

# Los Angeles, California



## Urban-Suburban Submarkets Trends

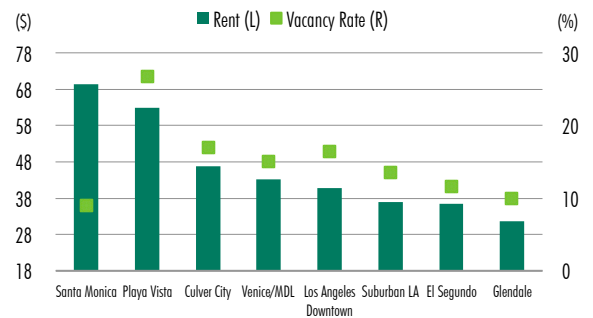
- Established live-work-play (LWP) submarkets in Los Angeles all feature high-quality office, retail and residential product. Established markets also have strong access to transit and are home to many of L.A.'s creative industry leaders.
- Emerging submarkets have some, but not all, of the elements present in the established markets. However, there is active development underway, and there are specific projects or tenants that helped transform these markets in recent years.
- In Santa Monica, there are currently 10 projects under construction within walking distance of new metro stops. Ridership will increase as more Santa Monica employees get rid of their cars, knowing they can take the train to Downtown L.A. in less than an hour.
- Culver City is also enjoying effects of new metro stops. The area is simultaneously going through an urban revitalization, which began with industrial-to-creative office conversions in an area known as "Hayden Tract." There are several mixed-use, transit-oriented development projects that will boost Culver City's LWP profile.
- Playa Vista is a master-planned community with notable tech and media occupiers, making it a natural LWP submarket.
- Various trends are shaping LWP dynamics in the emerging submarkets, from trendy retail and the presence of Snap Inc. in Venice, to creative conversions and new retail in El Segundo, to the development of the Americana Mall and subsequent housing boom in Glendale.

## Urban-Suburban Submarkets

Established	Emerging
Santa Monica	Venice/Marina Del Rey
Culver City	El Segundo
Playa Vista	Glendale

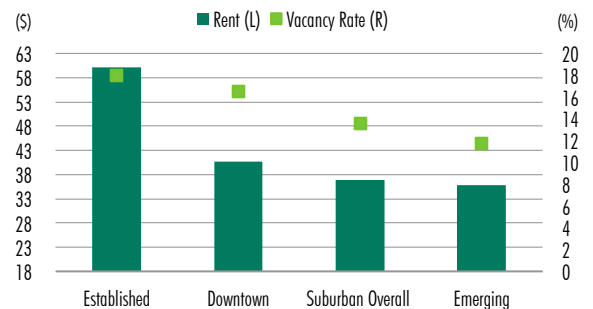
Source: CBRE Research, Q1 2017.

## Q1 2017 Vacancy & Rent by Submarket



Source: CBRE Research, Q1 2017.

## Q1 2017 Vacancy & Rent by Submarket Type



Source: CBRE Research, Q1 2017.

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