

Featured New Development:

[Site Prep in Progress for New Sweetgreen HQ in Jefferson Park](#)

- Fast-casual salad chain moving its offices from Culver City.
- In 2016, Sweetgreen moved from D.C. to Culver City.
- If you haven't been to Sweetgreen, think Chipotle for salads. Also be prepared to pay almost double for your meal if you're used to Chipotle's \$7 burritos.
- The Luzzato Company has commenced work on a 50k SF complex on a 1.5 acre site; some existing warehouse-type structures will be kept and repurposed.
- Jefferson Park is an old LA neighborhood with classic Craftsman homes. It's located just South of the 10 Freeway, East of West Adams/Culver City, and West of USC.
- Jefferson Blvd runs from Culver City, through West Adams & Jefferson Park to USC. There are dozens of old warehouses along this thoroughfare that are ripe for creative-office conversions.

[Find it on the Map](#)



Featured Leasing Update:

[TikTok Opens Culver City Office](#)

- TikTok is owned by Beijing-based ByteDance, which has been leasing 119k SF in Culver City since 2018.
- TikTok has 26 million subscribers, 60% between the ages of 16 & 24. Most users are currently located in Asia.

[Find it on the Map](#)

Featured RE Trade:

A 6-Unit multifamily property at 6051 Hillandle Dr in Highland Park sold for \$2.49mm, or \$415k / unit, \$585 PSF. It traded for a 13.6x GRM or 5.2% cap rate and includes on-site parking. There are (2) 1BR/1BA, (2) 2BR/1BA, & (2) 2BR/1BA+Patio Units. All of the units were freshly renovated and the property sold all-cash to a 1031 Exchange Buyer.

[Find it on the Map](#)

Local Politics:

[Exposition Park Master Plan Continues to Move Forward.](#)



Celebrity RE Update:

[Inside Akon's 2,000-acre Crypto-City in Senegal.](#)

Weekly Long-Read Suggestion:

[Mapping 26 Developments in Downtown LA's South Park Neighborhood.](#) These projects surround the LA Convention Center, where a \$1.2bn overall is planned to be complete before the 2028 Olympics.

Quote of the Week: "I constantly see people rise in life who are not the smartest, sometimes not even the most diligent, but they are learning machines. They go to bed every night a little wiser than they were when they got up and boy does that help, particularly when you have a long run ahead of you." – Charlie Munger

LA Restaurant Feature of the Week:

[La Usuluteca 2.](#) This tiny restaurant (one table) off West Adams Blvd won't show up on any top-10 lists, nor are the hipsters raving about it as the new "hot spot." It's been here for decades, I just happened to stop in after a nearby property tour for an excellent El Salvadoran Pupusa. Be prepared to order in Spanish.

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