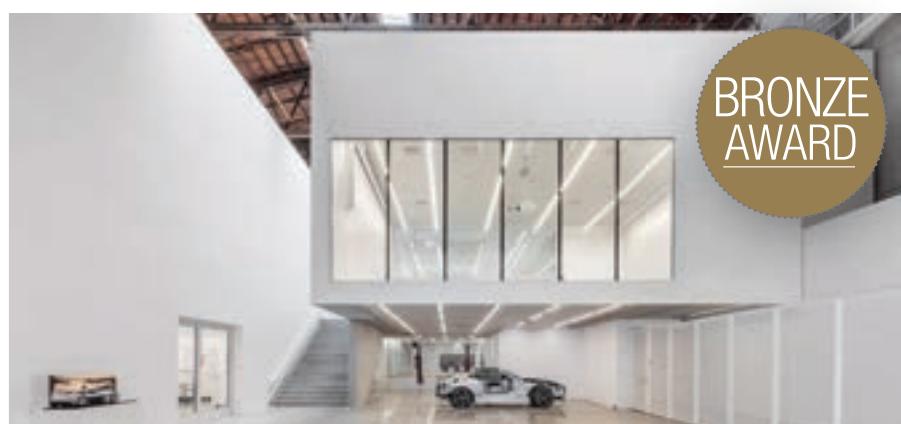
SKECHERS DESIGN CENTER

City: Hermosa Beach
Developer: Skechers USA, Inc.
GC: McCarthy Building Companies, Inc.
Architect: DFH Architects, LLP

The Skechers Design Center is one of the newest buildings in a series of Skechers buildings intended to centralize the company's offices to form a corporate campus along Sepulveda Blvd and Pacific Coast Highway at the border of Manhattan Beach and Hermosa Beach.

With a design intent of creating a timeless architectural project, the material palette consists of a smooth concrete structure, glass storefront and curtain walls, stainless steel accents, and wood ceilings.

The Design Center has 104,000 square feet of office area with three and a half levels of subterranean parking. The ocean facing elevations are designed with sunscreens and operable windows to take advantage of the ocean breezes.



MULLIN TRANSPORTATION DESIGN CENTER (MTDC) AT ARTCENTER OF DESIGN

City: Pasadena
Developer: Art Center College of Design
GC: Del Amo Construction
Architect: Darin Johnstone Architects

The Mullin Transportation Design Center serves as the new home for ArtCenter's renowned Transportation Design program, providing students and faculty with state-of-the-art classrooms, labs, and collaborative workspaces. This innovative facility fosters hands-on interaction with full-scale vehicles and advanced tools, ushering in a dynamic era of education and creativity.

Housed within ArtCenter's reimagined 950 Building, the center spans 31,000 square feet and features specialized labs, classrooms, studios, exhibition spaces and offices.

Its design incorporates floating elements within the former wind tunnel, such as a flex space and viewing deck on the mezzanine level that hovers above the fabrication studio and vehicle architecture lab.

Realizing potential in every dimension.

In 2024, CBRE consistently delivered outcomes that drive business and bottom-line performance for our clients across Los Angeles County. We congratulate the following *Los Angeles Business Journal Commercial Real Estate Award* finalists for setting the bar and being exemplary in the industry.

A special congratulations to **Lewis Horne**, President, Greater L.A., Orange County, and Inland Empire for being recognized as *Icon of the Year*!

INDUSTRIAL SALE OF THE YEAR

Joe Cesta
Jason Chao
Eric Cox
Case Dahlen
Lynn Knox
Michael Longo
Darla Longo
Paige Morgan
Derek Newton
Rebecca Perlmutter
Barbara Perrier

OFFICE SALE OF THE YEAR

Kyle Barratt
Jackie Benavidez
Jonathan Dezzutti
Michael Longo
Melissa Moock
Barbara Perrier
Mark Perry
Scott Steuber

MULTIFAMILY SALE OF THE YEAR

Dan Blackwell
Yasuyuki Kojima
Priscilla Nee
Gianni Novo
Kamran Paydar
Kadie Presley Wilson

LAND SALE OF THE YEAR

Joe Cesta
Eric Cox
John Hillman
Darla Longo
Michael Longo
Jack Mergenthaler
Kamran Paydar
Rebecca Perlmutter
Barbara Perrier
Kadie Presley Wilson
Michael Slater
Jeff Stephens

HOSPITALITY SALE OF THE YEAR

Michael Jokhi
INDUSTRIAL LEASE OF THE YEAR
Rigsby Duncan
Sam Glendon
John Hillman
Craig Peters
Richard Ramirez
Bennett Robinson
John Schumacher
Mike Zugsmith

OFFICE LEASE OF THE YEAR

Amanda Calof
Jeff Gerlach
Patti Gilbert
Clay Hammerstein
Paul Haskin
Pat McRoskey
Blake Mirkin
Danny Rees
Kyle Widener

RETAIL SALE OF THE YEAR

Alex Kozakov
Patrick Wade
RETAIL LEASE OF THE YEAR
Zachary Card
Ryan Gurman
Erik Krasney
Blake Mirkin

MEDICAL LEASE OF THE YEAR

Dave Smith
Tim Vaughan

COMMUNITY IMPACT DEAL OF THE YEAR

John Hillman
Michael Jokhi

PROJECT OF THE YEAR

CBRE Workplace360,
West Los Angeles



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RETAIL

THE SHOPS AT HOLLYWOOD PARK

GOLD
AWARD

City: Inglewood

Developer: Hollywood Park

GC: Webcor Builders

Architect: AO / BCV

Located adjacent to the iconic SoFi Stadium, the retail district known as The Shops at Hollywood Park anchors a transformative 300-acre mixed-use development in Inglewood. Encompassing approximately 890,000 square feet, this vibrant urban village is designed to celebrate the dynamic spirit of Los Angeles, offering an eclectic mix of retail, dining and entertainment experiences.

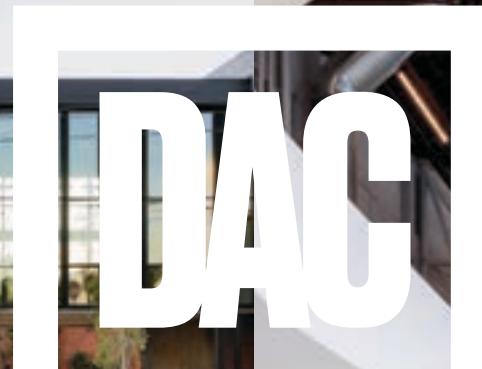
The architecture of the retail district strikes a balance between timeless design principles and the contemporary urban fabric of Los Angeles. Human-scale elements and open-air spaces foster connectivity, while warm white masses, light-toned stone, natural wood, and an artful interplay of light and shadow reflect the city's unique character.

Historical proportions and classical aesthetics inform the design language, creating an enduring yet forward-thinking environment.

The project was designed by BCV Architecture + Interiors, with AO serving as architect of record. This collaboration ensured that the design vision was realized with technical precision and that construction met the highest standards of quality and compliance.



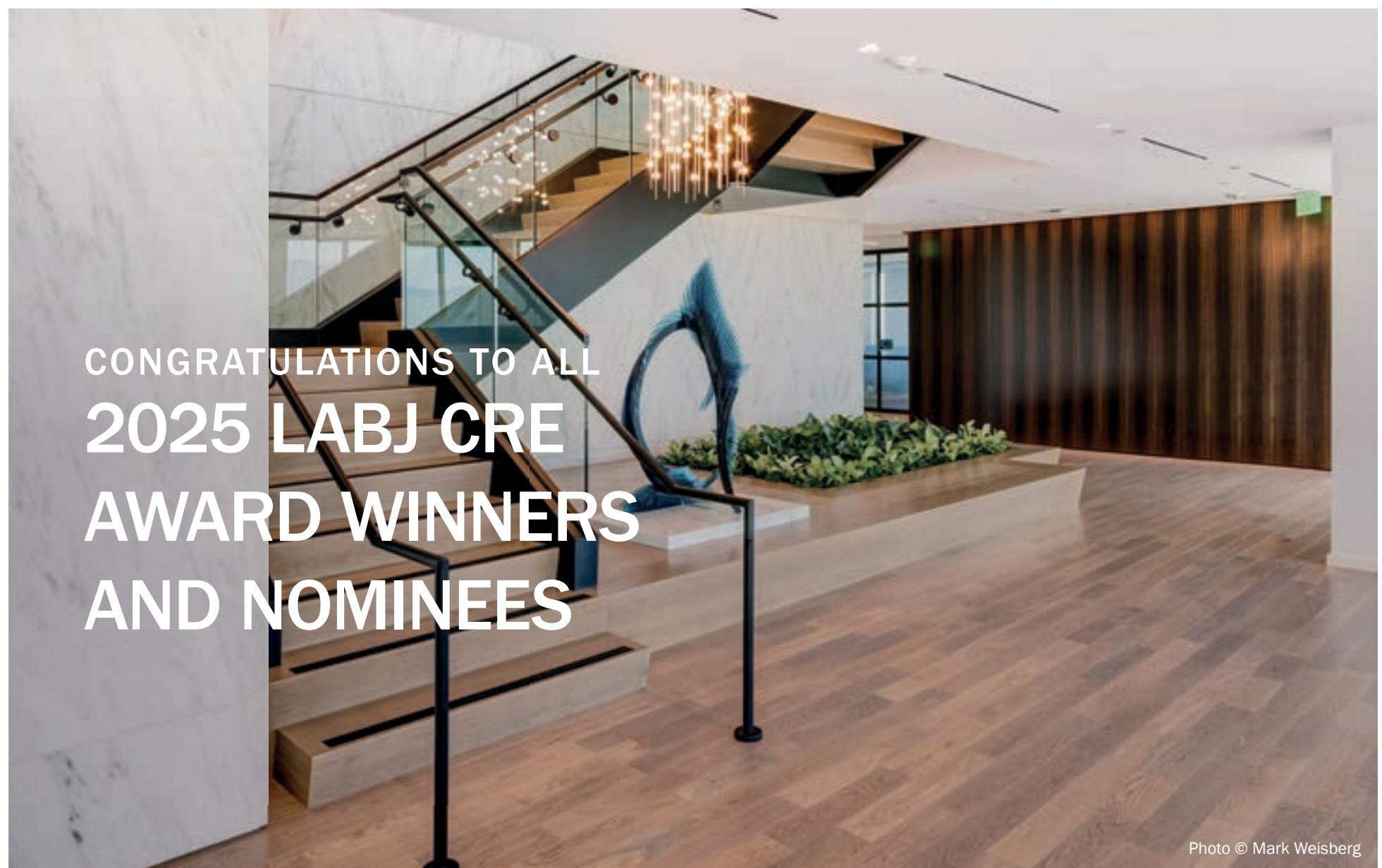
Congratulations to our fellow nominees and winners!



Del Amo Construction | delamoconstruction.com



Photo © Delta Air Lines



CONGRATULATIONS TO ALL
2025 LABJ CRE
AWARD WINNERS
AND NOMINEES

Photo © Mark Weisberg

ABOUT CLUNE Clune Construction is an employee-owned, national general contractor that provides construction management services for some of the most respected companies in the world. With seven offices across the U.S., Clune manages over \$2 billion in projects annually and is ranked one of the Best Places to Work in Los Angeles.

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CLUNE
CONSTRUCTION



BEST NEW HQ

THE BOLT

City: El Segundo
Developer: CDC / Mar Ventures
GC: PCL
Architect: Gensler

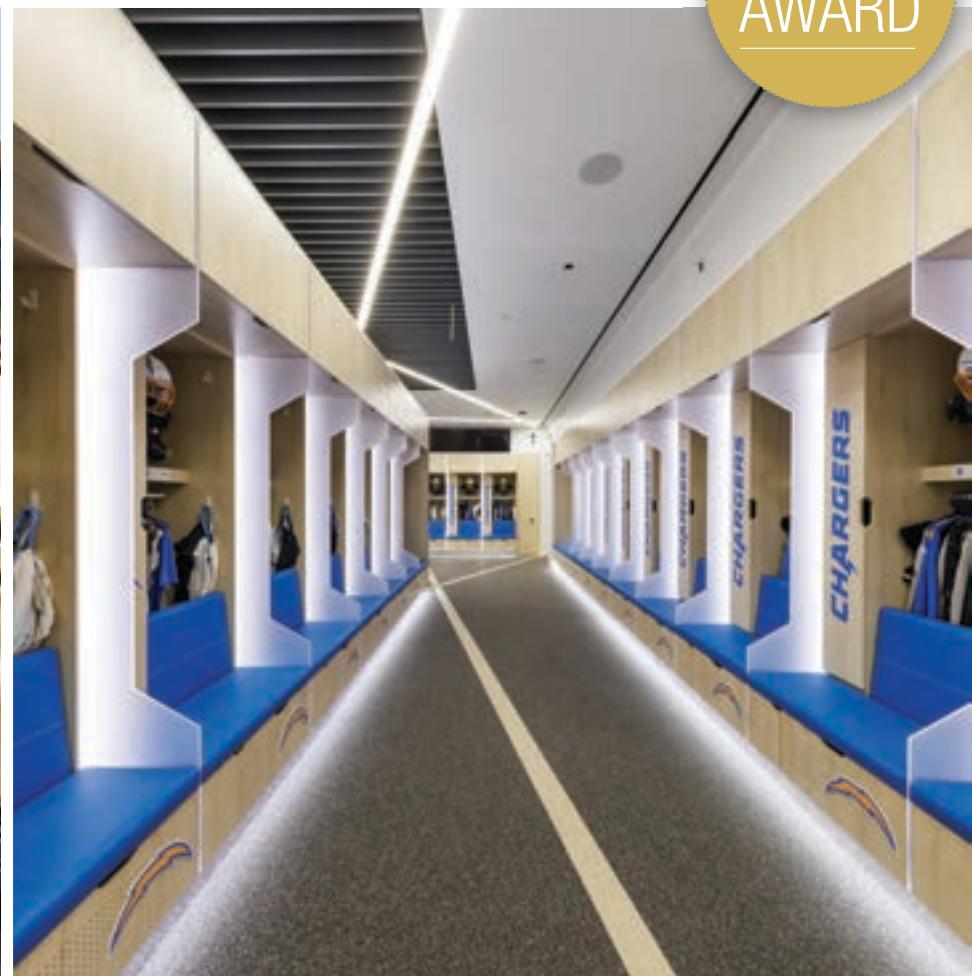
In July 2024, the Los Angeles Chargers opened The Bolt, the team's new state-of-the-art training facility and corporate headquarters.

Located on One Chargers Way, the El Segundo-based facility – and first dedicated NFL team training facility and headquarters constructed in Los Angeles – boasts expansive views of the LA Basin, including the Downtown skyline, Griffith Observatory and iconic Hollywood sign. It sits within four miles of LAX, popular South Bay beaches and SoFi Stadium.

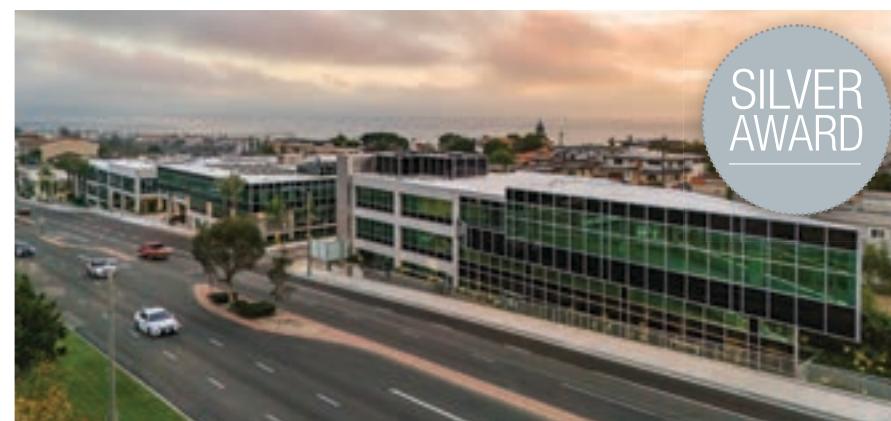
Encompassing 150,000 square-feet of breathtaking architectural design, The Bolt features a meticulously planned three level layout and sits on 14 acres that include three full natural grass practice fields.

The ground floor includes an expansive locker room, equipment room, various specialized training and medical spaces, a barber's area, multiple player lounges and direct access to practice fields. The second floor is home to an oversized team dining room and kitchen, helmed by Wolfgang Puck Catering. The top floor features a soon-to-be-completed private, members-only club with a wrap-around outdoor view balcony, lounge, dining area and private dining room.

The main reception area of The Bolt presents guests with a striking three-story 1,800 square foot Samsung ISC Indoor LED video board, while the media center utilizes a Samsung LCD Video Wall as backdrop for press conferences.



GOLD AWARD



SILVER AWARD

SKECHERS EXECUTIVE OFFICE BUILDING

City: Hermosa Beach
Developer: Skechers USA, Inc.
GC: McCarthy Building Companies, Inc.
Architect: DFH Architects, LLP

The Skechers Executive Office Building was designed to be dramatic and eye-catching with its large, glistening, stainless steel tower, sunken garden, and floating glass curtain wall with an apex that is visible when traveling south from Manhattan Beach to Hermosa Beach.

Due to the steep slope of the site, only about one story of the building is visible on the north side, while the structure gradually descends to the south, where all three stories emerge at ground level. The dramatic apex was designed to emphasize the transition into Hermosa Beach.

This building consists of three stories of office space totaling over 17,000 square feet with three levels of subterranean garage space including electric vehicle charging, bicycle parking and shower rooms.

You Survived Until 2025... It's Shaping Up to Be a GOOD VINTAGE!

We Have Over \$5 Billion of Product on the Market or Coming Soon This Year!

INDUSTRIAL MOMENTUM

CLOSED 2025



BIRCH COMMERCE CENTER
Brea, CA



STEVENS INDUSTRIAL PARK
Santa Ana, CA



SUNRISE INDUSTRIAL PARK
Las Vegas, NV



AMAZON EASY STREET
Simi Valley, CA

ON MARKET



SEATTLE INFILL PORTFOLIO
Seattle, WA



GARFIELD BUSINESS CENTER
Commerce, CA



VALLEY VIEW COLD STORAGE
Santa Fe Springs, CA

COMING SOON



SIERRA VIEW INDUSTRIAL PARK
Sacramento, CA

OFFICE MOMENTUM

CLOSED 2025



505 BRAND
Glendale, CA



4500 PARK GRANADA
Calabasas, CA



IJO PLAYA VISTA
Playa Vista, CA



1601 VINE
Hollywood, CA



PASADENA TOWERS
Pasadena, CA

MEDICAL OFFICE & LIFE SCIENCE MOMENTUM

CLOSED 2025



ESPLANADE LIFE SCIENCE CAMPUS
San Diego, CA



656 SAN VICENTE
Recap Opportunity
Los Angeles, CA



MADISON PARK MEDICAL
Torrance, CA

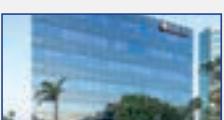
ON MARKET



BELLEFIELD OFFICE PARK
Bellevue, WA



501 SANTA MONICA
Santa Monica, CA



STADIUM CENTER
Anaheim, CA



FARMERS AT 17 NORTH
Phoenix, AZ

COMING SOON



SPRING DISTRICT BLOCK 13
Bellevue, WA



520 PIKE
Seattle, WA



STADIUM TOWERS
Anaheim, CA



400-600 CORPORATE POINTE
Culver City, CA

TROPHY MIXED-USE MOMENTUM

CLOSED 2025



9TH & COLORADO
Denver, CO



UNCOMMONS OFFICE
Las Vegas, NV



UNCOMMONS RETAIL
Las Vegas, NV



UNCOMMONS MULTIFAMILY
Las Vegas, NV

ADAPTIVE REUSE MOMENTUM

ON MARKET



TOPAZ
San Pedro, CA



5901 CENTURY
Los Angeles, CA



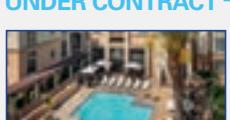
350 FIGUEROA
Los Angeles, CA



1055 7TH ST
Los Angeles, CA

MULTIFAMILY & RESIDENTIAL LAND MOMENTUM

UNDER CONTRACT — ON MARKET



PASADENA GATEWAY VILLAS
140 Units
Pasadena, CA



107 HEWITT
69 Units
Los Angeles, CA



MOSAIC
272 Units
Long Beach, CA



12775 BURBANK
19.25 Acres
Burbank, CA



DEL AMO FASHION VILLAGE
23.00 Acres
Torrance, CA



HOPE SITE
1.65 Acres
Burbank, CA



6400 CANOGA
4.07 Acres
Woodland Hills, CA



UPSTREAM AT CULVER CITY
3.00 Acres
Culver City, CA

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OFFICE

CBRE WORKPLACE360, WEST LOS ANGELES

City: West Los Angeles

GC: HITT Contracting

Architect: CBRE Design Collective

CBRE relocated its West Los Angeles office to a new 21,485-square-foot technology-enabled office on the 8th floor of 2000 Avenue of the Stars at Century Park. The new office is part of CBRE's Workplace360 program, which highlights the company's "Future of Work" space standards, emphasizing innovative technology and diverse collaborative spaces.

The office incorporates advanced technology to support hybrid collaboration and seamless digital experiences. State-of-the-art technologies include an interactive whiteboard, multiple digital displays, including a 135-inch DvLED media display, and tools for screen sharing and interactive presentations.

The office features 14 different types of workstations, including private conference rooms, cafe seating, unassigned desks with insulated panels, and a "Green Room," which provides a curated space for independent work, relaxation or client events.

The design also includes a living room space, complete with comfortable seating and video call technology, to create a home-like atmosphere in the office. A large community space called "The Heart" features retractable walls for maximum flexibility.

The CBRE Design Collective designed the office with inspiration from LA's history and landscapes. Curated by NowArt, the artwork honors local public art installations. The clean lines mimic the city's architecture, while colors from the Pacific Ocean and nearby mountains create a calm, productive workspace that reflects LA's cultural and natural heritage.



GOLD AWARD



SILVER AWARD

1640 SEPULVEDA

City: Los Angeles

Developer: Harbor Associates

GC: Coastline Development Inc

Architect: SAAIA

Harbor Associates recently completed aesthetic renovations at 1640 Sepulveda to elevate its visual appeal. Its updates include improving the existing paint scheme, giving the building a modern, vibrant appearance and enhancing the neighborhood's aesthetic appeal.

Approximately 7,000 square feet of speculative suites are currently under construction, designed to meet the growing market demand for flexible office spaces. The outdoor tenant amenity area was redesigned to offer a more engaging and comfortable space, while the interior lobby received a contemporary makeover, creating a welcoming entry point for tenants and visitors alike.



BRONZE AWARD

EQ OFFICE

City: Santa Monica

Developer: EQ Office

GC: GCX

Architect: SkB Architects

EQ Office chose to establish its Los Angeles office in a reinvigorated historic building in Santa Monica, reflecting a commitment to revitalizing the area's architectural heritage.

The project's impact extends to the local economy, with employees, clients and stakeholders supporting the diverse array of businesses in the area, including those along the nearby Third Street Promenade, just four blocks away.

To encourage eco-friendly transportation, EQ Office installed bike racks in their lobby. Furthermore, the building underwent an exterior refresh, including the restoration of historical glass and metal frames and the scraping, repainting and refinishing of the building's facade.



BANC WITH STRENGTH



**BANC OF
CALIFORNIA**

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INDUSTRIAL

THE PARK AT LIVE OAK

City: Irwindale
Developer: Irwindale Partners, LP
GC: Oltmans Construction Co.
Architect: RGA Office of Architectural Design

The Park at Live Oak is the culmination of 20 years of work and collaboration between the City of Irwindale and private development groups Irwindale Partners, LP, and Yellow Iron Real Estate.

The 78.3-acre site, acquired by Irwindale Partners in 2004, was a former sand and gravel mine with historical depths ranging up to 160 feet below surface. For the first 18 years of ownership, Irwindale Partners operated the site as an inert debris engineered fill operation (IDEFO) whereby inert materials were imported, processed and compacted on site.

In 2016, Irwindale Partners brought on Yellow Iron Real Estate to help complete the IDEFO and procure entitlements for the site. In March of 2024, Irwindale Partners completed Phase 1 of the development, consisting of three state-of-the-art distribution buildings totaling 813,562 square feet. The site provides a template for future developers to reclaim former mining operations in the San Gabriel Valley.

2.5 miles of waterline has been installed extending from Oltmans' project site at The Park at Live Oak to the City of Hope's Duarte campus to support their future expansion. As part of The Park at Live Oak agreement with Cal American Water and City of Hope, the project's off-site improvements included over 13,000 feet of water main and a potable water supply system with a 700-foot deep well and a 310,000-gallon subterranean storage tank.



GOLD AWARD



SILVER AWARD



SILVER AWARD

BRIDGE POINT VERNON II (TIE)

City: Vernon
Developer: Bridge Industrial
GC: Millie and Severson, General Contractors
Architect: Herdman Architecture + Design

Bridge Vernon II is a distinctive industrial building that breaks away from the typical rectangular design seen in most modern industrial structures. Located on an infill site, the building aligns with the surrounding streets, creating a unique triangular shape at one end due to the street's layout.

With a clear height of 36 feet, the building features two mezzanines. One of these mezzanines was designed with a spec tenant interior, including a striking solid oak staircase with wood accents and stainless-steel cable railing, adding a touch of elegance to the space. The building also showcases large areas of storefront and curtain wall glass, providing natural light to both the warehouse and office spaces.

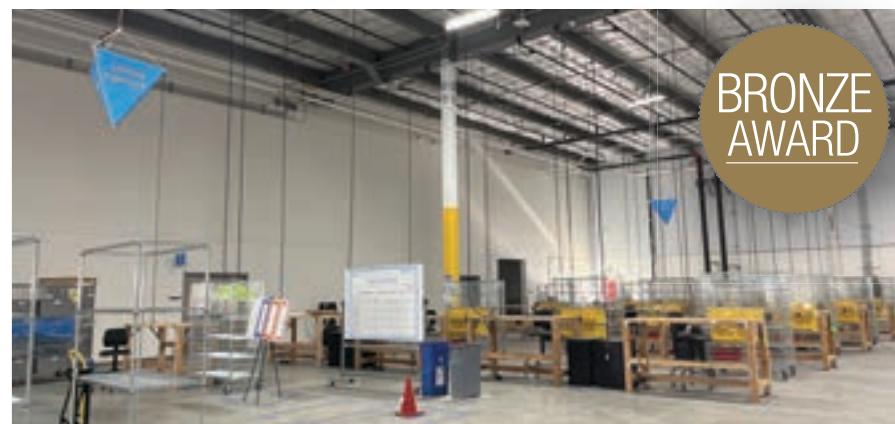
BRIDGE POINT VERNON III (TIE)

City: Vernon
Developer: Bridge Industrial
GC: Millie and Severson, General Contractors
Architect: RGA Office of Architectural Design

Bridge Vernon III is an example of industrial design that combines functionality with unique architectural features. The site offers multiple access points, making it ideal for both construction and ongoing warehouse operations.

The building features a 36-foot clear height and is equipped with dock packages at every other overhead door, optimizing operational efficiency. A standout feature of the design is the mezzanine, which includes speculative tenant office space and offers stunning views of the warehouse below. Additionally, the office areas are designed with high-end finishes and unique lighting, creating a professional and visually appealing environment for tenants.

This project transformed a previously underutilized steel building industrial site into a modern concrete tilt-up facility.



AMAZON DFX3

City: Los Angeles

Developer: Overton Moore Properties

GC: Millie and Severson, General Contractors

Architect: HPA Architecture

This project involved the construction of a 141,360 square foot distribution facility for Amazon, strategically located near Los Angeles International Airport (LAX).

The development spans a site housing the warehouse itself, and another site dedicated to vehicle storage for Amazon's delivery vans.

Given the dense urban development around LAX, one of the primary challenges was the provision of adequate employee parking. To address this, the roof of the tilt-up warehouse was repurposed as parking space, a solution that required intricate design and planning. The project's roof structure was designed to prevent any future penetrations that might compromise its meticulously designed waterproofing system.

MORLEY BUILDERS

GENERAL CONTRACTOR | SELF-PERFORM CONCRETE

Since 1947, Morley Builders has been a leader in construction, bringing innovation, expertise, and a commitment to excellence to every project. From iconic civic landmarks to modern educational, commercial, and multifamily spaces, we deliver progressive, high-quality construction. Operating through our subsidiaries—Morley Construction, Benchmark Contractors, and MB Contractors—we focus on excellence, cost efficiency, and client satisfaction, proudly shaping the landscape across Southern California and Southern Nevada.

**BUILDING A
BETTER FUTURE.**

CONGRATULATIONS

to our nominated projects, 42XX Glencoe & Thatcher Yard, and all this year's nominees!





HOSPITALITY

PANDA INN

City: Pasadena
Developer: Panda Restaurant Group
GC: Parker Brown Inc.
Architect: Arcadis

In 2023, the legendary Panda Inn, founded by the Cherng family, was embarking on its first major transformation in two decades. Parker Brown Inc. played a pivotal role in bringing this vision to life, combining modern design with thoughtful nods to the restaurant's storied history.

The extensive remodel is a testament to Parker Brown's expertise in executing large-scale projects that balance tradition with innovation. The new Panda Inn boasts sleek wood paneling and dark floors that reflect the natural light streaming through floor-to-ceiling windows. The dining room has been completely reimaged, featuring alcove booths and a sushi bar crafted from layered granite, creating a dynamic focal point.

In keeping with the Cherng family's heritage, Parker Brown incorporated intricate design elements, including a circular engraved classical Chinese landscape and wooden lattice paneling that evoke the elegance of a regal banquet hall. Outside, the revamped patio provides an inviting space for al fresco dining, while a private dining room offers an intimate setting for large parties.

These structural and aesthetic upgrades pay homage to the journey that brought the Cherng family from Yangzhou, China, to Pasadena, where Panda Inn became a beloved local landmark. The black portico over the entrance, emblazoned with a gilded "Panda Inn" sign, symbolizes a golden new era for the restaurant, while the interior reflects the family's commitment to both heritage and forward-thinking design.



GOLD AWARD



SILVER AWARD

DIN TAI FUNG SANTA MONICA

City: Santa Monica
Developer: Rothschild Downes
GC: JRM Construction West
Architect: Tag Front

Before the construction phase, Din Tai Fung went through a rigorous design concepting phase to ensure the restaurant ambiance reflects both its Taiwanese heritage and the local community. The concept of Din Tai Fung Santa Monica is "Modern Zen" where the design theme seamlessly blends contemporary elements with traditional Chinese accents, creating a harmonious and tranquil atmosphere.

The design materialized into a patio area of 8,319 square feet, an interior dining area spanning 5,926 square feet, and a commercial kitchen of 5,422 square feet. The restaurant's dumpling theme carries from the kitchen to the dining room design, which references dumpling steamers through patterns and textures that can be seen in the furniture and ceiling treatment.



BRONZE AWARD

GRAVITAS

City: Beverly Hills
Developer: Gravitas
GC: PWI Construction
Architect: Kelly Architects

The Gravitas Members Only Club is filled with custom pieces made exclusively for Gravitas guests, from radiant-heated terrazzo floors on the patio with the map of Beverly Hills inlaid, to custom floral sculptures and a halo bar encompassed with laser-cut patterns.

The space is designed to elevate the dining and concierge membership experience. The interior offers an array of dining options, including gem booths adorned with paneled mirrors, and a vault surrounded by members' wine lockers. Guests can celebrate in the 2nd level loft with a 196 square foot LED screen, or even book one of the gem rooms for a private experience.

WE LOVE LA

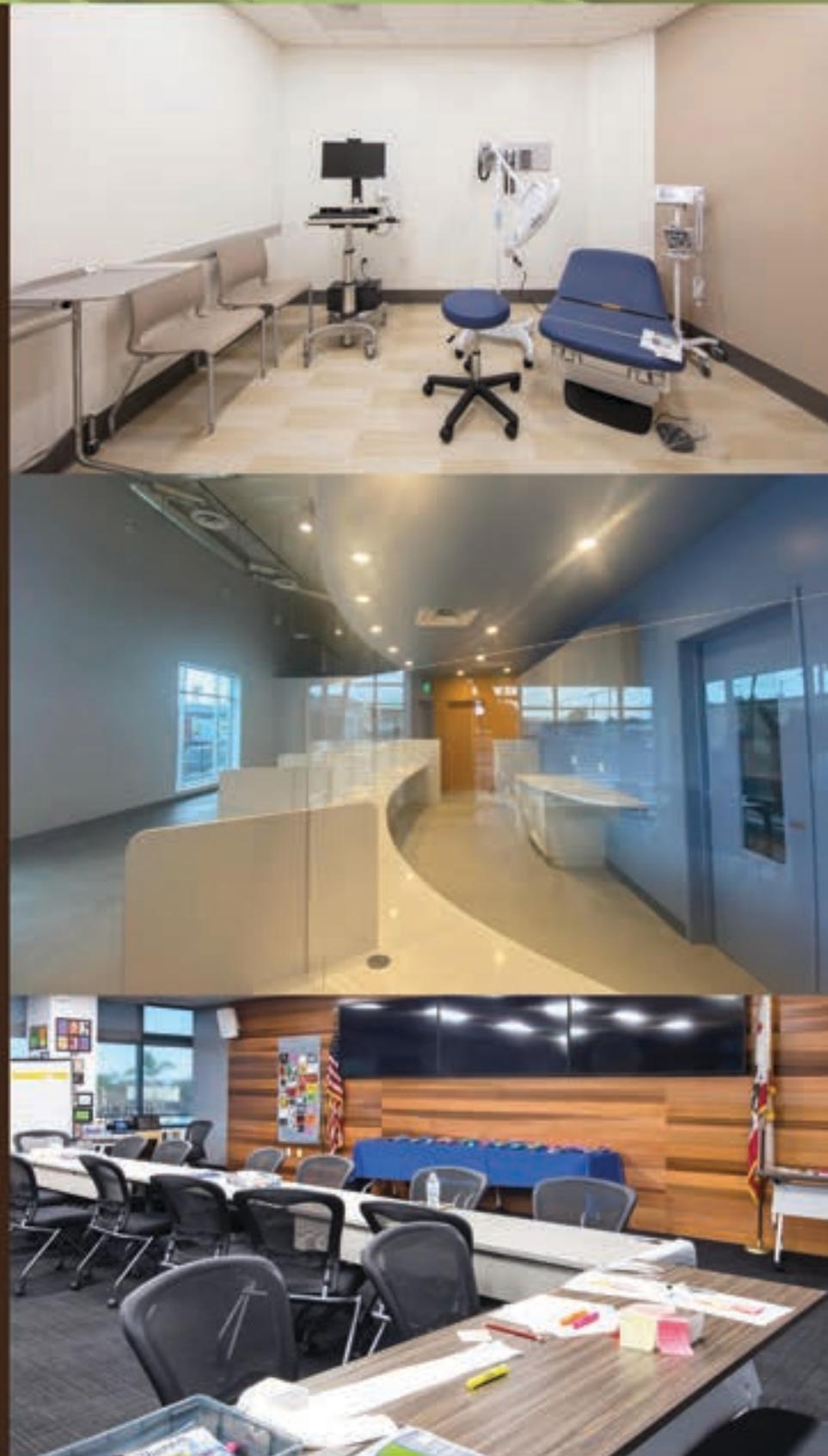
We've been through hard times before.

Remember the Northridge Earthquake of 1994? **We do.** Our company was just a few months old and we followed the good advice we received: "Don't raise your construction rates. Customers will remember how you helped them through the tough times." We held the line and earned the trust and repeat business from customers who have been with Parker Brown for more than 30 years.

Our **commitment to this community** is seen in the work we do with non-profit food pantries, under-one-roof service providers, and health care facilities built in underserved communities.

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This is our community. We got through tough times before and we will do it again.



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HEALTH SCIENCES + MEDICAL

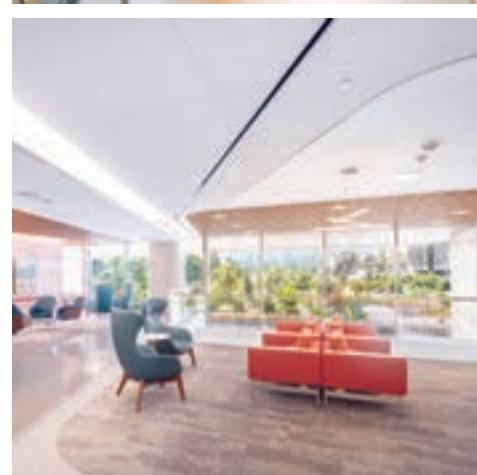
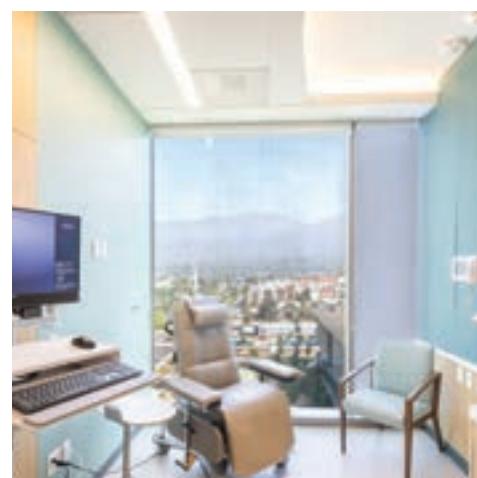
HOPE PLAZA | CITY OF HOPE

City: Duarte
Developer: City of Hope
GC: DPR Construction
Architect: CO Architects / EwingCole

City of Hope is a world leader in the research and treatment of cancer, diabetes, and other serious diseases. On the Duarte campus, DPR Construction built a 352,000 square foot OSHPD 3 facility that consolidates outpatient services, including cancer treatment, radiology, women's care, infusion therapy, pharmacy, and lab services. The nine-story Hope Plaza outpatient center, designed by EwingCole and CO Architects, centralizes these services into a high-rise, replacing low-scale buildings on the northeast campus while maintaining City of Hope's peaceful and welcoming environment.

City of Hope's Hope Plaza includes a second-level, non-public bridge to the existing Amini Building, with adjacent remodel areas, as well as a seamless connection to the existing OSHPD 1 Northwest Building. The facility's layout minimizes travel distances for patients and centralizes services to ensure seamless access to multidisciplinary care and advanced technology.

Designed with a compassionate, patient-centric approach, Hope Plaza integrates nature and scenic views to enhance healing while providing the highest standard of cancer care. With a warm palette of wood and stone textures, the interior is designed with a spa and wellness theme in mind, and daylighting is prioritized for infusion treatment spaces to enhance healing with spectacular views of the San Gabriel Mountains.



GOLD AWARD



SILVER AWARD

KAISER PERMANENTE WATTS MEDICAL OFFICES / KAISER PERMANENTE WATTS COUNSELING AND LEARNING CENTER

City: Los Angeles
Developer: Kaiser Permanente
GC: Swinerton Builders
Architect: Perkins&Will

Swinerton provided general contracting services for the construction of a new three-story medical office building. Providing space for medical services, a counseling and learning center, and a preschool, the new Learning and Health Pavilion Medical Office Building features design and space planning that incorporates this client's "Next Generation" concepts.

The client wanted to ensure its new project blended seamlessly with the surrounding homes and schools. The existing single-story, 9,200 square foot counseling center and library building was demolished prior to construction. Designed to achieve LEED Silver certification, the team incorporated several sustainable elements throughout the design and construction of the project.



BRONZE AWARD

EISNER HEALTH

City: Panorama City
Developer: SRI, LLC
GC: Parker Brown Inc.
Architect: Birba Group

This extensive renovation spanned two floors, with the first floor covering 10,404 square feet and the second floor adding another 1,707 square feet. The scope of the project included substantial structural enhancements and state-of-the-art upgrades, all aimed at providing a safer, more efficient and welcoming environment for Eisner Health's staff and patients.

A key component of the project was the reinforcement of the building's façade, improving the structural integrity of the building and ensuring long-term durability. Additionally, a new elevator was added to enhance accessibility, along with the installation of a new roof and new AC units.



We Listen | We Care | We Collaborate | We Deliver

**CONGRATULATIONS TO ALL THE
2025 COMMERCIAL REAL ESTATE AWARD WINNERS**



**SHAMROCK CAPITAL
Architect: Donaldson + Partners**





EDUCATION

USC DR. ALLEN AND CHARLOTTE GINSBURG HUMAN-CENTERED COMPUTATION HALL

City: Los Angeles

Developer: University of Southern California, Viterbi School of Engineering

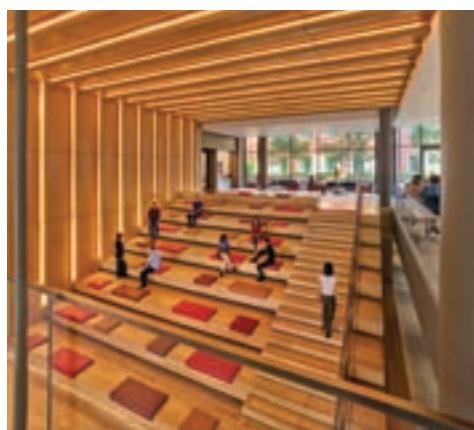
GC: Turner Construction Company

Architect: HOK

The Dr. Allen and Charlotte Ginsburg Human-Centered Computation Hall at the University of Southern California's University Park Campus is a groundbreaking facility dedicated to advancing computer science and interdisciplinary research.

This seven-story, 116,000 square foot building includes cutting-edge computational laboratories, core facilities, offices and meeting spaces designed to encourage collaboration and innovation. A lower-level auditorium provides a venue for large-scale engineering school events, while open workspaces foster interaction among students, researchers, faculty and visitors.

The design emphasizes transparency and connectivity, with glass walls and open layouts creating a dynamic environment in which ideas can flow seamlessly across disciplines. High-tech displays, branding and large-scale artwork celebrate USC's commitment to scientific discovery and creativity.



**GOLD
AWARD**



WE EXIST TO BUILD GREAT THINGS®

DPR is a proud sponsor of the LABJ Commercial Real Estate Awards and is honored to be nominated for City of Hope's Hope Plaza project as the Top Health Science/Medical Project of the Year award.



Scan the QR code to learn more about this project.
Image: Hope Plaza, Designed and Constructed in Partnership with CO Architects, EwingCole, and Intellisyn.

Congratulations!

JLL is proud to announce our winners for the 30th Annual Los Angeles Business Journal Commercial Real Estate Awards recognizing the most notable transactions and impactful projects in the region.

Best Retail Sale and Lease of the Year

Dolby Theatre in Hollywood
815 N. Nash in El Segundo

Best Land Sale of the Year

19-acre site in Woodland Hills

Best Office Lease of the Year

City National 2CAL in Los Angeles
2000 Avenue of the Stars in Los Angeles

Best Industrial Lease of the Year

18175 & 18215 Rowland Street in City of Industry
13000 Temple Avenue in City of Industry

Best Medical Lease of the Year

2825 Santa Monica Blvd. in Santa Monica
18533 Soledad Canyon in Santa Clarita



MULTIFAMILY

AVA ARTS DISTRICT

City: Los Angeles
Developer: AvalonBay Communities, Inc.
GC: AvalonBay Communities, Inc.
Architect: OFFICEUNTITLED

AVA LA Arts District is a base camp for a wide range of creators and artists, tapping into the district's irreverent art and street scene. Located on the eastern edge of downtown, the project takes inspiration from the neighborhood's redevelopment and future transformation.

Inspired by the materiality and fenestration techniques found throughout the district, the design concept follows the idea of "Buildings on a Building." The concept draws from a long-standing tradition of commandeering rooftops of industrial buildings for new development atop the expansive warehouse and factory floor plates found throughout the neighborhood.

The project provides 475 live/work units with ground floor retail and community space. 20% of the units are made within Type I construction, allowing for light industrial uses, with all units including a minimum of 150 square feet of uninhibited working space. The residential spaces are designed to be minimalist in nature, creating an open live/work framework featuring views out onto the downtown cityscape.

In addition to sprawling murals by local artists, industrial materials such as precast fluted concrete panels, cloverleaf perforated metal accents and reclaimed timber perches parallel the warehouses and commercial buildings that remain a signature of the surrounding area.

Inspired by and designed for artists, AVA LA is a reflection of and homage to the Arts District community and history.



GOLD AWARD



SILVER AWARD

BELLE ON BEV

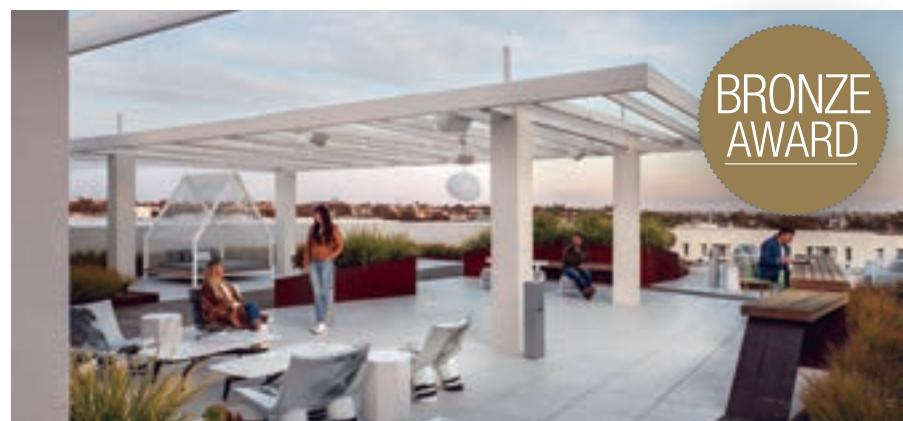
City: Los Angeles
Developer: Cityview
GC: WPIC Construction
Architect: AC Martin

At Belle on Bev, Cityview transformed underutilized retail space into 243 units of mixed-use housing in Los Angeles' Historic Filipinotown (HiFi).

Located in one of the most dynamic and historic neighborhoods in Los Angeles, Belle on Bev provides highly amenitized, critically needed housing. Featuring modern apartments stylized with art deco design, the project is inspired by the area's cultural and musical influence.

The property combines old school glamour with modern amenities curated to inspire resident conversation and connection, including a speakeasy, two rooftop decks, and a club room.

The property offers a mix of studio, one- and two-bedroom floorplans featuring a Latch smart home system that includes keyless entry.



BRONZE AWARD

1550 LINCOLN

City: Santa Monica
Developer: WSC
GC: MAS Construction Group
Architect: KFA Architecture

A striking corner building characterized by its extensive glass and intricate metal panels, 1550 Lincoln serves as a gateway to Santa Monica.

By integrating residential, commercial, and communal spaces, 1550 Lincoln addresses the diverse needs of Santa Monica's residents while promoting community engagement. A landscaped paseo weaves through the property, integrating live-work lofts, communal spaces, and public art, including a 21-foot rotating bust of David Lynch by artist David Cerny.

The building's facade blends modern elegance and practical design, with large windows that allow natural light to flood the interiors. The residential units are designed with open floor plans.

REDEVELOPMENT



USC DRAMATIC ARTS BUILDING (DAB)

City: Los Angeles

Developer: University of Southern California

GC: MATT Construction

Architect: Perkins Eastman | Pfeiffer

USC's new home for the School of Dramatic Arts (SDA) is the result of the transformation of the historically significant 1931 United University Church. The project repurposed the sanctuary and lower level gathering space into performance venues and added spaces for consolidated programs, including rehearsal and backstage areas, teaching facilities, student spaces, and offices.

The adaptive reuse design carefully juxtaposes the new with the old, preserving original cast stone details, heavy timber trusses and light fixtures in the sanctuary while incorporating modern, crisp detailing in the new insertions.

The project includes architectural and structural upgrades aimed at achieving LEED Platinum certification, setting a benchmark for sustainability in historic structures. If successful, it will serve as a national case study, demonstrating how historic buildings can achieve high levels of sustainability while retaining their original character.

Situated on the northern edge of the University Park Campus (UPC), the building lies within the National Register Historic District.

The preservation effort adhered to strict campus design guidelines, ensuring that the new additions were both complementary and compatible with the historic structure. This balance was achieved by respecting the surrounding campus context of brick, terracotta, and decorative concrete while introducing a modern interpretation of the architectural fabric.



GOLD AWARD



SILVER AWARD

BUCK

City: Los Angeles

Developer: BUCK

GC: Howard Building Corporation

Architect: Loescher Meachem Architects

BUCK wanted its Los Angeles location to be situated within a vibrant, pedestrian-friendly neighborhood and purchased a well-suited six-story former bank building in Little Tokyo to serve as its new headquarters.

Loescher Meachem Architects was tasked with the visioning, programming and master planning of this project, which occupies four floors with interconnected stairs, creating a flexible space that encourages interaction between departments.

The programs include a central all-hands area for dining and office-wide gatherings, enclosed private offices, editing bays, all-gender restrooms, a gym and wellness room, coffee bar, and indoor-outdoor lounge.



TENANT IMPROVEMENT

CONFIDENTIAL TECHNOLOGY CLIENT

City: Santa Monica

GC: Swinerton Builders

Architect: Kevin Daly Architects / Woods & Dangaran

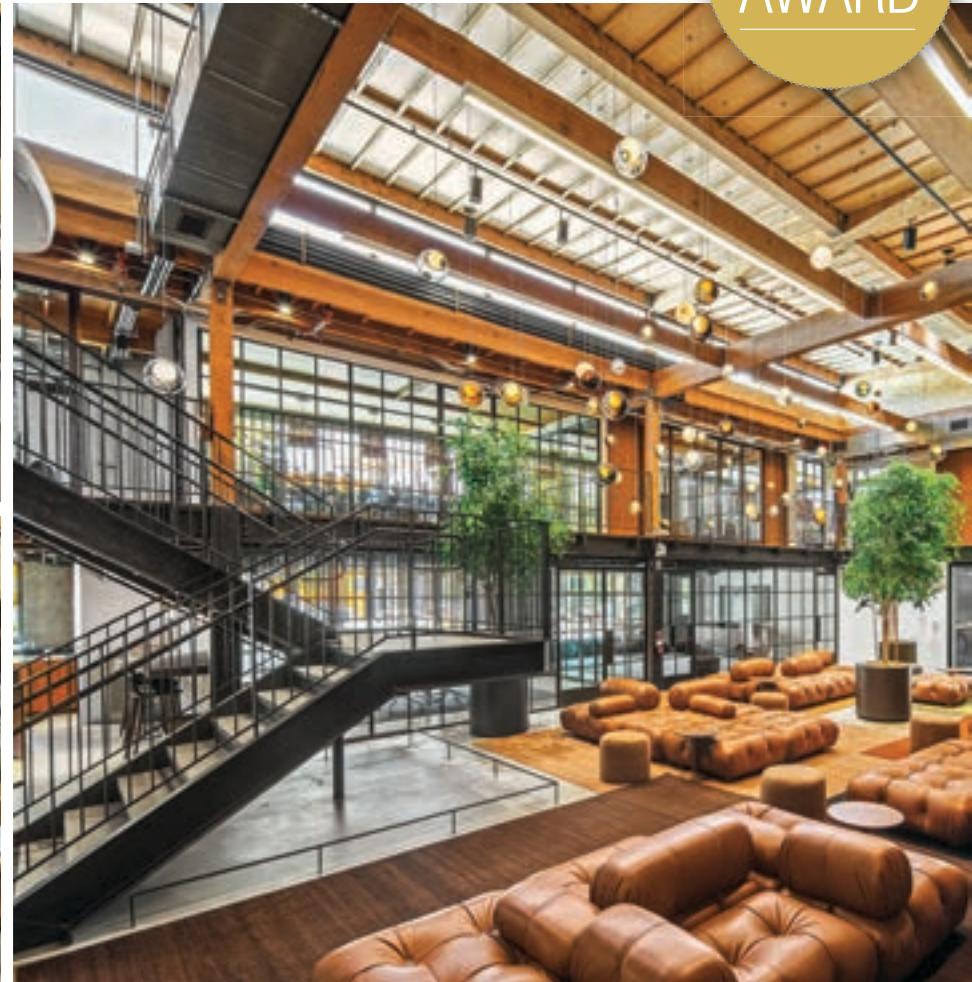
Nestled in the vibrant heart of Santa Monica, this 6,835 square foot, two-story office space with a mezzanine level is a beacon of creativity and innovation. Completed in July 2024, the project revitalizes an old auto paint workshop, transforming it into a modern, functional workspace designed to inspire its users.

Upon entering, guests are welcomed by a cutting-edge coffee and smoothie bar that sets the tone for the inviting atmosphere. The main lobby features lush Ficus trees, comfortable lounge seating, and a striking LED screen wall, suited for dynamic presentations.

The design prioritizes collaboration, offering diverse workspaces with contemporary furniture and advanced technology, reimagining traditional office layouts.

Numerous exterior balconies and rich interior landscaping infuse the space with life and fresh air, enhancing the overall ambiance. The open floor plan contributes to a grand and welcoming environment, while state-of-the-art mechanical, electrical and plumbing systems, including ballistic films, high-performance glazing, and reinforced drywall, ensure both functionality and security.

The client saw the opportunity to revitalize the space and bring new life to the community. The unconventional build-out looks more like an upscale mid-century modern lounge than a silicon beach tech company's workspace and is being used not only as an office, but also as a showcase environment for the community to learn about VR/AR technology and products.



GOLD AWARD



SILVER AWARD

LINCOLN INTERNATIONAL

City: Los Angeles

Developer: Lincoln International

GC: Clune Construction

Architect: Perkins Eastman

The renovation and expansion of Lincoln International's Los Angeles office mark a significant milestone in enhancing the firm's presence on the West Coast while reinforcing its brand identity across its offices nationwide.

Located on the 66th and 67th floors of the 72-story US Bank Tower in downtown Los Angeles, the 26,000 square foot office offers breathtaking views from the ocean to the mountains. The design, led by the Perkins Eastman team, adheres to Lincoln International's standard approach to finishes, function and feel.

The expanded office features an elevator lobby, a state-of-the-art conference center, an interconnecting stair structure, additional conference rooms, a café, and an innovative outdoor loggia.



BRONZE AWARD

CONFIDENTIAL LAW FIRM

City: Century City

GC: Clune Construction

Architect: HOK

The recent unveiling of a law firm's 57,000 square foot office in Century City marks a strategic evolution, designed to accommodate growth, attract talent and inspire collaboration.

Drawing inspiration from the calming hues of the California coast, the office design integrates a palette of soothing blues and neutrals with sleek, contemporary furnishings. The design prioritizes sustainability and ergonomic comfort with high-end, eco-friendly materials and adjustable workspaces tailored to enhance individual productivity and well-being. Every lawyer has the opportunity to customize elements of their workspace, which means each area is uniquely suited to its occupant's style and needs.

COMMUNITY IMPACT



INTUIT DOME

City: Inglewood
Developer: Wilson Meany
GC: AECOM Hunt / Turner Joint Venture
Architect: AECOM

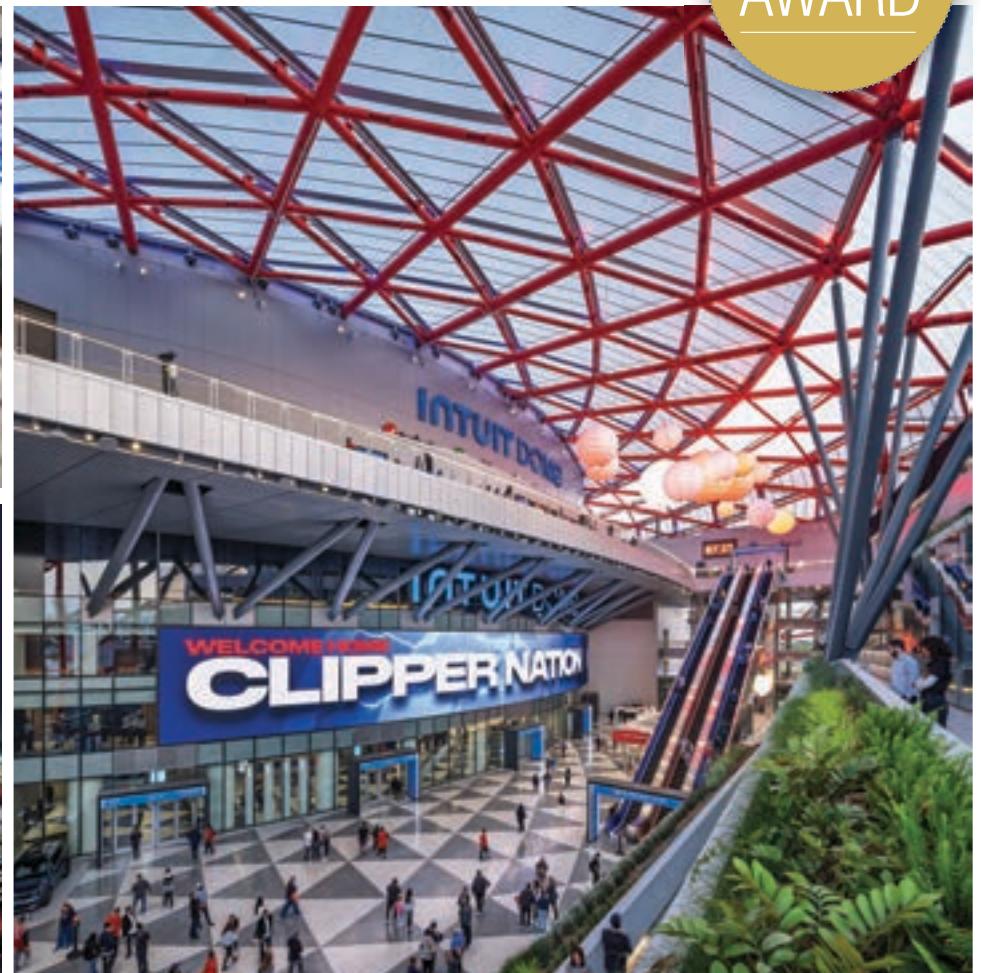
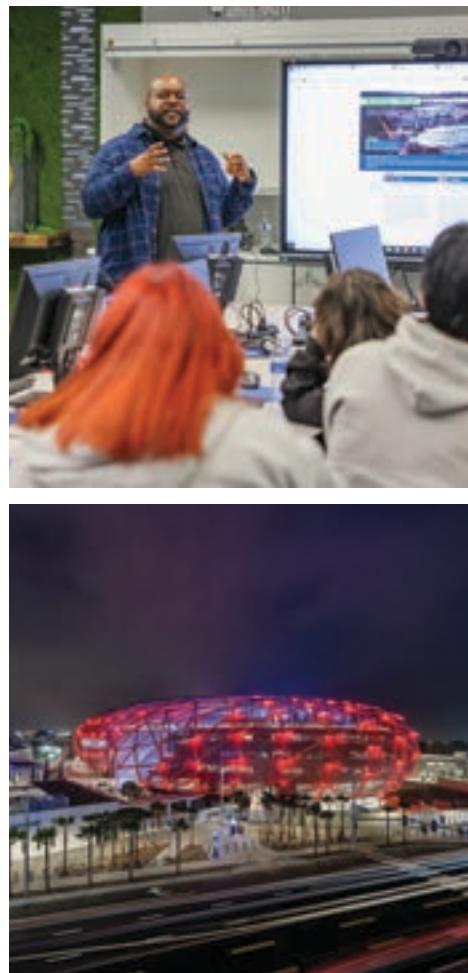
A game-changer in sustainable arena design and community impact, Intuit Dome topples all categories in innovative sports architecture.

Although a high level of innovation has informed the design of the internal aspects of the Intuit Dome program, its connection to the surrounding neighborhood was also critical, both socially and sustainably. The LA Clippers worked with the City of Inglewood on a far-reaching benefits package which incorporates funding for schools, housing, infrastructure and jobs into the commitment to develop an arena with positive community impact.

Local Inglewood businesses are getting their first opportunity to take part in a massive global project in their own backyard. Workforce development programs have given second chances to union workers with good pay and benefits. With these commitments also comes looking toward the future of infrastructure in Inglewood.

The project set requirements and goals so that minority and local businesses participate in the project's success through subcontracting. The team also built a strong partnership with the ACE (Architecture, Construction, Engineering) Mentor Program, and brought the first-ever pre-apprenticeship program to Inglewood Unified School District.

Prior to the construction of Intuit Dome and SoFi Stadium just to the north, the unemployment rate in Inglewood was around 17 percent. Now, as job creation in the area has increased, the unemployment rate has declined to around 4 percent.



GOLD AWARD

NATURAL HISTORY MUSEUM COMMONS

City: Los Angeles
Developer: Natural History Museum of Los Angeles County
GC: MATT Construction
Architect: Frederick Fisher and Partners

One of major facility improvements occurring in Exposition Park in anticipation of the 2028 Olympics, the Natural History Museum Commons reinforces the historic campus's key role as a cultural and recreational magnet.

The new spaces in the NHM Commons enables the museum to expand and enhance the offerings of its existing public programs. A new, state-of-the-art 400 seat theater and multipurpose space supports the museum as a hub for discovery and dialogue.

Gatherings of international and regional scientists, as well as community organizations, are now able to enjoy live performances, film, and video streaming of research expeditions.

The project links the park entrance plaza, multipurpose theater, café and welcome center.

SILVER AWARD



BRONZE AWARD

LAS DAHLIAS

City: Los Angeles
Developers: National CORE
GC: National CORE
Architect: AC Martin

Las Dahlias was created through extensive collaboration with East LA residents and Los Angeles County leaders, ensuring the development serves new residents and the larger community alike.

Las Dahlias' location next to the Metro E line provides residents with convenient access to Santa Monica, Downtown LA, and the San Gabriel Valley, enabling them to commute efficiently to work, attend school and connect to essential services, ultimately fostering economic mobility and personal growth. Additionally, the project incorporates a pocket park on the property, providing accessible green space for both residents and the neighboring community to enjoy.



AFFORDABLE HOUSING

WEINGART TOWER 1

City: Los Angeles

Developer: Chelsea Investment Corporation / Weingart Center

GC: Swinerton / Emerson Construction

Architect: AXIS Architecture + Design

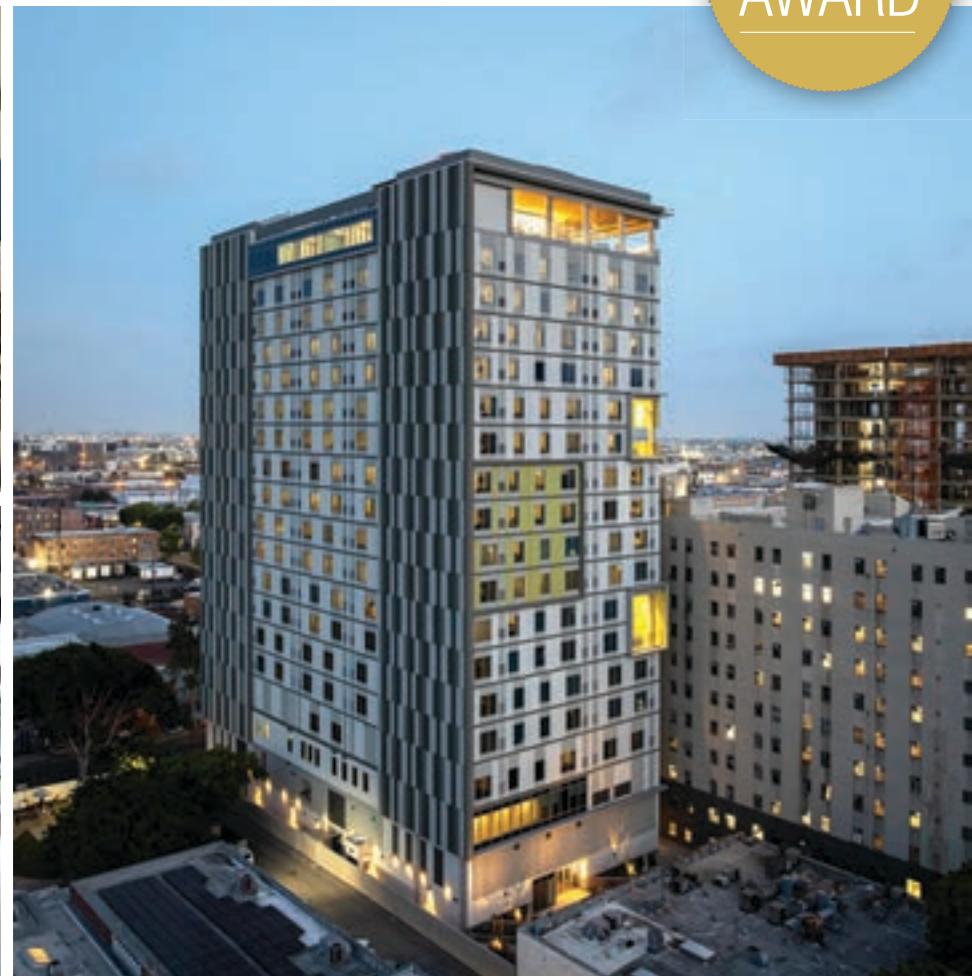
Swinerton served as the primary subcontractor to general contractor Emerson Construction for the construction of a new residential high-rise development. The 228,000 square foot development is the largest permanent supportive housing project in the City of Los Angeles' history.

The development sets the standard for permanent supportive housing in Los Angeles, offering homes and vital services such as job training and counseling.

Designed by Axis Architecture and inspired by an entitlement design from Joseph Wong Design Associates, the project champions energy efficiency, indoor air quality and water and resource conservation. The 19-story tower has 228 studio units, 47 one-bedroom units, and three two-bedroom management units. Residential amenities include a dining facility and commercial kitchen, community center, music room, art room, computer room, and outdoor decks.

In addition to housing, Weingart Tower 1A provides comprehensive wraparound services to assist individuals experiencing homelessness in achieving stability and self-sufficiency. These include spaces for classrooms and job training, counseling, and philanthropic administrative offices. The ground floor incorporates commercial space and one level of below-grade parking with 15 stalls.

The project team exceeded its workforce goals by working with local leaders and unions.



GOLD AWARD



SILVER AWARD

BRYSON LEGACY (TIE)

City: Los Angeles

Developer: The Richman Group California

GC: Staples Construction

Architect: AO

Bryson Legacy represents a meaningful contribution to Los Angeles' Westlake district, expanding affordable housing options with a design that respects and uplifts the community it serves.

Located in one of Los Angeles' most densely populated and culturally diverse neighborhoods, Bryson Legacy embodies a harmonious blend of tradition and progress, while providing 64 affordable apartments. The project's design reinterprets the elegance of Beaux-Arts architecture through a contemporary lens.

Rising six stories, the building consists of five residential levels of Type III-A construction over a Type I-A podium level, with a courtyard on the third story and a rooftop amenity deck with city views.



SILVER AWARD

WEST CARSON VILLAS (TIE)

City: Torrance

Developer: PATH Ventures

GC: RD Olson

Architect: KFA Architecture

West Carson Villas is a four-story, 111-unit affordable housing development in Torrance, designed to provide permanent supportive housing for low-income families and individuals, including those with special needs.

The project transforms a 1.49-acre site previously occupied by a vacant grocery store and auto repair shop, revitalizing the area with a thoughtfully designed building that reflects the surrounding neighborhood's character.

The design incorporates California Ranch-style architectural elements, including a repeated peaked roofline and scaled massing to harmonize with nearby single-family homes. The team adhered to a vision of sustainability and community impact.



CITRUS CROSSING

City: Glendale

Developer: Meta Housing Corporation

GC: Milender White Inc.

Architect: AC Martin

Citrus Crossing is a offers 127 new studio and one-bedroom units to seniors aged 62 or older who are earning 30-70% of area median income.

Situated at 900 E. Broadway, Citrus Crossing is close to The Americana at Brand and the Glendale Galleria. The five-story, 142,550 square foot development features a central courtyard and outdoor deck with garden, complemented by a pedestrian paseo along its eastern side.

Built on a municipally owned parcel, Citrus Crossing represents Glendale's ongoing mission to provide sustainable housing. The Glendale Housing Authority and Meta Housing received 4,000 rental applications for the project as it proceeded toward completion.

Congratulations to our honorees of the
**LOS ANGELES BUSINESS JOURNAL'S
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We're proud to see their hard work and achievements recognized!



David Kimball
Exec. Managing Director
West Los Angeles



Sam Devorris
Senior Vice President
West Los Angeles



John Cserkuti
Exec. Vice President
Santa Clarita Valley



Tom Oliver
Vice President
Santa Clarita Valley



Andrew Kim
Exec. Vice President
West Los Angeles



ICON OF THE YEAR



LEWIS HORNE

President, Greater Los Angeles, Inland Empire and Orange County
CBRE

This year marks Lewis Horne's 40th anniversary with CBRE. In his current role with the firm, Horne leads the strategic direction and performance of its Advisory Services business in Greater Los Angeles, Orange County and Inland Empire, which includes Advisory & Transaction Services, Asset Services, Capital Markets, Local Project Management, and Valuations. With over 40 years of experience at CBRE, he is deeply passionate about collaboration and promotes the integration of multiple disciplines to ensure strategic solutions for complex client assignments.

In addition to his professional achievements, Horne is an influential leader in the Los Angeles community, dedicating his voice, experience and time to address business and social issues, including the city's homelessness crisis. He is an ardent advocate for affordable housing in Los Angeles. Horne serves as co-chair for the Central City Association of Los Angeles, supporting its Homelessness Initiative, and he is a past chairman of the Los Angeles County Economic Development Corporation, the Los Angeles Chamber of Commerce and the LA Business Council.

Colleagues describe Horne as having an effervescent energy that is contagious. He worked his way up through the ranks at CBRE over 40 years, demonstrating dedication and perseverance. He has managed and mentored various leaders at CBRE, fostering better relationships among business colleagues and enhancing their professional growth. His mentorship and support have been instrumental in guiding many individuals toward success.

Horne's impact on Southern California's commercial real estate industry is significant. His passion for the entrepreneurial spirit of commercial real estate has not only elevated the industry but also inspired many to pursue careers in this field. Through his unwavering commitment and dynamic leadership, Horne continues to shape the future of commercial real estate in the region.

As an early adopter and advocate for workplace transformation, he championed the integration of innovative strategies and practices that prioritize employee well-being and collaboration.

CBRE

GOLD AWARD

Contact:
Gerald Singh, Senior Vice President
Tony Perez, Senior Vice President
John Dang, Director,
 Business Development

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HEALTHCARE | PRIVATE EDUCATION
COMMUNITY | INSTITUTIONAL

THE NEXT BIG DEAL



ALEXANDER HARROLD

Senior VP; Senior Director
Matthews Real Estate Investment Services

Alexander Harrold's significant accomplishments in commercial real estate reflect his leadership, industry expertise and outstanding transaction record. As a leader within the Matthews Industrial Division, he has played a pivotal role in shaping the company's industrial presence and expanding its reach nationally. His deep understanding of the private equity sector and established relationships with developers, institutions, and 1031 exchange buyers enable him to advise clients and execute high-value transactions successfully.

With over 500 transactions and more than \$1 billion in sales throughout his career to date, Harrold has consistently ranked among the top industrial agents in the country. In 2024, he was named the #1 producing agent in the US for Matthews. Notable transactions included high-profile deals with Builder's FirstSource (\$22 million), FedEx Ground (\$22 million), Amazon (\$17.51 million), Arm & Hammer (\$14.536 million) and Cold Storage (\$13.335 million), demonstrating his ability to close complex, large-scale deals across a range of markets.

In recognition of his exceptional performance, Harrold has received several prestigious industry awards, including being named a CoStar PowerBroker for Top Sale in 2024, a 2024 Influencer in Industrial by GlobeSt., and a multiple-time recipient of Matthews Legends Club and Circle of Excellence honors. His leadership and achievements underscore his status as a standout figure in the industrial real estate sector.

Beyond internal success, Harrold has demonstrated leadership and innovation by building strong client relationships and providing strategic guidance that has raised industry standards. His consistent ability to deliver value and execute high-profile deals has set a benchmark for excellence in the industrial real estate sector. His innovative approach to complex transactions and market strategies has influenced the way the industry operates and continues to inspire his peers.

Harrold also plays a crucial role in mentoring both seasoned colleagues and new agents entering the industrial real estate sector.

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Celebrating partnership and community as we accept the 2025 Los Angeles Business Journal Award for the Skechers World Headquarters project.

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architecture interiors entitlements



RETAIL SALE OF THE YEAR



BILL BAUMAN
Newmark



JAY LUCHS
Newmark



KYLE MILLER
Newmark



VITAL STATISTICS

THE PARK AT CROSS CREEK

23401 Civic Center Way, Malibu

Deal Value: \$80 million

This transaction involves the sale of The Park at Cross Creek, the wildly successful Malibu retail center anchored by a custom-built Whole Foods Market.

Newmark arranged the sale of the center at 23401 Civic Center Way, which totals 39,350 square feet on 5.96 acres. The property is 100% leased and features a thoughtfully curated mix of complimentary restaurants and shops.

Jay Luchs, Bill Bauman and Kyle Miller represented the buyer and seller. The property will be managed and operated by PacificWest Asset Management Corporation headquartered in Costa Mesa.

Debuting in 2019, The Park at Cross Creek was the first

new retail center to open in Malibu in 35 years. Its diverse mix of locally owned small businesses and national retail tenants located in five buildings thoughtfully integrated into their surroundings, along with a sensory garden and multiple park spaces, proved popular with Malibu locals and visitors alike. That high esteem translated into the center being fully leased from the start, a trend that continues to today, and boasting a capitalization rate of 4.5%.

In addition to the Whole Foods Market, tenants calling the center home include Blue Bottle Coffee, Howdy's Sonrisa Cafe, Barefoot Dreams and a Tesla showroom.

NEWMARK

VITAL STATISTICS

DOLBY THEATRE

6801 Hollywood Blvd., Hollywood

Deal Value: \$51.6 million



The acquisition of the Dolby Theatre, a 180,000 square foot iconic venue located at 6801 Hollywood Boulevard, represents a landmark deal in the Hollywood entertainment and real estate sectors. The Dolby Theatre, home of the Academy Awards since 2002 and a major cultural landmark, will be owned and operated by JEBS Hollywood Entertainment LLC, led by managing partner Elie Samaha.

The buyer, JEBS Hollywood Entertainment, is a renowned Hollywood production and entertainment company with a track record of success in managing iconic venues like the TCL Chinese Theatre.



WILL POULSEN
JLL



CHRISTOPHER BONBRIGHT
Avison Young





VITAL STATISTICS

NORTH BEVERLY DRIVE RETAIL COLLECTION

350-354 and 408-410 N. Beverly Dr.,
Beverly Hills

Deal Value: \$39.2 million

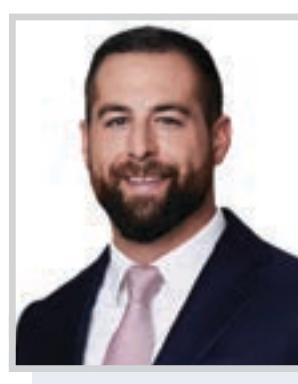
BRONZE
AWARD



JAY LUCHS
Newmark

KEVIN SHANNON
Newmark

ROB HANNAN
Newmark



KEN WHITE
Newmark

LAURA STUMM
Newmark

MICHAEL MOLL
Newmark

MICHAEL KOLCUM
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RETAIL LEASE OF THE YEAR



JIM SULLIVAN
Gateway Business Properties



ANDREW HARDEN
Gateway Business Properties



VITAL STATISTICS

815 N. Nash St., El Segundo

Square Footage: 25,300



GARY HORWITZ
JLL



KAMIL AGHA
JLL

Confirming consumer demand for entertainment, sports and pickleball, JLL signed California SMASH - Pickleball and Social Club to a new lease for a 25,300 square foot building located at 815 N. Nash in El Segundo.

California SMASH - Pickleball and Social Club will open in the converted industrial building in 2025.

Brett Drogmund, Founder of California SMASH, wanted to create a clubhouse type destination that encourages conversation, competition and camaraderie. Boasting nine cutting edge, padded indoor courts in a sleek, modern environment, California SMASH will offer a haven for players of all levels to hone their skills and engage in friendly competition.

JLL's Gary Horwitz and Kamil Agha represented California SMASH in the lease. The landlord, Gretchen B Farrell Trust, was represented by Jim Sullivan and Andrew Hardin of Gateway Business Properties.



VITAL STATISTICS

DATALAND AT THE GRAND LA

100 S. Grand Ave., Los Angeles

Square Footage: 20,000



In 2024, Lee Shapiro and Justin Weiss of Kennedy Wilson Brokerage represented Related California in the negotiation of an approximately 20,000 square foot lease for Dataland, a transformative cultural destination, at The Grand LA in Downtown Los Angeles.

Conceived by new media artist Refik Anadol, Dataland represents the world's first museum of AI art.

Launching in 2025, Dataland will join the renowned visual and performing arts institutions in the city's cultural and civic corridor including Walt Disney Concert Hall, The Broad, MOCA, The Music Center and Colburn School.



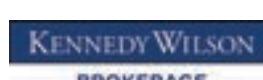
LEE SHAPIRO
Kennedy Wilson Brokerage



JUSTIN WEISS
Kennedy Wilson Brokerage



TANEL HARUNZADE
Kidder Mathews





VITAL STATISTICS

9527 W. Pico Blvd., Los Angeles

Square Footage: 19,000

BRONZE
AWARD

Zachary Card, Erik Krasney and Ryan Gurman of CBRE successfully negotiated the lease of a flagship free-standing building totaling nearly 19,000 square feet at 9527 W. Pico Blvd to a best-in-class national wine and spirits retailer.

This transaction is notable for the seamless transition facilitated by Card and his colleagues, ensuring a smooth handover from the outgoing tenant to the new occupant.

The CBRE team conducted a thorough study that revealed a significant lack of daily-needs retailers in the area. By targeting their marketing efforts towards the specific tenant type, they introduced a valuable service to the community.

CBRE



ZACHARY CARD
CBRE



ERIK KRASNEY
CBRE



RYAN GURMAN
CBRE



BLAKE MIRKIN
CBRE



SCOTT RIDDLES
CBRE

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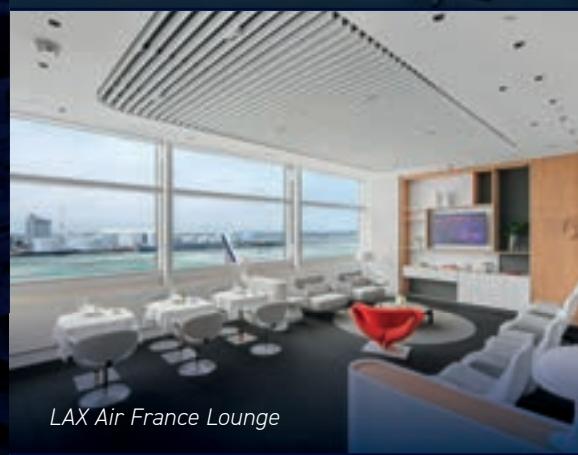
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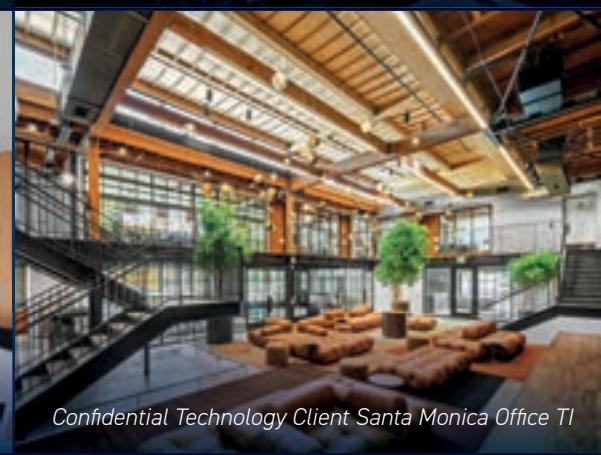
Walter P. Moore DTLA Relocation



Weingart Tower 1A



LAX Air France Lounge



Confidential Technology Client Santa Monica Office TI



Kaiser Permanente Watts Medical Offices / Kaiser Permanente Watts Counseling And Learning Center



OFFICE SALE OF THE YEAR



KEVIN SHANNON
Newmark

VITAL STATISTICS

ARBORETUM GATEWAY

2220 Colorado Ave., Santa Monica

Deal Value: Confidential

Arboretum Gateway is a headquarters creative office property spanning 225,773 square feet, located in Los Angeles' Santa Monica submarket.

Newmark co-head of US capital markets Kevin Shannon, executive vice chairman and head of Newmark's International Capital Markets group Alex Foshay, vice chairmen Ken White, Rob Hannan, Laura Stumm and Michael Moll represented the seller, Clarion Partners. The buyer was Drawbridge Realty, a San Francisco-based privately held real estate investment company partnered with KKR/Global Atlantic. Newmark co-president, Global Debt & Structured Finance Jonathan Firestone and director Henry Cassiday assisted on potential debt financing.

Arboretum Gateway is 100% leased to UMG Recordings, Inc., a wholly owned subsidiary of Universal Music Group N.V. (S&P: BBB) and serves as the company's operational headquarters. Universal Music Group is the world's leading and most diversified music company engaged in recording music, music publishing and audiovisual content.

The property features 13-13.5' ceiling heights with polished concrete floors, multiple high-end large conference rooms equipped with state-of-the-art equipment, an onsite food commissary and coffee bar lounge and outdoor usable decks. Additionally, the building is equipped with two onsite recording studios and immediate parking to office elevator access, which caters to the tenant's security-conscious music clientele.

**GOLD
AWARD**

NEWMARK



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VITAL STATISTICS

TOWER 777

777 S. Figueroa St., Los Angeles

Deal Value: \$120 million

Tower 777 is a one-million square foot Class A office tower located at 777 S. Figueroa Street in Downtown Los Angeles. The property sold for \$120,000,000 in a note sale.

Newmark co-head, US capital markets Kevin Shannon, vice chairman Paul Jones, Rob Hannan, Laura Stumm, Ken White, Mike Moll and senior managing director Brandon White represented the undisclosed buyer, a high-net-worth individual.

Built in 1991, Tower 777 is a landmark property spanning 1,024,794 square feet of quality office space. The 52-story tower is situated on a 0.73-acre site and was 55.5% leased to 33 tenants at the time of sale.

SILVER AWARD



MICHAEL KATHREIN

Eastdil Secured

ADAM EDWARDS

Eastdil Secured

STEPHEN SOMER

Eastdil Secured

BROOKE SILVER

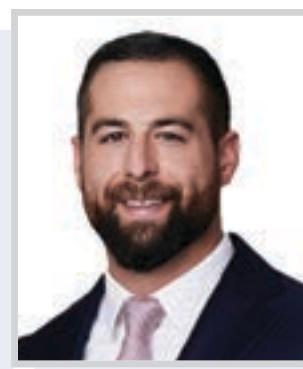
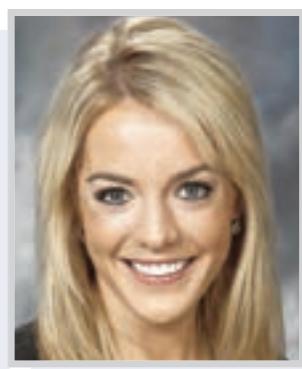
Eastdil Secured

KEVIN SHANNON

Newmark

PAUL JONES

Newmark



EASTDIL SECURED

NEWMARK

ROB HANNAN

Newmark

LAURA STUMM

Newmark

KEN WHITE

Newmark

MIKE MOLL

Newmark

BRANDON WHITE

Newmark

VITAL STATISTICS

FASHION NOVA GLOBAL HEADQUARTERS

407 N. Maple Dr., Beverly Hills

Deal Value: \$118.3 million

Fashion Nova's newly acquired 175,000 square foot trophy office building is set to become its new global headquarters, marking a significant relocation from its current base in the city of Vernon. The move signals a strategic expansion and further cements Fashion Nova's position as a powerhouse in the fast fashion industry.

The move to 407 N Maple Drive not only places the company in one of the most prestigious commercial districts in the world but also provides a state-of-the-art environment to support its expanding operations.



MIKE CONDON, JR.

Cushman & Wakefield



ERICA FINCK

Cushman & Wakefield



REID GRATSCH

Cushman & Wakefield



KYLIE RAWN

Cushman & Wakefield

BRONZE AWARD

CUSHMAN & WAKEFIELD



OFFICE LEASE OF THE YEAR



PETER HAJIMIHALIS
JLL



HAYLEY BLOCKLEY
JLL



CLAY HAMMERSTEIN
CBRE



DANNY REES
CBRE

VITAL STATISTICS

CITY NATIONAL 2CAL

350 S. Grand Ave., Los Angeles

Square Footage: 200,000

**GOLD
AWARD**

Clay Hammerstein and Danny Rees of CBRE successfully assisted their client, the Southern California Gas Company (SoCalGas), in securing a long-term lease for nearly 200,000 square feet to accommodate their headquarters relocation.

Leveraging their extensive network and market knowledge, Hammerstein and Rees collaborated with CIM Group, the owner and operator of City National 2CAL, to identify and secure a space that was not immediately apparent in the market. They completed the lease for a significant portion of the square footage off-market.

The CBRE team faced the unique and complex challenge of finding a suitable space that could accommodate SoCalGas's extensive office needs in a market with many distressed properties unable to transact. Their innovative approach enabled them to place their client in a desirable part of Downtown Los Angeles, meeting their client's square footage requirements and performance standards.



VITAL STATISTICS

CITY NATIONAL PLAZA

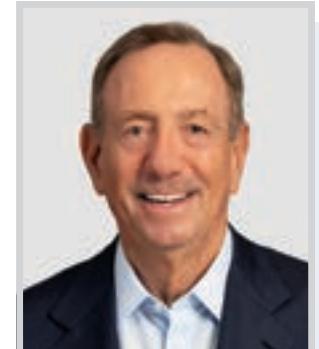
555 S. Flower St., Los Angeles

Square Footage: 81,840

**SILVER
AWARD**



JOHN BENDETTI
CommonWealth Partners



JAMES TRAVERS
Cresa



DAVIS OREN
Cresa

Jones Day is one of the world's leading law firms with a major presence in Downtown Los Angeles, thus the Cresa Team, comprised of Jim Travers and Davis Oren, competed against all the major commercial real estate brokerages in Los Angeles for this assignment.

Cresa delivered a comprehensive suite of reports, including relocation surveys and detailed financial breakdowns of the buildings' financial structures. Cresa played a key role in evaluating potential project management firms and architectural firms for the design and repositioning of the space, though the final selections were made by the client.





VITAL STATISTICS

2000 Avenue of the Stars, Los Angeles

Square Footage: 59,348



JLL represented Kayne Anderson Rudnick in a new lease for 59,348 square feet of office space at 2000 Avenue of the Stars in Los Angeles.

Kayne Anderson Rudnick is currently on a sublease that runs through July 2028. JLL's Jim Schoolfield negotiated a long-term extension and expansion on a direct basis starting August 1, 2028 protecting their position in the prestigious building.

This new lease allows Kayne Anderson Rudnick to remain in a premier address for years to come and supports their growth needs.



PAT MCROSKEY
CBRE



PATTI GILBERT
CBRE



AMANDA CALOF
CBRE



JIM SCHOOLFIELD
JLL



**ALSTON
& BIRD**



LOS ANGELES BUSINESS JOURNAL'S 2025 COMMERCIAL REAL ESTATE AWARDS

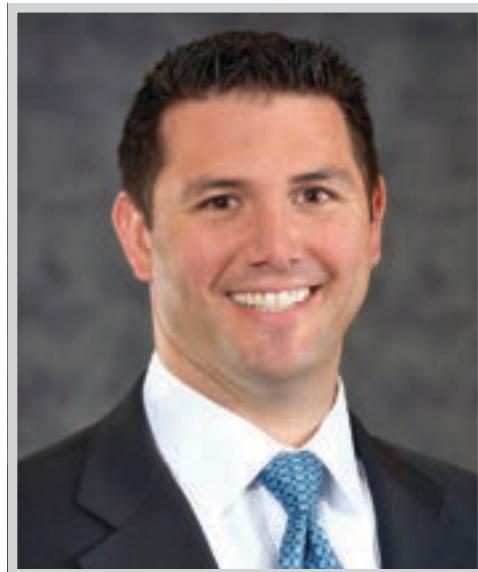
Congratulations to all award winners!



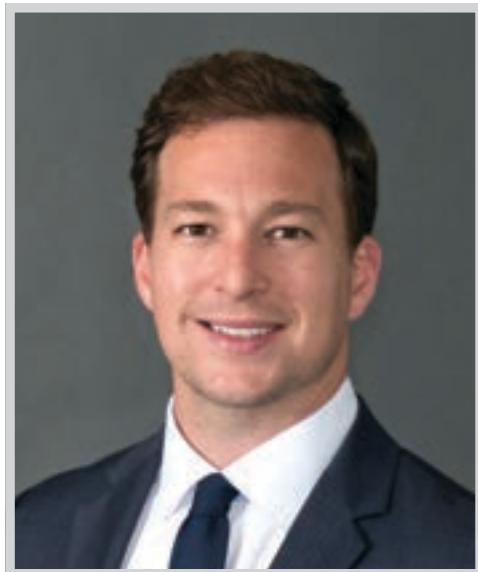
INDUSTRIAL SALE OF THE YEAR



DARLA LONGO
CBRE



JOE CESTA
CBRE



ERIC COX
CBRE



VITAL STATISTICS

SOUTH BAY INDUSTRIAL PORTFOLIO

25 W. Carob St., 1620 S. Wilmington Ave. and 1111-1121 W. Artesia Blvd., Compton

Deal Value: \$196.5 million

CBRE

CBRE National Partners' Darla Longo, Michael Longo, Joe Cesta and Eric Cox successfully facilitated the sale of the South Bay Industrial Portfolio, a significant transaction involving four high-quality, institutionally owned and operated distribution facilities in Compton.

This portfolio, totaling 546,866 square feet, is strategically located in the prime infill South Bay submarket. The properties feature 113 dock high loading positions, 386 auto parking spaces, 42 trailer spaces and fully secure yards, with immediate access to the SR-91 freeway. The portfolio is 100% leased to four committed tenants with an average WALT of 7.11 years and

below-market rents.

This transaction stands out due to its size and scope, being one of the largest scale portfolios sold in Southern California this year. The CBRE team faced the unique challenge of finding a buyer capable of acquiring such a large portfolio despite current market conditions and slowing industrial leasing rates. However, the strategic location and desirability of the properties generated a competitive bidding process.

CBRE's thoughtful and targeted marketing process, market knowledge and relationships ultimately led to a successful transaction.

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SILVER AWARD



BARBARA PERRIER
CBRE

DARLA LONGO
CBRE

MICHAEL LONGO
CBRE

REBECCA PERLMUTTER
CBRE

ERIC COX
CBRE

VITAL STATISTICS

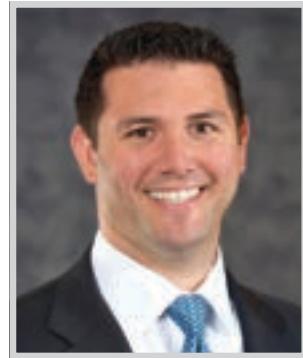
IRWINDALE INDUSTRIAL CENTER

5010 Azusa Canyon Rd., Irwindale

Deal Value: \$84 million

Barbara Perrier of CBRE, along with her team of professionals, successfully negotiated one of the largest industrial sales of the year in Los Angeles County. Rexford Industrial Realty acquired the 10.6-acre site at 5000 & 5010 Azusa Canyon Rd. for \$84 million. CBRE represented both the seller and the buyer in this transaction.

The transaction involves a substantial investment for a large site with high-quality, fully leased buildings. The acquisition enhances Rexford's presence in one of the strongest industrial markets in the country, characterized by low vacancy rates and high rental growth.



JOE CESTA
CBRE



JASON CHAO
CBRE



LYNN KNOX
CBRE



CASE DAHLEN
CBRE

CBRE

VITAL STATISTICS

WEST VALLEY DISTRIBUTION CENTER

8901 Canoga Ave., Canoga Park

Deal Value: Confidential

BRONZE AWARD

West Valley Distribution Center is a 154,328 square foot single-tenant distribution facility, in Canoga Park. Newmark Executive managing directors Bret Hardy, Jim Linn and Andrew Briner, associate director Aaron Banks, and co-head, US capital markets Kevin Shannon represented the undisclosed seller. The buyer is an institutional investment firm.

Located at 8901 Canoga Avenue, West Valley Distribution Center is strategically positioned on 7.7 acres in the North Los Angeles submarket. The property is fully leased on a long-term basis to Parts Authority, a leading tenant in the automotive aftermarket industry.

NEWMARK



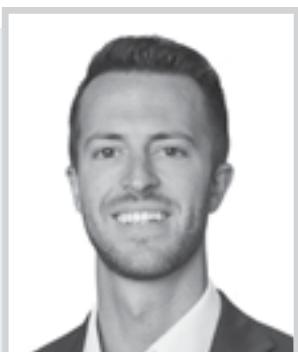
BRETT HARDY
Newmark



JIM LINN
Newmark



ANDREW BRINER
Newmark



AARON BANKS
Newmark



KEVIN SHANNON
Newmark



INDUSTRIAL LEASE OF THE YEAR



DANNY REAUME
JLL



RUSTIN MORK
JLL



VITAL STATISTICS

18175 & 18215 Rowland St., City of Industry

Square Footage: 700,000

JLL completed a 700,000 square foot industrial lease with American Starlink Logistics at 18175 and 18215 Rowland Street in the City of Industry.

The transaction involved leasing a two-building campus totaling 700,000 square feet, with each building measuring 350,000 square feet, marking it as the largest new lease in the infill Los Angeles submarket. A unique aspect of this deal was the successful leasing of two second-generation buildings together, which presented a significant challenge in the market.

JLL's Danny Reaume and Rustin Mork represented the landlord in the transaction.

This lease has the potential to create job opportunities for local workers across various sectors.



LAWRENCE PU
Pinnacle Real Estate Group

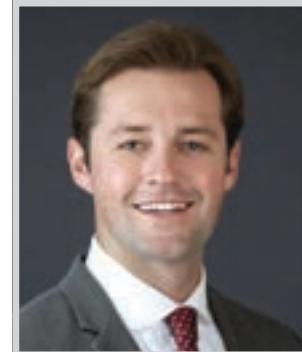


PINNACLE
ESTATE PROPERTIES, INC.

VITAL STATISTICS

13000 Temple Ave., City of Industry

Square Footage: 407,638



RIGSBY DUNCAN
CBRE



DANNY REAUME
JLL



RUSTIN MORK
JLL

JLL represented Sunny Distributor Inc in a new 407,638 square foot industrial lease at 13000 Temple Avenue in City of Industry.

The transaction involved leasing a rare, large building exceeding 400,000 square feet, which allowed the tenant to consolidate operations from multiple expensive buildings into a single, more cost-effective facility. The building's functionality and prime location made it an attractive option, enabling the tenant to achieve significant cost savings while maintaining a strategic presence in a desirable area.

This lease has the potential to create job opportunities for local workers across various sectors.





VITAL STATISTICS

THE PROMENADE AT WESTLAKE

2501 W. Rosecrans Ave., Compton

Square Footage: 300,217

BRONZE
AWARD

This was a unique building with a cross-dock configuration, 100 dock high loading positions and approximately three acres of extra land for trailer storage, which was an ideal fit for the tenant. In addition, the proximity to LAX and the ports of Los Angeles and Long Beach was critical for the tenant.

Ownership invested heavily in modernizing this building and transforming its condition with a new roof, new interior and exterior paint, all new loading doors and dock equipment at all 100 loading positions, complete refurbishment of the existing offices including customized additions specific to the tenant's request.



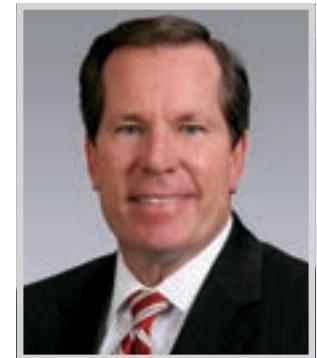
JOHN SCHUMACHER
CBRE



DARREN ROSS
Colliers



CHRIS SHEEHAN
Colliers



MIKE FOLEY
Colliers

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MULTIFAMILY SALE OF THE YEAR



MARC RENARD
Cushman & Wakefield



MANFRED SCHAUB
Cushman & Wakefield



MORGAN JACKSON
Cushman & Wakefield



VITAL STATISTICS

888 AT GRAND HOPE PARK

888 S. Hope St., Los Angeles

Deal Value: \$186 million

In what was one of largest urban transactions in Los Angeles in 2024, Cushman & Wakefield sold 888 at Grand Hope Park in Downtown Los Angeles for \$186 million.

A 34-story multifamily high-rise comprised of 525 market-rate residences and 10,457% of 100% leased ground floor retail, the property is located in the micro market of South Park.

888 at Grand Hope Park offers floor-to-ceiling glass, the highest percentage of units with panoramic views in the market, one of the largest amenity decks in the city, and an indoor/outdoor penthouse lounge on the 34th floor.

The property is blocks from the LA Live campus and the 2028 Summer Olympics, surrounded by higher education campuses for USC, UCLA, Arizona State University and one block to the Metro Rail and the \$2.6 billion D Line extension.

The property represented a rare opportunity for an investor to acquire a trophy Type-I property, located in the center of Los Angeles, at a material discount to replacement cost in a market with limited future supply and outsized rent growth potential.

Cushman & Wakefield's Marc Renard, Manfred Schaub and Morgan Jackson arranged the transaction.



VITAL STATISTICS

THE HIGHLANDS

25909 Rolling Hills Rd., Torrance

Deal Value: \$71.5 million

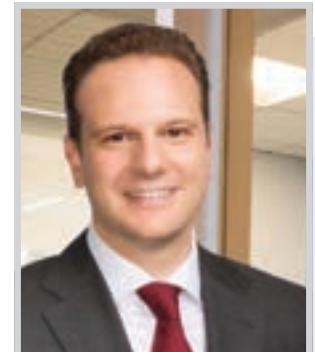


Priscilla Nee from CBRE's West Los Angeles office and Yasuyuki Kojima from CBRE's Hawaii office successfully collaborated to help their investor client acquire a trophy asset, The Highlands, a 121-unit luxury multifamily property in Torrance for \$71.5 million.

The CBRE team leveraged their strong relationships with both their client, Koto Estates Co. LTD and Eastdil Secured, who represented the seller. They presented such a compelling offer that the seller's agent recommended accepting Koto's bid before the call for offers date. This strategic move gave their client a significant competitive edge, ensuring the deal was closed swiftly and efficiently.



EUGENE CHONG
Eastdil Secured



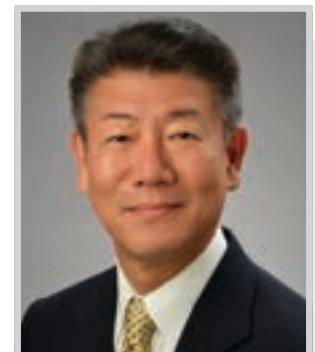
GEOFF BOLE
Eastdil Secured



JONATHAN MERHAU
Eastdil Secured



PRISCILLA NEE
CBRE



YASUYUKI KOJIMA
CBRE





VITAL STATISTICS

349 S. LA FAYETTE PLACE

349 S. La Fayette Place, Los Angeles

Deal Value: \$43.4 million

BRONZE
AWARD

Colliers completed the sale of a three-story, 120-unit apartment community in the historic Los Angeles neighborhood of La Fayette Park.

The community consists of a 90,983 square foot building on a 43,000 square foot lot. Located on a wide, tree-lined street at 349 S. La Fayette Place, the asset generated multiple competing offers and sold for \$43,440,000 approximately \$362,000 per unit and \$477 per square foot.

Colliers vice chair Kitty Wallace and associate vice president Kalli Knight represented the buyer, the Housing Authority of the City of Los Angeles (HACLA), and the seller, California Landmark Group, in the transaction.



KITTY WALLACE

Colliers



KALLI KNIGHT

Colliers



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HOSPITALITY SALE OF THE YEAR


BRANDON MICHAELS

Marcus & Millichap


MATTHEW LUCHS

 Zacuto Group
 (formerly Marcus & Millichap)

LESLIE HARO

City Street Commercial



VITAL STATISTICS

THE ABBEY

 686 N. Robertson Blvd.,
 West Hollywood

Deal Value: \$45 million

The sale of The Abbey Food & Bar and its sister location, The Chapel at The Abbey in West Hollywood, represents a landmark transaction in the LGBTQ+ nightlife and hospitality sector.

The 9,540 square foot property located at 686 N Robertson Boulevard in West Hollywood was acquired for \$27 million by tech and hotel entrepreneur Tristan Schukraft, representing a price per square foot of \$2,830. The transaction encompasses not only the physical real estate, but also the branding and intangible assets of one of the world's most iconic LGBTQ+ establishments. The operating business, trademarks and unparalleled legacy was also sold for an undisclosed amount. The transaction of both the underlying real estate and operating business was handled by Marcus & Millichap broker Brandon Michaels.

Schukraft, a longtime patron of The Abbey, has committed to preserving its legacy while introducing new ideas reflective of the evolving LGBTQ+ community. This generational purchase demonstrates the significant financial value and cultural importance of The Abbey, which has been a cornerstone of West Hollywood's LGBTQ+ scene for over three decades. Challenges included balancing the preservation of an international landmark with future development plans and achieving a transaction reflective of its cultural and historical value.

Marcus & Millichap


VITAL STATISTICS

EXTENDED STAY AMERICA

401 E. Albertoni St., Carson

Deal Value: Confidential

MICHAEL JOKHI
 CBRE


CBRE's Michael Jokhi transacted over 1000 hotel rooms in LA County, specifically for conversion to affordable housing. This most recent asset was formerly owned by one of the nation's largest hotel REITs and was sold to notable non-profit housing agency, the Weingart Center.

Through this work, this property will be transformed into 107 apartments, including 106 units of permanent supportive housing. These public-private partnership efforts continue to transform the landscape of housing affordability by easing the supply-demand constraints on a local level, without ground up construction. This transaction is particularly noteworthy for both its scale and the significant positive impact it will have on the community.

CBRE

VITAL STATISTICS

THE SIRTAJ HOTEL

120 S. Reeves Dr., Beverly Hills

Deal Value: \$14 million


The sale of the SIRTAJ Hotel stands out as a landmark transaction, being the first hotel sale in Beverly Hills since 2021 amidst a challenging market for hospitality investments. This boutique property, located near Rodeo Drive and other iconic attractions, presented exceptional redevelopment and value-add potential, which fueled significant investor interest.

The deal required navigating the complex requirements of a Bankruptcy Court Trustee, including compliance with strict legal mandates and addressing multiple offers that initially fell short. Despite these challenges, the transaction was secured in under 30 days, thanks to a targeted marketing campaign and strategic negotiations.


EDDY NEVAREZ
 Marcus & Millichap

Marcus & Millichap

MEDICAL SALE OF THE YEAR



DANIEL SOLOMON
Kidder Mathews

VITAL STATISTICS

SOUTHERN CALIFORNIA VETERINARY HOSPITAL

5421 Topanga Canyon Blvd., Woodland Hills

Deal Value: \$2.8 million

This successful closing involved the Southern California Veterinary Hospital, a unique property located in prime Woodland Hills, just off Ventura Blvd.

Both the seller and buyer were exclusively represented by Daniel Solomon, leader of the Healthcare Real Estate Group at the firm's West LA office.

This deal attracted a lot of interest from a variety of buyers, including investors and veterinarians eager to occupy the space themselves, thanks to its outstanding location. While the existing lease with VetCor meant the property wasn't available for a new veterinarian to occupy the space, it demonstrated the property's desirability and ideal location.

Also included in the sale was a 14-year remaining billboard lease with Outfront Media, one of the largest outdoor media companies in the country.

Solomon competed against several other brokers in the industry to secure this listing. The seller ultimately felt confident in his specialization and knowledge in the space, along with Kidder Mathews' strong reputation.

Ultimately, a non-contingent offer was secured for seller, and 98.59% of the list price was achieved.

GOLD AWARD



VITAL STATISTICS

5632 Philadelphia St., Suites 202-204, Chino

Deal Value: \$1.9 million

SILVER AWARD

This transaction involved the sale of a newly built premium medical suite located in the rapidly growing area of Chino.

Strategically positioned adjacent to the Chino Promenade and Chino Towne Center, and just minutes away from the Chino Valley Medical Center, this property offers exceptional accessibility and convenience. Boasting excellent demographics and easy access to the 60 freeway, the suite is perfectly situated to serve a robust local healthcare market.

The deal was successfully executed by leveraging strong local expertise and highlighting the suite's proximity to major healthcare hubs and retail centers.



YU TU MILTON
Milton & Milton Preferred Properties



YAIR HAIMOFF
Spectrum Commercial
Real Estate, Inc.



MEDICAL LEASE OF THE YEAR



DAVE SMITH
CBRE



TIM VAUGHAN
CBRE



VITAL STATISTICS

SKYPARK MEDICAL CENTER

23550 Hawthorne Blvd., Torrance

Square Footage: 60,000

CBRE's Dave Smith and Tim Vaughan successfully negotiated a significant medical lease transaction for Torrance Memorial Health, totaling nearly 60,000 square feet. The deal included a 10-year lease renewal for two offices, measuring 21,000 and 26,000 square feet, respectively, and an additional 13,000 square feet for a new neurology center.

Torrance Memorial chose this building for the neurology center because of its proximity to the hospital and other medical facilities, ground floor access and prominent signage, ensuring they could best meet their patients' needs.

This transaction is notable not only for its size but also because the space needed for the new neurology center was occupied by another tenant. Smith and Vaughan skillfully negotiated the tenant's move-out to accommodate Torrance Memorial. By renewing the existing leases as part of the same deal, they were able to create a deal structure that gave building ownership long-term security and gave Torrance Memorial the ability to execute plans for the neurology center.

CBRE

VITAL STATISTICS

2825 Santa Monica Blvd., Santa Monica

Square Footage: 22,224



BRYAN LEWITT
JLL



CHRIS ISOLA
JLL



MONICA ENES
JLL

JLL signed UCLA Health to a 22,224 square foot medical office lease at 2825 Santa Monica Blvd. in Santa Monica.

The space primarily serves as the lab and medical office space for Dennis Slamon, MD, director of the Revlon/UCLA Women's Cancer Research Program. The extensive, existing laboratory build-out for Dr. Slamon within the premises was a key driver for UCLA Health to decide to renew its lease at the building.

JLL's Bryan Lewitt, Chris Isola and Monica Enes represented the landlord, Harrison Street Real Estate, with Anchor Health Properties serving as its third-party asset manager.



VITAL STATISTICS

18533 Soledad Canyon, Santa Clarita

Square Footage: 14,743

BRONZE
AWARD

JLL represented Northeast Valley Health Corporation (NEVHC) in a new lease in Santa Clarita. This is a 10-year lease extension and expansion (doubling in size) for Northeast Valley Health Corporation regarding their Santa Clarita Health Center.

This lease offers convenient access for patients and drives increased foot traffic to neighboring retailers. The expansion space was partially built-out for an adult daycare to use and NEVHC will be able to take advantage of some of the existing infrastructure to keep their construction costs lower.

JLL's Bryan Lewitt and Chris Isola represented NEVHC in the transaction.



TOM OLIVER
NAI Capital



JOHN CSERKUTI
NAI Capital



BRYAN LEWITT
JLL



CHRIS ISOLA
JLL

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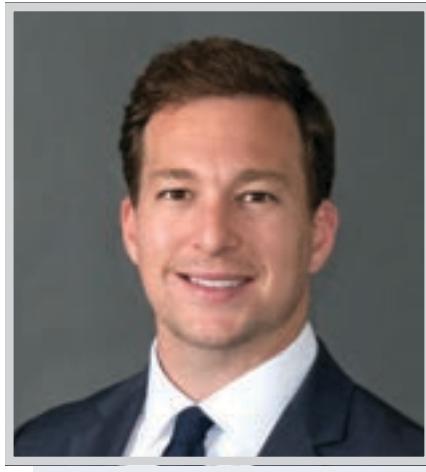




LAND SALE OF THE YEAR



BARBARA PERRIER
CBRE



ERIC COX
CBRE



JEFF STEPHENS
CBRE



VITAL STATISTICS

1925 and 1936 E. Vernon Ave.,
Vernon

Deal Value: \$61.5 million



JACK MERGENTHALER
CBRE



JOHN HILLMAN
CBRE



DARLA LONGO
CBRE



MICHAEL LONGO
CBRE



REBECCA PERLMUTTER
CBRE



JOE CESTA
CBRE



JACK CLINE
Lee & Associates



EVAN JURGENSEN
Lee & Associates



ANDY GAGE
Lee & Associates

CBRE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



VITAL STATISTICS

6201 - 6229 Bristol Parkway, Culver City

Deal Value: \$49 million

SILVER
AWARD

6 201 Bristol Parkway is an extraordinary 7.05-acre development site located in Culver City. CBRE sold the property for \$49 million, marking the largest multifamily development land sale, as measured by transaction value, in Los Angeles County since December 2022.

The sale represents an unparalleled development site assemblage of this scale in a highly sought-after market. 6201 Bristol Parkway is aligned to meet key goals and objectives stated in the Culver City General Plan 2045: 2021-2029 Housing Element.



KAMRAN PAYDAR

CBRE



KADIE PRESLEY WILSON

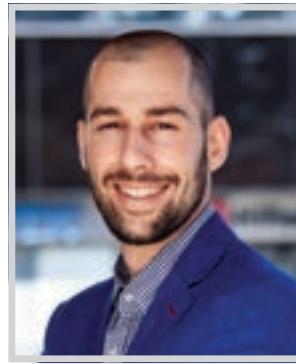
CBRE



LAURIE LUSTIG-BOWER

CBRE

CBRE



ERIC MANDELL

Ally Commercial Real Estate



GABE WILSON

Ally Commercial Real Estate



LUC HAWKSHAW

Ally Commercial Real Estate



MARK REYNOLDS

Ally Commercial Real Estate

VITAL STATISTICS

**SITE ADJACENT TO
MOTION PICTURE &
TELEVISION FUND CAMPUS**

Mulholland Drive, Woodland Hills

Deal Value: \$30 million

BRONZE
AWARD

Michael Slater of CBRE led the \$30 million transaction involving the sale of a 19-acre property adjacent to the Motion Picture and Television Fund campus in Woodland Hills to California Commercial Investment.

The site is set to be transformed into Livelle Mulholland, a 300-unit luxury senior living community.

Initially, the city was resistant to the number of units proposed by the developer, which were essential for the project's profitability. The CBRE team conducted a thorough analysis and presented compelling evidence to the city, highlighting the community's need for such a development. Their efforts ultimately convinced the city to approve the necessary entitlements.



BRYAN LEWITT

JLL



MICHAEL SLATER

CBRE

JLL

CBRE



LAND LEASE OF THE YEAR



TYLER DEL RE
Urbanlime Real Estate



LORENA TOMB
Urbanlime Real Estate

VITAL STATISTICS

OLIVE MOTEL

2751 W. Sunset Blvd., Los Angeles

Square Footage: 15,487

**GOLD
AWARD**

A long-term property owner in Silver Lake owned and operated a motel in an area that had undergone significant gentrification over the past 15 years. Urbanlime's Ty Del Re had established contact with the owner over five years ago to assess their level of interest in a sale. Urbanlime's Lorena Tomb had also developed a strong relationship with a local property owner who expressed interest in acquiring the site.

An initial meeting regarding their interest occurred in the summer of 2022, which was followed by an offer to purchase the real estate. The property owners were unwilling to sell but expressed a desire to step away from operating the motel. They were hoping to have someone lease the property and continue the same operation.

After multiple attempts to come to a mutually agreeable arrangement, a 99-year land lease was finalized with the parties. The ground lessee plans to reposition the asset into a high-end boutique hotel and add a F&B component.



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The Biltmore Los Angeles
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COMMUNITY IMPACT SALE OF THE YEAR



VITAL STATISTICS

EXTENDED STAY AMERICA

401 E. Albertoni St., Carson

Deal Value: Confidential



MICHAEL JOKHI
CBRE

CBRE's Michael Jokhi continues to play a pivotal role in helping to create affordable housing in California through creative adaptive reuse transactions. Through his efforts, he has transacted over 1000 hotel rooms in LA County, specifically for conversion to affordable housing. This most recent asset was formerly owned by one of the nation's largest hotel REITs and was sold to notable non-profit housing agency, the Weingart Center.

Through their work, this property will be transformed into 107 apartments, including 106 units of permanent supportive housing. The complexity of this deal is heightened by the necessity for a cooperative City, County, Housing Authority and the addition of State funding into the capital stack. These public-private partnership efforts continue to transform the landscape of housing affordability by easing the supply-demand constraints on a local level, without ground up construction.

The execution of this deal will allow for the Weingart Center to convert the existing hotel in Carson into The Weingart Primrose project which is set to bring significant value to the community with 107 studio apartments for unhoused individuals. This initiative is part of a broader effort to address homelessness in Los Angeles County through strategic acquisition, conversion and reprogramming of the sites.

CBRE

GOLD AWARD

COMMUNITY IMPACT LEASE OF THE YEAR



JOHN HILLMAN
CBRE



JEFF STEPHENS
CBRE



BRIAN HELD
CBRE



BOB HEALEY
CBRE

VITAL STATISTICS

450, 500, & 590 S. Central Ave.,
Los Angeles

Square Footage: 247,643

CBRE

The CBRE team led by John Hillman with Jeff Stephens, Brian Held and Bob Healey played a pivotal role in securing a vital lease for Los Angeles Sanitation and Environment's Livability Services Division (LSD).

The LSD consolidates several essential integrated programs designed to provide comprehensive services to the City, addressing and removing health and safety hazards, as well as solid waste from public areas.

When a unique property became available for lease, the team proactively reached out to the City of Los Angeles, leveraging CBRE's strong private/public partnership. The property, with its mix of offices, employee parking, truck parking and warehouse facilities, was an ideal fit for this critical city service division.

The team was able to ensure that the landlord met all the City's requirements, including demolishing the buildings at 450 and 590 S. Central to create additional parking and investing in significant enhancements to the building's interiors and exteriors.

GOLD AWARD



CONGRATULATIONS TO THE

Jeff Abraham Newmark	Liam Bredberg JLL	John DeGrinis Newmark	Patti Gilbert CBRE	Lewis Horne CBRE
Adam Abushagur Marcus & Millichap	Andrew Briner Newmark	Tyler Del Re Urbanlime Real Estate	Jake Glaser Lyon Stahl	Gary Horwitz JLL
Eric Adams Newmark	Gian Bruno Colliers	J.D. DeRosa Transwestern	Sam Glendon CBRE	Mai Hu Newmark
Kamil Agha JLL	Ron Burkhardt Newmark	Sam Devorris NAI Capital Commercial	Reid Gratsch Cushman & Wakefield	Chris Isola JLL
Martin D. Agnew Marcus & Millichap	Scott Burns JLL	Jonathan Dezzutti CBRE	Ari Greene Marcus & Millichap	Morgan Jackson Cushman & Wakefield
Eli Appel Marcus & Millichap	Sean Burton Cityview	Rigsby Duncan CBRE	Jacob Grieser Welltower	Michael Jokhi CBRE
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Nabil Awada Matthews Real Estate Investment Services	Elizabeth Capati Colliers	John Eichler Avison Young	Peter Hajimihalis JLL	Cory Jubran Nuveen Green Capital
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Bill Bloodgood Newmark	Mike Condon Cushman & Wakefield	Andy Gage Lee & Associates	Michael Hay Hay Investments, Inc.	Alex Kozakov CBRE
Geoff Boler Eastdil Secured	Mike Condon, Jr. Cushman & Wakefield	Javier Galvan Newmark	Bob Healey CBRE	Erik Krasney CBRE
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Shaya Braverman Keller Williams	Case Dahlen CBRE	Jeff Gerlach CBRE	John Hillman CBRE	Jaime Lee Jamison

2025 INDIVIDUAL NOMINEES



Brad Levin DAUM Commercial Real Estate	Michael Moll Newmark	Todd Payne Equity Commercial Real Estate	Ryan Rothstein-Serling Marcus & Millichap	Lorena Tomb Urbanlime Real Estate
Benjamin Lewin Marcus & Millichap	Melissa Moock CBRE	Rebecca Perlmutter CBRE	Steven Salas Newmark	James Travers Cresa
Bryan Lewitt JLL	Tony Morales Centurion Property Co.	Dan Perlstein Vars Real Estate	Manfred Schaub Cushman & Wakefield	Ante Trinidad Stevenson Real Estate Services
Jim Linn Newmark	Paige Morgan CBRE	Barbara Perrier CBRE	Jim Schoolfield JLL	Michael H. Tsaparian Lee & Associates Commercial Real Estate Services
Darla Longo CBRE	Rustin Mork JLL	Mark Perry CBRE	John Schumacher CBRE	Albert Valencia Ervin Cohen & Jessup LLP
Michael Longo CBRE	Caleb Morrison illi Commercial Real Estate	Craig Peters CBRE	Kevin Shannon Newmark	Jon Varsano Vars Real Estate
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Jay Luchs Newmark	Carl Muhlstein Muhlstein CRE	Aly Polo Newmark	Chris Sheehan Colliers	Joan Velazquez Ervin Cohen & Jessup LLP
Matthew Luchs Zacuto Group (formerly Marcus & Millichap)	Gabe Munson Newmark	Will Poulsen JLL	Matthew Siegel JLL	Patrick Wade CBRE
Geoff Ludwig Newmark	Shauna Naim ENS Realty	Jake Poxon Lee & Associates	Stefan Siegel illi Commercial Real Estate	Kitty Wallace Colliers
Laurie Lustig-Bower CBRE	Tigran Nalbandyan LA Premier Realty	Lawrence Pu Pinnacle Real Estate Group	Paul Sims Cushman & Wakefield	Steve Warshauer Coldwell Banker Commercial
Brett Lyon Lyon Stahl	Priscilla Nee CBRE	Jeff Puffer, SIOR Delphi Business Properties, Inc.	Michael Slater CBRE	Brian Weinhart Hill, Farrer & Burrill LLP
Eric Mandell Ally Commercial Real Estate	Janet Neman Kidder Mathews	Danny Rainer JLL	Jeffrey Smart Colliers	Brent Weirick JLL
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Mike Millea Lyon Stahl	Matthew Owens Primestor Development / AAREP	Scott Riddles CBRE	Scott Steuber CBRE	Karen Witteles The Real Estate Group
Kyle Miller Newmark	Samantha Pannier Greenberg Glusker LLP	Bennett Robinson CBRE	Matt Stratton Shawmut Design and Construction	Christopher Yu KW Executive KW Commercial
Yu Tu Milton Milton & Milton Preferred Properties	Sidney Saik Park New Star Realty & Investment	Rachel Rosenberg Thirty Three Group	Laura Stumm Newmark	Jake Zacuto Zacuto Group
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Blake Mirkin CBRE	Kamran Paydar CBRE	Darren Ross Colliers	Stacey Sullivan Hill, Farrer & Burrill LLP	



CONGRATULATIONS TO THE



1440 S. SEPULVEDA
Los Angeles
DEVELOPER: BCSP Sepulveda Property LLC
GENERAL CONTRACTOR: Stanhope Company and Destination West Builders
ARCHITECT: Ware Malcomb
SQ FT: 3,000



ALSTON & BIRD, LOS ANGELES OFFICE
Los Angeles
GENERAL CONTRACTOR: Skanska -LA Office
ARCHITECT: Carson Guest, design architects
SQ FT: 47,567



1550 LINCOLN
Santa Monica
DEVELOPER: WSC
GENERAL CONTRACTOR: MAS Construction Group
ARCHITECT: KFA Architecture
SQ FT: 103,000



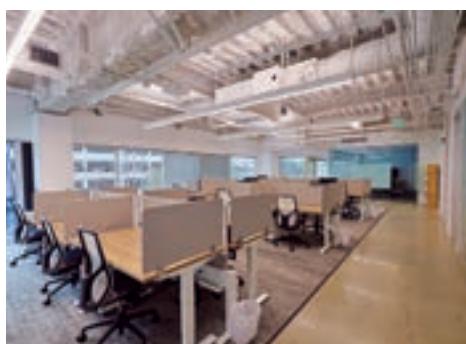
AMAZON DFX3
Los Angeles
DEVELOPER: Overton Moore Properties
GENERAL CONTRACTOR: Millie and Severson, General Contractors
ARCHITECT: HPA Architecture
SQ FT: 143,060



1640 14TH STREET
Santa Monica
DEVELOPER: Redcar Properties, LTD.
GENERAL CONTRACTOR: Del Amo Construction
ARCHITECT: HGA
SQ FT: 31,187



AVA ARTS DISTRICT
Los Angeles
DEVELOPER: AvalonBay Communities, Inc.
GENERAL CONTRACTOR: AvalonBay Communities, Inc.
ARCHITECT: OFFICEUNTITLED
SQ FT: 565,695



1640 SEPULVEDA
Los Angeles
DEVELOPER: Harbor Associates
GENERAL CONTRACTOR: Coastline Development Inc.
ARCHITECT: SAAIA
SQ FT: 165,000



BELLE ON BEV
Los Angeles
DEVELOPER: Cityview
GENERAL CONTRACTOR: WPIC Construction
ARCHITECT: AC Martin
SQ FT: 221,437



42XX
Marina del Rey
DEVELOPER: The Bradmore Group
GENERAL CONTRACTOR: Morley Builders
ARCHITECT: RIOS (Design Architect & Landscape Architect), House & Robertson Architects (Executive Architect)
SQ FT: 151,067



THE BOLT
El Segundo
DEVELOPER: CDC/Mar Ventures
GENERAL CONTRACTOR: PCL
ARCHITECT: Gensler
SQ FT: 150,000

2025 PROJECT NOMINEES



BRIDGE POINT VERNON II
Vernon
DEVELOPER: Bridge Industrial
GENERAL CONTRACTOR: Millie and Severson, General Contractors
ARCHITECT: Herdman Architecture + Design
SQ FT: 210,347



CEDARS-SINAI MARINA TOWERS BREAST IMAGING
Marina del Rey
DEVELOPER: Cedars-Sinai Health System
GENERAL CONTRACTOR: TIS Construction Services, Inc.
ARCHITECT: Abramson Architects
SQ FT: 4,450



BRIDGE POINT VERNON III
Vernon
DEVELOPER: Bridge Industrial
GENERAL CONTRACTOR: Millie and Severson, General Contractors
ARCHITECT: RGA Office of Architectural Design
SQ FT: 185,089



CITRUS CROSSING
Glendale
DEVELOPER: Meta Housing Corporation
GENERAL CONTRACTOR: Milender White Inc.
ARCHITECT: AC Martin
SQ FT: 145,180



BRYSON LEGACY
Los Angeles
DEVELOPER: The Richman Group California
GENERAL CONTRACTOR: Staples Construction
ARCHITECT: AO
SQ FT: 46,839



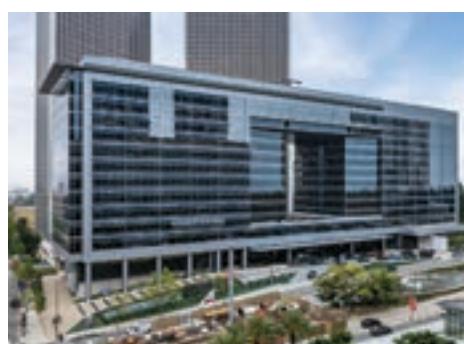
CONFIDENTIAL LAW FIRM
Century City
GENERAL CONTRACTOR: Clune Construction
ARCHITECT: HOK
SQ FT: 57,000



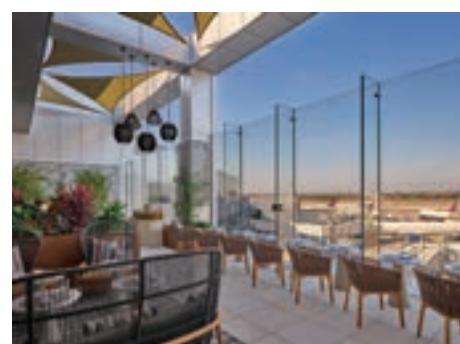
BUCK
Los Angeles
DEVELOPER: BUCK
GENERAL CONTRACTOR: Howard Building Corporation
ARCHITECT: Loescher Meachem Architects
SQ FT: 42,000



CONFIDENTIAL TECHNOLOGY CLIENT SANTA MONICA OFFICE TI
Santa Monica
GENERAL CONTRACTOR: Swinerton Builders
ARCHITECT: Kevin Daly Architects / Woods & Dangaran
SQ FT: 11,500



CBRE WORKPLACE360, WEST LOS ANGELES
Century City
GENERAL CONTRACTOR: HITT Contracting
ARCHITECT: CBRE Design Collective
SQ FT: 21,485



DELTA LAX PREMIUM LOUNGE
Los Angeles
DEVELOPER: Delta Air Lines
GENERAL CONTRACTOR: Clune Construction
ARCHITECT: Gensler
SQ FT: 10,000



CONGRATULATIONS TO THE



DIN TAI FUNG SANTA MONICA

Santa Monica

DEVELOPER: Rothschild Downes

GENERAL CONTRACTOR: JRM Construction West

ARCHITECT: Tag Front

SQ FT: 15,404



EREWHON COMMERCIAL KITCHEN

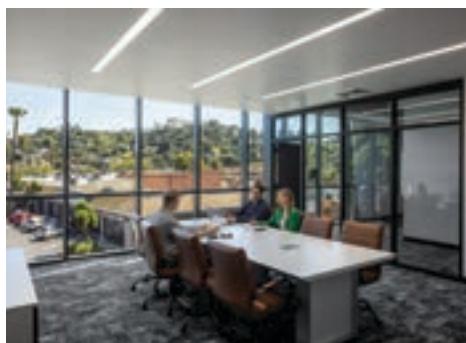
Los Angeles

DEVELOPER: Erehwon

GENERAL CONTRACTOR: CEG Construction

ARCHITECT: OC Design & Engineering

SQ FT: 110,784



EAST END GLENDALE

Glendale

DEVELOPER: East End Capital

GENERAL CONTRACTOR: DBaC Inc.

ARCHITECT: Bell Design Group

SQ FT: 76,541



GRAVITAS

Beverly Hills

DEVELOPER: Gravitas

GENERAL CONTRACTOR: PWI Construction

ARCHITECT: Kelly Architects

SQ FT: 28,000



ECHELON AT 6344 FOUNTAIN

Los Angeles

DEVELOPER: BARDAS Investment Group

GENERAL CONTRACTOR: Del Amo Construction

ARCHITECT: West of West

SQ FT: 60,000



HITT LOS ANGELES OFFICE

El Segundo

GENERAL CONTRACTOR: HITT

ARCHITECT: HOK

SQ FT: 16,000



EISNER HEALTH

Panorama City

DEVELOPER: SRI, LLC

GENERAL CONTRACTOR: Parker Brown Inc.

ARCHITECT: Birba Group

SQ FT: 12,000



HOPE PLAZA | CITY OF HOPE

Duarte

DEVELOPER: City of Hope

GENERAL CONTRACTOR: DPR Construction

ARCHITECT: CO Architects / EwingCole

SQ FT: 352,000



EQ OFFICE

Santa Monica

DEVELOPER: EQ Office

GENERAL CONTRACTOR: GCX

ARCHITECT: SkB Architects

SQ FT: 14,000



INTUIT DOME

Inglewood

DEVELOPER: Wilson Meany

GENERAL CONTRACTOR: AECOM Hunt /

Turner Joint Venture

ARCHITECT: AECOM

SQ FT: 2,712,650

2025 PROJECT NOMINEES



KAISER PERMANENTE WATTS MEDICAL OFFICES / KAISER PERMANENTE WATTS COUNSELING AND LEARNING CENTER

Los Angeles

DEVELOPER: Kaiser Permanente
GENERAL CONTRACTOR: Swinerton Builders
ARCHITECT: Perkins&Will
SQ FT: 166,900



MONTESORI SCHOOL

Torrance

DEVELOPER: KBDC, LLC
GENERAL CONTRACTOR: Parker Brown Inc.
ARCHITECT: KEUN Architecture, Inc.
SQ FT: 6,500



LAS DAHLIAS

Los Angeles

DEVELOPER: National CORE
GENERAL CONTRACTOR: National CORE
ARCHITECT: AC Martin
SQ FT: 95,321



MULLIN TRANSPORTATION DESIGN CENTER (MTDC) AT ARTCENTER OF DESIGN

Pasadena

DEVELOPER: Art Center College of Design
GENERAL CONTRACTOR: Del Amo Construction
ARCHITECT: Darin Johnstone Architects
SQ FT: 31,187



THE LAUREL APARTMENTS

Santa Monica

DEVELOPER: EAH Housing
GENERAL CONTRACTOR: Westport Construction
ARCHITECT: KFA Architecture
SQ FT: 37,000



NATURAL HISTORY MUSEUM COMMONS

Los Angeles

DEVELOPER: Natural History Museum of Los Angeles County
GENERAL CONTRACTOR: MATT Construction
ARCHITECT: Frederick Fisher and Partners
SQ FT: 27,000



LAX AIR FRANCE LOUNGE

Los Angeles

DEVELOPER: Air France Corporate
GENERAL CONTRACTOR: Swinerton Builders
ARCHITECT: Gensler
SQ FT: 11,727



PANDA INN

Pasadena

DEVELOPER: Panda Restaurant Group
GENERAL CONTRACTOR: Parker Brown Inc.
ARCHITECT: Arcadis
SQ FT: 12,000



LINCOLN INTERNATIONAL

Los Angeles

DEVELOPER: Lincoln International
GENERAL CONTRACTOR: Clune Construction
ARCHITECT: Perkins Eastman
SQ FT: 26,000



THE PARK AT LIVE OAK

Irwindale

DEVELOPER: Irwindale Partners, LP
GENERAL CONTRACTOR: Oltmans Construction Co.
ARCHITECT: RGA Office of Architectural Design
SQ FT: 813,562



CONGRATULATIONS TO THE



PARKVIEW PLACE

Los Angeles

DEVELOPER: Thomas Safran & Associates

GENERAL CONTRACTOR: LENA Construction

ARCHITECT: BSB Design Inc.

SQ FT: 140,665



SKECHERS EXECUTIVE OFFICE BUILDING

Hermosa Beach

DEVELOPER: Skechers USA, Inc.

GENERAL CONTRACTOR: McCarthy Building Companies, Inc.

ARCHITECT: DFH Architects, LLP

SQ FT: 61,000



REXFORD INDUSTRIAL BUILDING

Wilmington

DEVELOPER: Rexford Industrial

GENERAL CONTRACTOR: Parker Brown Inc.

ARCHITECT: WE Architects Group

SQ FT: 16,000



THATCHER YARD

Venice

DEVELOPER: Thomas Safran & Associates Development, Inc.

GENERAL CONTRACTOR: Morley Builders

ARCHITECT: HED

SQ FT: 127,959



SHAMROCK CAPITAL

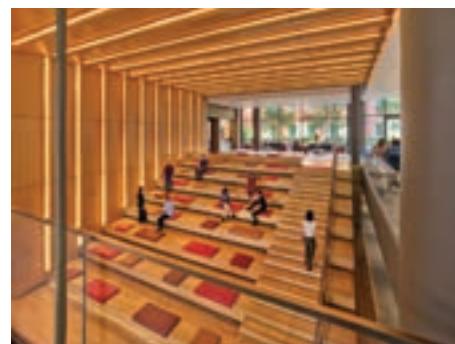
Los Angeles

DEVELOPER: Douglas Emmett

GENERAL CONTRACTOR: Sierra Pacific Constructors

ARCHITECT: Donaldson + Partners

SQ FT: 16,860



USC DR. ALLEN AND CHARLOTTE GINSBURG HUMAN-CENTERED COMPUTATION HALL

Los Angeles

DEVELOPER: University of Southern California, Viterbi School of Engineering

GENERAL CONTRACTOR: Turner Construction Company

ARCHITECT: HOK

SQ FT: 116,000



THE SHOPS AT HOLLYWOOD PARK

Inglewood

DEVELOPER: Hollywood Park

GENERAL CONTRACTOR: Webcor Builders

ARCHITECT: AO / BCV

SQ FT: 890,000



USC DRAMATIC ARTS BUILDING (DAB)

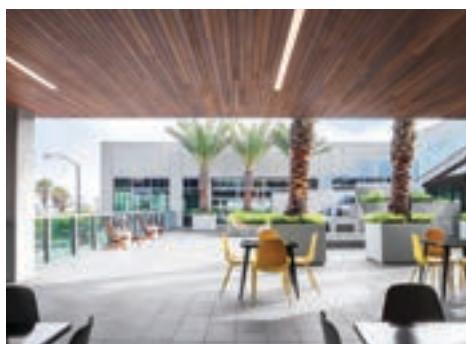
Los Angeles

DEVELOPER: University of Southern California

GENERAL CONTRACTOR: MATT Construction

ARCHITECT: Perkins Eastman | Pfeiffer

SQ FT: 36,418



SKECHERS DESIGN CENTER

Hermosa Beach

DEVELOPER: Skechers USA, Inc.

GENERAL CONTRACTOR: McCarthy Building Companies, Inc.

ARCHITECT: DFH Architects, LLP

SQ FT: 265,000



WALTER P. MOORE LOS ANGELES

Los Angeles

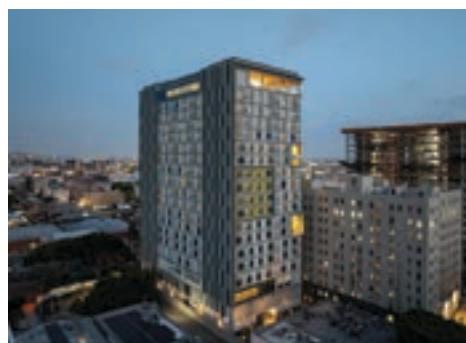
DEVELOPER: Walter P. Moore

GENERAL CONTRACTOR: Swinerton

ARCHITECT: HKS Architects, Inc.

SQ FT: 8,000

2025 PROJECT NOMINEES



WEINGART TOWER 1

Los Angeles

DEVELOPER: Chelsea Investment Corporation / Weingart Center
GENERAL CONTRACTOR: Swinerton / Emmerson Construction
ARCHITECT: AXIS Architecture + Design
SQ FT: 228,000



WESTERN STATES CARPENTERS TI

Carson

DEVELOPER: Western States Regional Council of Carpenters
GENERAL CONTRACTOR: Oltmans Construction Co.
ARCHITECT: SAA interiors + architecture
SQ FT: 78,556



WEST CARSON VILLAS

Torrance

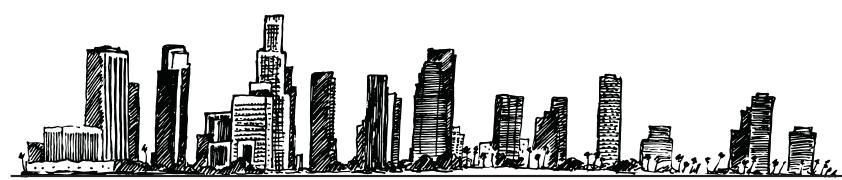
DEVELOPER: PATH Ventures
GENERAL CONTRACTOR: RD Olson
ARCHITECT: KFA Architecture
SQ FT: 150,000



WSRCC DOWNTOWN 10TH FLOOR TI

Los Angeles

DEVELOPER: Western States Regional Council of Carpenters
GENERAL CONTRACTOR: Oltmans Construction Co.
ARCHITECT: Austin Sandy Architects
SQ FT: 10,500



LOS ANGELES BUSINESS JOURNAL BEST Places to Work 2025

The 19th annual **Best Places to Work** awards will unveil the rankings of the companies in Los Angeles that are setting trends and redefining the employee experience.

This list of companies comes from top local employers that participated in a detailed survey conducted by Workforce Research Group. The survey ranks small, medium and large companies on subjects such as leadership, corporate culture, communications and much more.

CALL FOR NOMINATIONS

Nominate your organization today!

Nomination Deadline:

Friday, March 21

To nominate, please visit
labusinessjournal.com/events/bptw2025



Transformative Shifts in Los Angeles: Embracing Change for a Resilient Future

By DEAN HUNT

Los Angeles is undergoing a transformative shift in how people live, work, and play, driven by macroeconomic changes impacting commercial real estate. Capitalizing on these trends will shape a resilient future for our city, how our neighborhoods interact with people and its uses and ensuring a supply pipeline that is responsive in its evolution. In the wake of devastating wildfires, it is more evident than ever, the need for a streamlined development process.

HURDLES TO DEVELOPMENT

One of the primary obstacles to development in Los Angeles is the high cost of construction. For example, the average construction cost for a multifamily development in Los Angeles is around \$500 per square foot, significantly higher than the national average of \$398 per square foot. This disparity is driven by the high cost of materials and labor, as well as regulatory burdens that add to the overall expense. The ongoing developments and rebuilding efforts throughout Los Angeles, along with the current macro environment, are likely to contribute to rising costs.

Holding costs for development projects are slowing down transaction activity in the development sector. Projects with existing entitlements are more attractive because they have shorter development timelines. Rising interest rates and increased capital requirements for financing are adding to the overall costs, putting more pressure on the

entire development period. The expected rent growth across all commercial real estate asset types is not keeping up with these rising costs, which is affecting acquisition terms and putting pressure on sellers. Sellers' reluctance to lower prices and their ability to hold onto properties with historical financing deals are further constraining transaction flow, reducing development pipelines, and limiting the supply of products that meet current market demand.

Land restrictions and zoning laws present another significant hurdle. Los Angeles has some of the most stringent land use regulations in the country, which can limit the availability of land for new developments. These restrictions often lead to lengthy entitlement and permitting processes, adding time and cost to development projects.

THE IMPORTANCE OF SUPPORTING DEVELOPMENT

In the aftermath of the wildfires that ravaged parts of Los Angeles, the city has a unique opportunity to rebuild better and stronger. Supporting development is essential not only for economic growth but also for community resilience. Simplifying the development process will help expedite the rebuilding of homes and businesses, providing much-needed stability for affected communities.

Streamlined development processes have already shown promise in reducing bureaucratic delays and lowering costs. Los Angeles' Executive Directive 1 (ED1) has enabled more affordable housing projects to move forward

by cutting down on red tape and reducing city fees.

The executive order issued by Gov. Gavin Newsom waiving the California Environmental Quality Act and California Coastal Act for those seeking to rebuild the estimated 12,000 structures that have burned, along with Mayor Karen Bass' order requiring city staff to complete project reviews in 30 days and waiving some discretionary hearings, will serve as a test to show if development can be streamlined in a city as large as Los Angeles and how these projects will be perceived by investors and members of the community.

DEVELOPMENT OPPORTUNITIES BY ASSET TYPE

Development opportunities remain across commercial real estate types, including office, industrial, and multifamily, ensuring that the city remains vibrant and dynamic, meeting the needs of its diverse population.

- **Office Development:** The way people use office space is evolving, with a growing emphasis on flexible work environments. The demand for quality space with amenities remains strong, and the existing older product across Los Angeles is not necessarily meeting that need. To address excess supply, office conversions and redevelopment to other asset types like industrial and adaptive reuse projects offer an opportunity to address the city's needs for new quality space while taking undesirable vacant space off the market.

- **Industrial Development:** The Greater Los Angeles region remains a critical hub for

logistics and distribution, driven by its proximity to major ports and transportation networks. There are submarkets across the region that remain undersupplied from an industrial perspective, while others have seen an increase in sublease space, indicating a need for strategic planning to balance supply and demand.

- **Multifamily Development:** Multifamily development is crucial to the future of Los Angeles. The demand for housing remains high, driven by population growth and a shortage of affordable units. CBRE's research indicates that the multifamily sector has shown stable fundamentals, with rental rates continuing to rise. Streamlining the development process for multifamily projects can help address the housing crisis and provide more affordable options for residents, especially as we think about rebuilding and creating new, resilient development after the wildfires.

When we think about development, we have to try to predict the future of what demand will be in the next several years. By helping remove barriers to development, we can move more quickly to address the needs of the market and foster the city's growth and resilience. As Los Angeles continues to recover from the wildfires, a streamlined approach to development will be key to rebuilding and thriving in the years to come.



Dean Hunt is executive managing director, Greater Los Angeles, for CBRE. Learn more at cbre.com.

PROPERTY SPOTLIGHT

Colliers Presents: Innovative Office Space at California Market Center



JAVIER GUILLEN

Colliers is currently showcasing its exclusive leasing assignment, **California Market Center (CMC)**, located at 110 E. 9th Street. This dynamic space is where creativity and fashion come together to foster community in DTLA.

Brookfield Properties has transformed a key city block in DTLA's fashion district into the 1.9 million square foot CMC, a cutting-edge hub for creative office and mixed-use spaces. Spanning 13 floors across three amenity-rich buildings, CMC serves the thriving tech, entertainment, media, and fashion industries. Buildings A and B offer creative office spaces, while Building C is dedicated to fashion tenants and showrooms.

The design features spacious floor plates connected by exterior bridges, with views of an interior courtyard and plaza.



DISTINCTIVE FEATURES

- | Three-Building Campus
- | 131K Square Foot Contiguous Floor Plates for Office Use
- | Tenant-Exclusive Fitness Center & Basketball/Pickleball Court

- | 12K Square Foot Conference Center
- | Rooftop Skydeck
- | 15K Square Foot Curated Food Hall
- | Interconnecting Skybridges (on Six Levels)
- | Community Events and Fashion Venue
- | Situated Amidst DTLA's Vibrant Theatre District

The Colliers' Integrated Advisory Services Team—Matt Heyn, Ian Gilbert and Kristen Bowman—can structure lease deals to meet market needs, offering tenants flexible space in a dynamic, innovative hub. With large creative office spaces available in Buildings A & B, including contiguous space, options start at 35,000 RSF and beyond.

For leasing inquiries or to schedule a tour, please contact:

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