

halO

A New  
Gathering Place  
in *DTLA*

RESTAURANTS · RETAIL · WELLNESS · ART



The Place to  
Meet, Eat, Drink,  
Snack, Feast,  
Delight, and *Just Be*







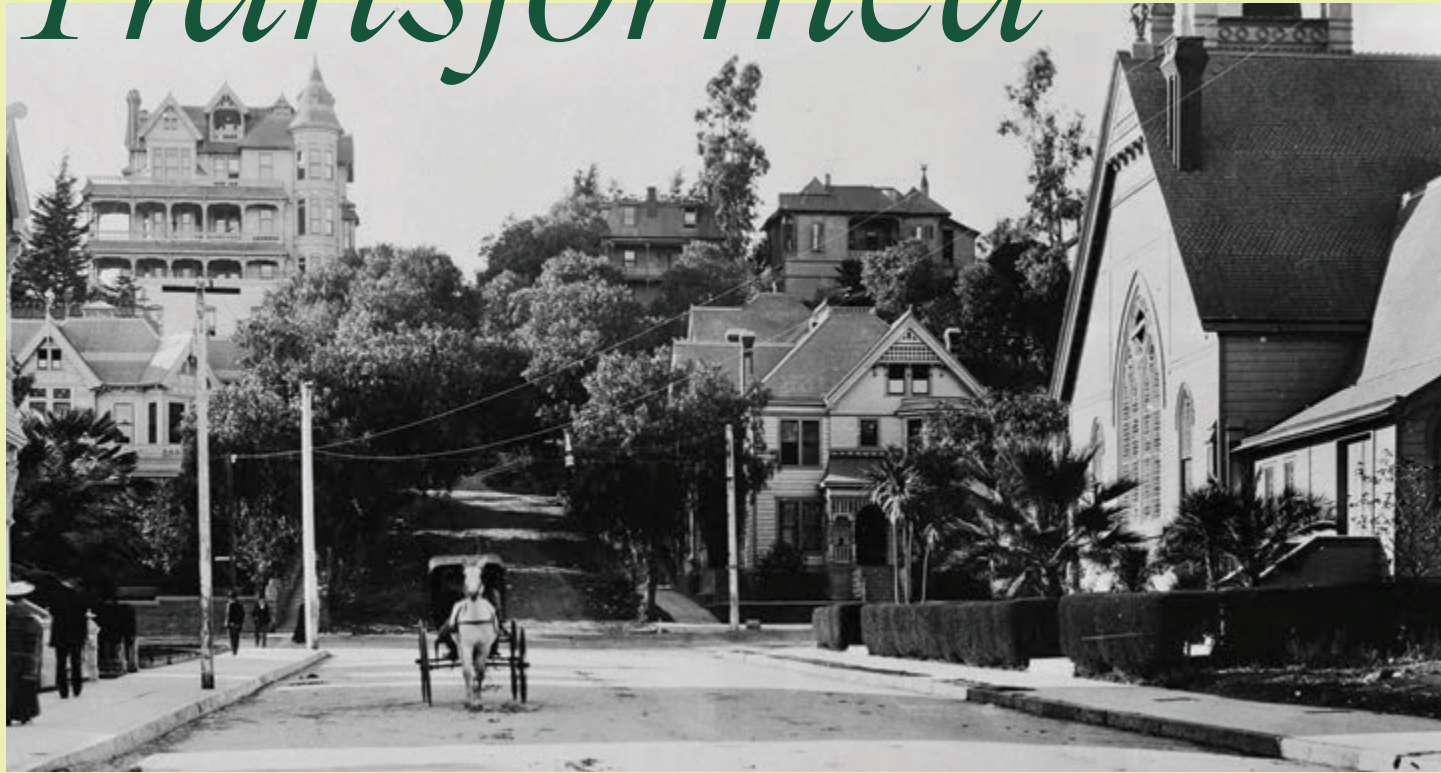


# Welcome to Bunker Hill

At the apex of DTLA on Bunker Hill, Halo is more than a physical location; it is a representation of the cultural rhythm growing in the area. With a nod to The City of Angels, Halo is a place that can exist nowhere else in the country, and yet stands as a universal symbol of positivity, vibrancy, energy and light. It exudes a sense of humanity and togetherness. Its simplicity is conversational and memorable. “Meet me at Halo” will become a phrase that makes sense to everyone and anyone in DTLA and beyond.

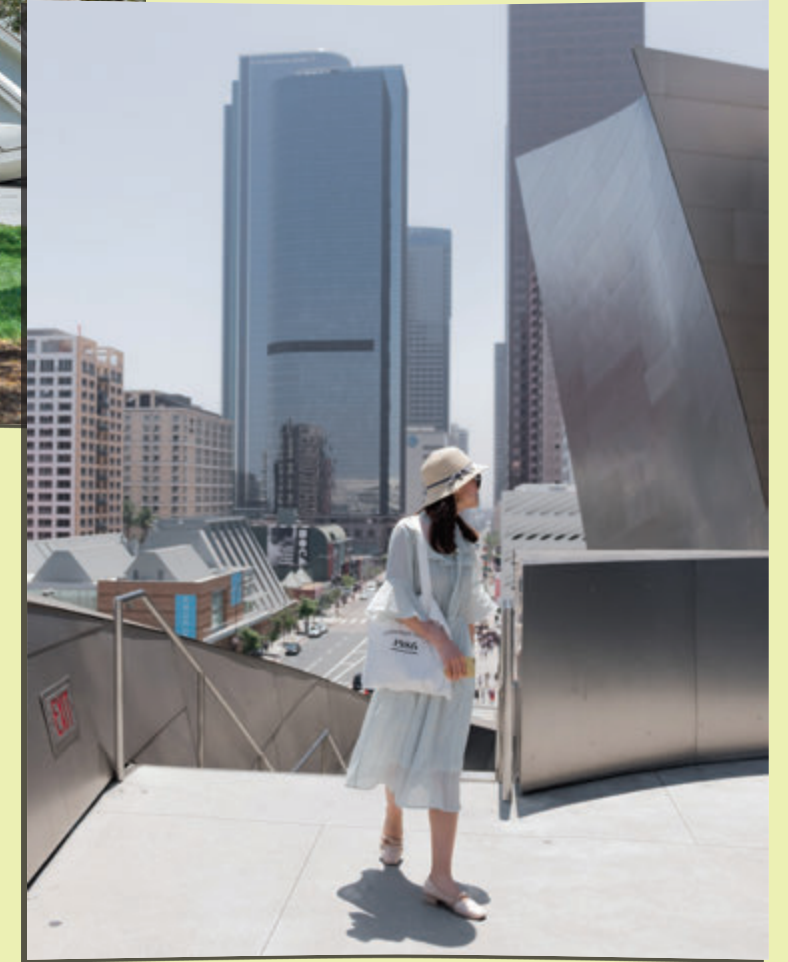


# A Neighborhood *Transformed*



As part of this placemaking transformation, Brookfield Properties, along with architecture firm Skidmore, Owings & Merrill and design group AvroKO, undertook a massive overhaul of the food, beverage, personal service, and cultural offerings housed in the Wells Fargo Center retail component, Halo. This new destination includes six-to-eight high-quality quick service restaurants and a top flight sit down restaurant. The acclaimed Patina Group's Nick + Stef's Steakhouse remains as part of the new community.

The award-winning landscape architecture firm Gustafson Guthrie Nichol (GGN) re-envisioned the outdoor space at Halo intended as a green and welcoming relief from the urban expanse of DTLA.





# Los Angeles

"I have always believed that every great city in history needs a vibrant center." - *Eli Broad*

## HALO TO...

### LOS ANGELES INTERNATIONAL AIRPORT

15 Miles

### BOB HOPE BURBANK AIRPORT

15 Miles

### HOLLYWOOD

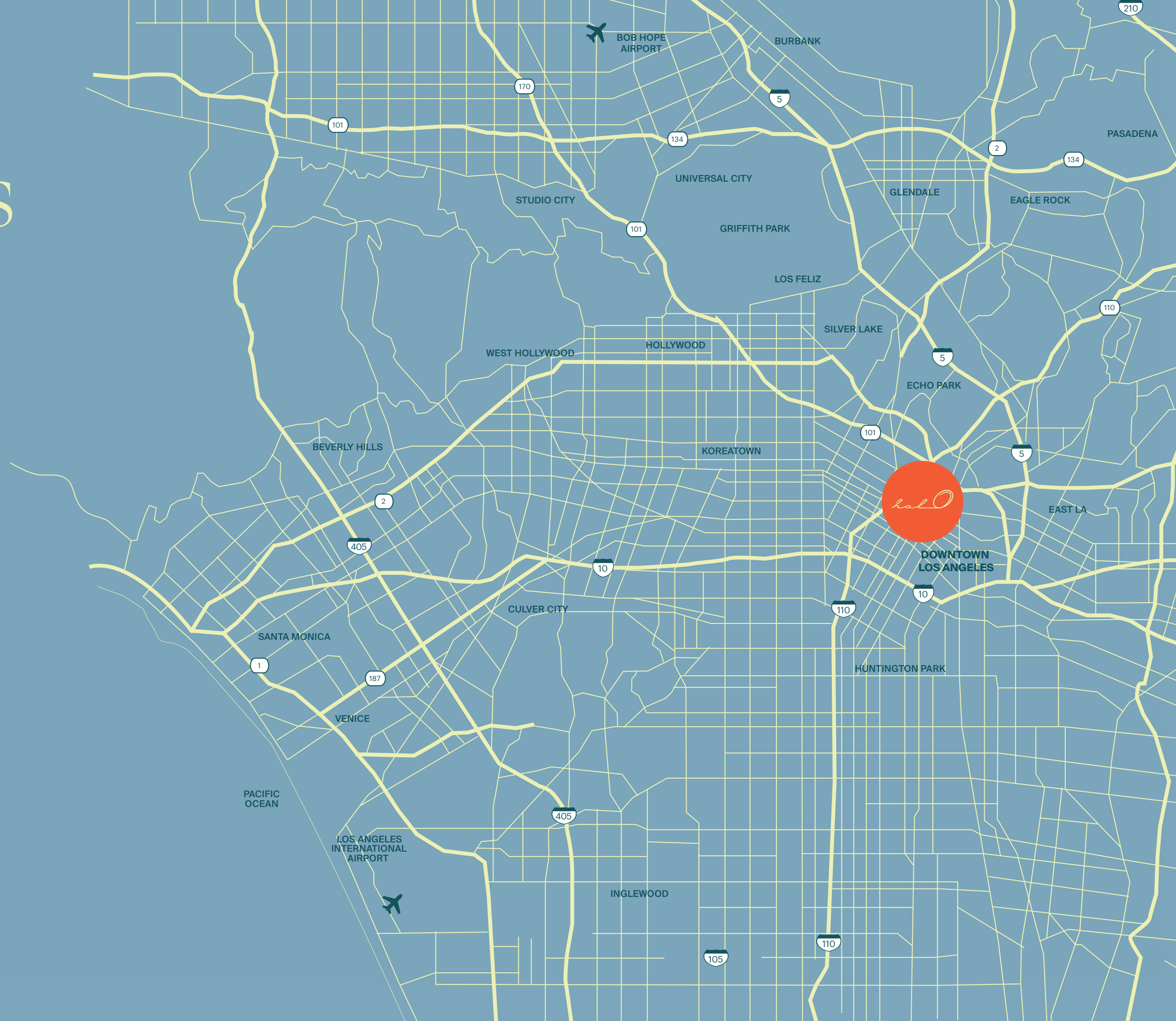
8 Miles

### BEVERLY HILLS

10 Miles

### SANTA MONICA

15 Miles





# DTLA Has *So Much* To Offer

1

**FIGAT7TH**  
  
Bath & Body Works  
BESPOKE Cycling Studio  
California Pizza Kitchen  
CoCo Fresh Tea & Juice  
DownTown Hi-Tech  
Five Guys  
George's Greek Grill  
Gold's Gym  
H&M  
LensCrafters  
MAC Cosmetics  
Mendocino Farms  
Morton's the Steakhouse  
New Moon Café  
Nordstrom Rack  
Ocho Mexican Grill  
Oleego by Parks BBQ  
Pizza Studio  
Salata  
Sephora  
Sprinkles Cupcakes  
Sunglass Hut  
Starbucks  
Target  
The Melt  
T-Mobile  
Twist & Grill  
Victoria's Secret  
Victoria's Secret Pink  
ZARA

2

**The Bloc**  
  
Alamo Drafthouse Cinema  
Bring Something to the Party  
Café Balzac  
Coffeewalk Yogurtalk  
District Bar/Kitchen  
DRNK Coffee + Tea  
Drybar  
Eli & Ella Rose  
Everytable  
Eyes on The Bloc  
GNC  
Hatch Yakitori + Bar  
Jewelry Pavilion  
Joey Restaurants  
LA Fitness  
Leo's Auto Detail  
Macy's Flagship  
Marco Valentino  
Marugame Udon  
Nordstrom Local  
Paper Source  
Qwench Juice Bar  
Starbucks  
T-Mobile  
Uniqlo  
USPS  
Video Vortex

3

**L.A. Live**  
  
Conga Room  
Fleming's Prime Steakhouse  
Glance Lobby Bar  
Illy Espressamente  
Katsuya  
Los Angeles Convention Center  
Lucky Strike Lanes  
Microsoft Theater  
Nest at WP24  
New Era Store  
Patxi's Pizza  
Red Mango  
Regal Cinemas L.A. LIVE  
Rock' N Fish  
Savoca

4

**Broadway Retail Corridor**  
  
A.P.C.  
Acne Studios  
Aesop  
Apple Store (coming soon)  
COS  
Daniel Patrick  
Foot Locker  
GAP  
Gentle Monster  
Jordan Brand  
Mykita  
Paul Smith (coming soon)  
Ross Dress for Less  
Urban Outfitters  
Vans  
West Elm

5

**Grand Central Market**  
  
Ana Maria  
Belcampo Meat Co.  
Bento Ya Japanese Cuisine  
Berlin Currywurst  
Chiles Secos  
China Café  
Clark Street Bread  
DTLA Cheese and Kitchen  
Donut Man  
Eggslut  
Fat & Flour  
G&B Coffee  
Golden Road  
Grand Central Jewelry  
Horse Thief BBQ  
Jose Chiquito  
Knead & Co. Pasta  
La Huerta  
La Fruteria  
La Tostaderia  
Lucky Bird  
McConnell's Fine Ice Creams  
Olio GCM Wood Fired Pizzeria  
The Oyster Gourmet  
PBJ.LA  
Prawn  
Press Brothers Juicery  
Ramen Hood  
Roast To Go  
Sari Sari Store  
Sarita's Pupuseria  
Sticky Rice  
Tacos Tumbras a Tomas  
Torres Produce  
Valeria's  
Villa Morellana  
Wexler's Deli

**Notable Hotels**  
  
Ace Hotel  
Courtyard by Marriott (at LA Live)  
Hotel Figueroa  
Hotel Indigo  
InterContinental Hotel  
JW Marriott  
NoMad Hotel  
O Hotel  
Ritz Carlton  
Sheraton  
The Freehand  
The Hoxton Hotel  
The L.A. Grand Hotel Downtown  
The Proper Hotel  
The Standard  
Wayfarer  
Westin Bonaventure







# *Bustling DTLA is Growing*

## STRONG MARKET DEMOGRAPHICS

**80K**

DTLA Residents

**500K**

Weekday Population

**\$123K**

Average Household  
Income of DTLA Residents

**38 YRS**

Median Age of Residents

**\$122K**

Average Household  
Income of DTLA Workers

**41 YRS**

Median Age of Workers

## BOOMING RESIDENTIAL MARKET

**37K+**

Units Constructed Since 1999

**4.8K+**

Units Under Construction

**95%**

Occupied in Current Stock

**29K+**

Units proposed





# HALO

Nestled between 2.5 million square feet of office space at the iconic Wells Fargo Center, Halo offers 65,000 square feet of retail opportunities, coupled with generous indoor and outdoor seating, lively gathering spaces, and regular arts programming.

Through its alternative work spaces, improved landscaping, and better sightlines, Halo improves connectivity and communication with the surrounding Bunker Hill sub-district.



# Bunker Hill

## At A Glance

### Residential Towers

- 1 Grand Tower - 391 units
- 2 The Emerson - 272 units
- 3 Bunker Hill Towers Apartments - 456 units
- 4 Bunker Hill Tower - 255 units
- 5 Promenade West Condos - 135 units
- 19 The Grand - 400 units

### Cultural

- 6 Colburn School of Music
- 7 The Music Center
- 8 The Broad
- 9 MOCA
- 10 Cathedral of Our Lady of the Angels
- 11 Los Angeles City Hall
- 12 The Los Angeles Public Library
- 13 Walt Disney Concert Hall

### Retail / Mixed Use

- 14 Wells Fargo Center / Halo
- 15 Vespaio
- 16 Otium
- 17 Patina
- 18 CAL Marketplace
- 19 The Grand
- 20 Grand Central Market

### Office

- 14 Wells Fargo Center - 2.5m sf
- 21 World Trade Center
- 22 Bank of America Plaza - 1.4m sf
- 23 Cal Plaza - 2.5m sf
- 24 400 S Hope Street - 710k sf
- 25 US Bank Tower - 1.4m sf
- 26 444 S Flower - 900k sf
- 27 The Gas Company Tower - 1.3m sf
- 28 One Bunker Hill - 285k sf

### Hotel

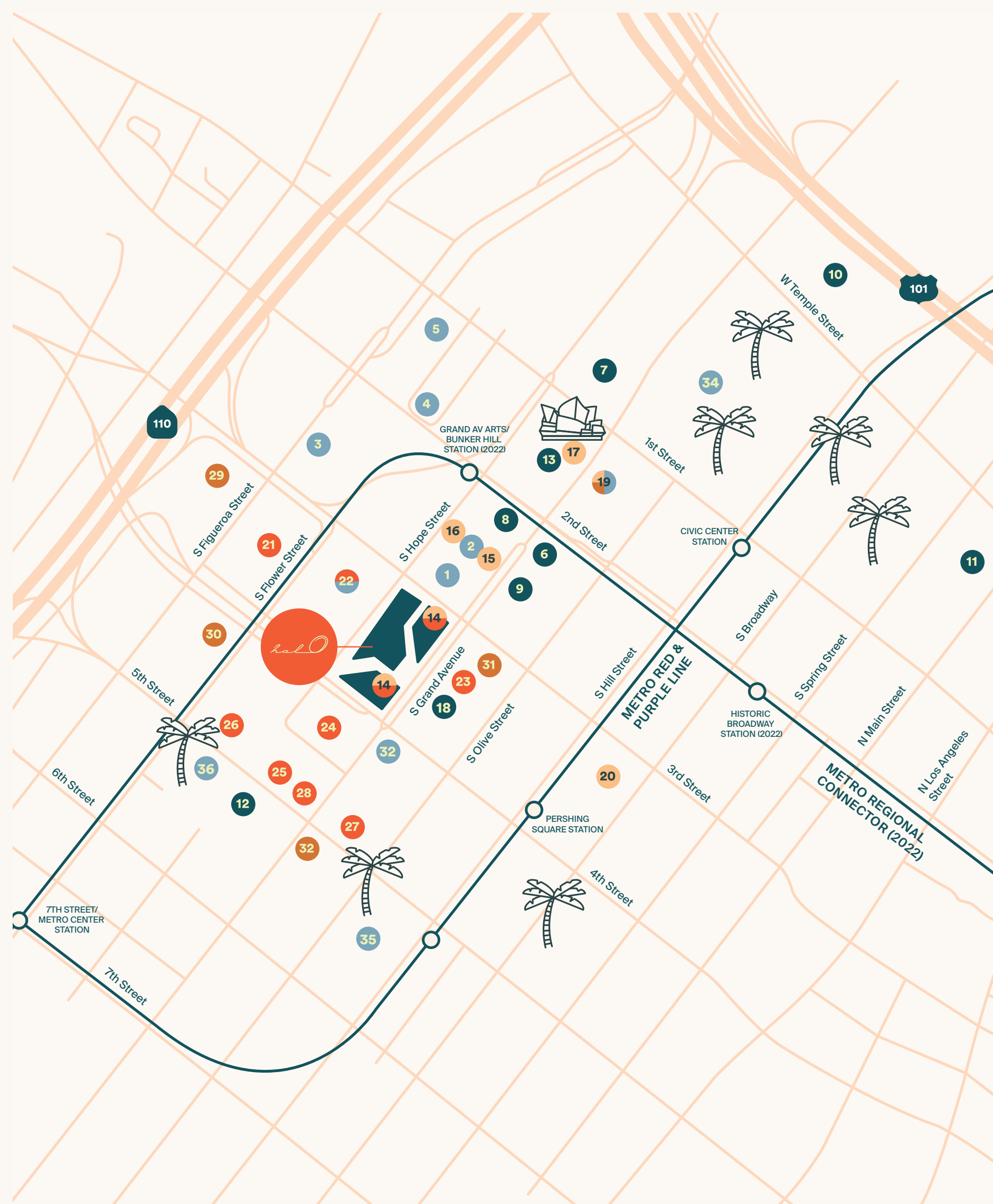
- 19 The Grand
- 29 The LA Grand Hotel Downtown
- 30 The Westin Bonaventure Hotel
- 31 Omni Hotel
- 32 Millenium Biltmore Los Angeles

### Green Space

- 33 Bank of America Plaza
- 34 Grand Park LA
- 35 Pershing Square
- 36 Maguire Gardens

### Metro Stations

- Grand Av Arts/Bunker Hill (2022)
- Historic Broadway (2022)
- Pershing Square
- Civic Center





HALO IS A STATE OF MIND

# A Place to *Unwind, Relax,* and *Recharge* Yourself

*“Think of Halo as a next generation food hall, with a cluster of restaurants from local names and national players alike.” - EATER LA*





# At the *Cultural* *Center* of DTLA

At Brookfield Properties, we are in the business of creating places that are experiential destinations. Halo is home to art exhibitions and live performances that bring world-class programming to locals, professionals, and visitors. We hope you'll visit us and explore the arts at Halo and Bunker Hill—you might just find yourself tempted by one of our inspired menus before you go.

Arts programming and sculptures from left to right: Intrude, Amanda Parer, 2016; Fountain Figure III, Robert Graham, 1983; Night Sail, Louise Nevelson, 1985; Signs of Life, John Van Hamersveld, 2017 and Four Arches, Alexander Calder, 1973.







# Make Halo *Home*

Halo brings national and local names together to create a vibrant community on the Hill. This light-filled space will house quick-service eateries, full-service restaurants, market vendors, sundries, and beauty & wellness services—everything under one roof.

## OPPORTUNITIES



### FULL-SERVICE RESTAURANTS

1-2 full service restaurants



### PERSONAL SERVICES

An enhanced tenant experience with a variety of health and wellness amenities.



### MARKETPLACE RESTAURANTS

6-8 quick service restaurants



### BEAUTY + WELLNESS

Quality, luxurious experiences designed for convenience.



### MARKET VENDORS

1-2 grab and go food stations



### SUNDRIES

All of the personal items you need (and might have forgot at home.)



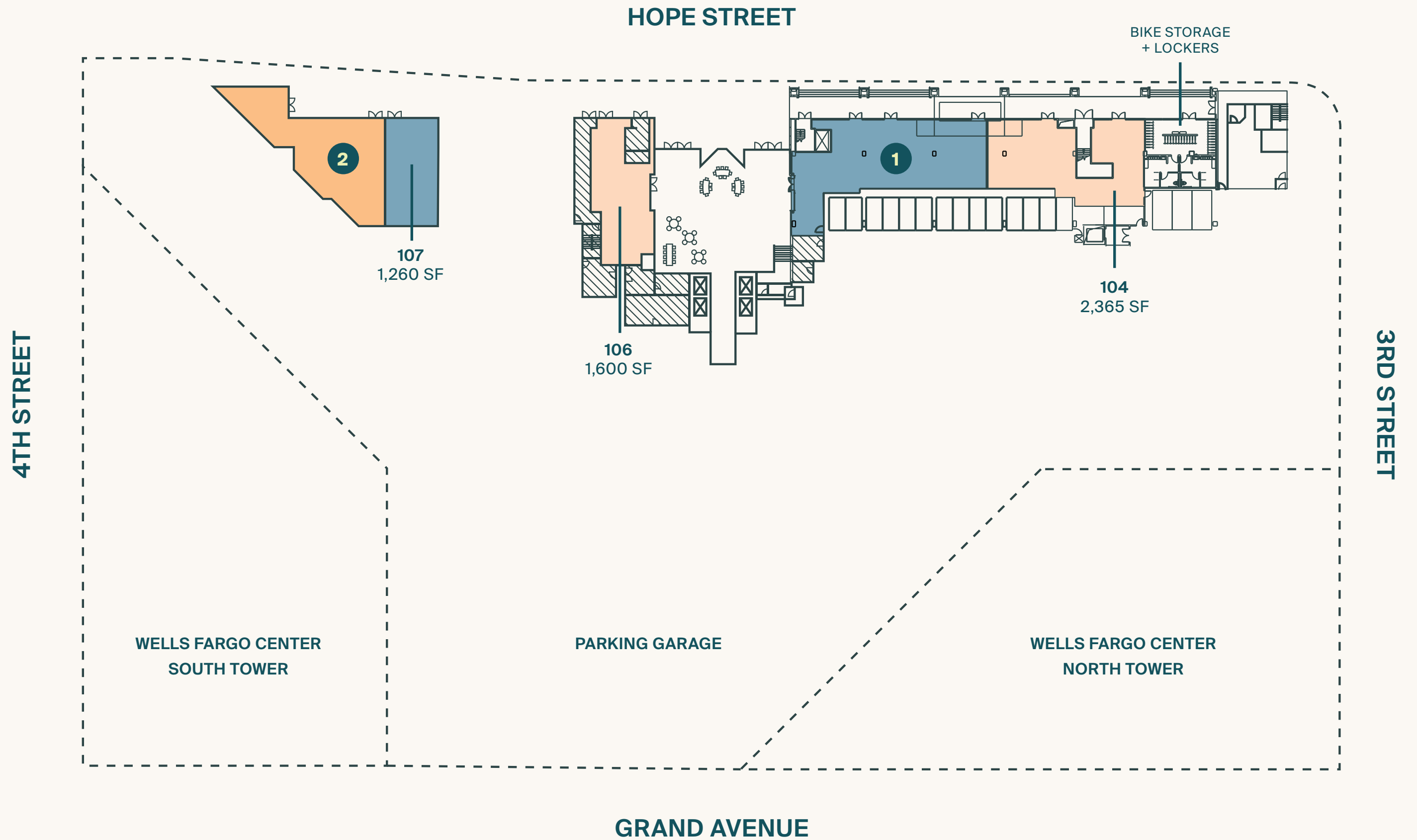


# HOPE STREET LEVEL



## MAP KEY

-  FOOD + BEVERAGES
-  RESTAURANTS
-  PERSONAL SERVICES
-  HEALTH + WELLNESS
-  OFFICE SUPPORT SERVICES





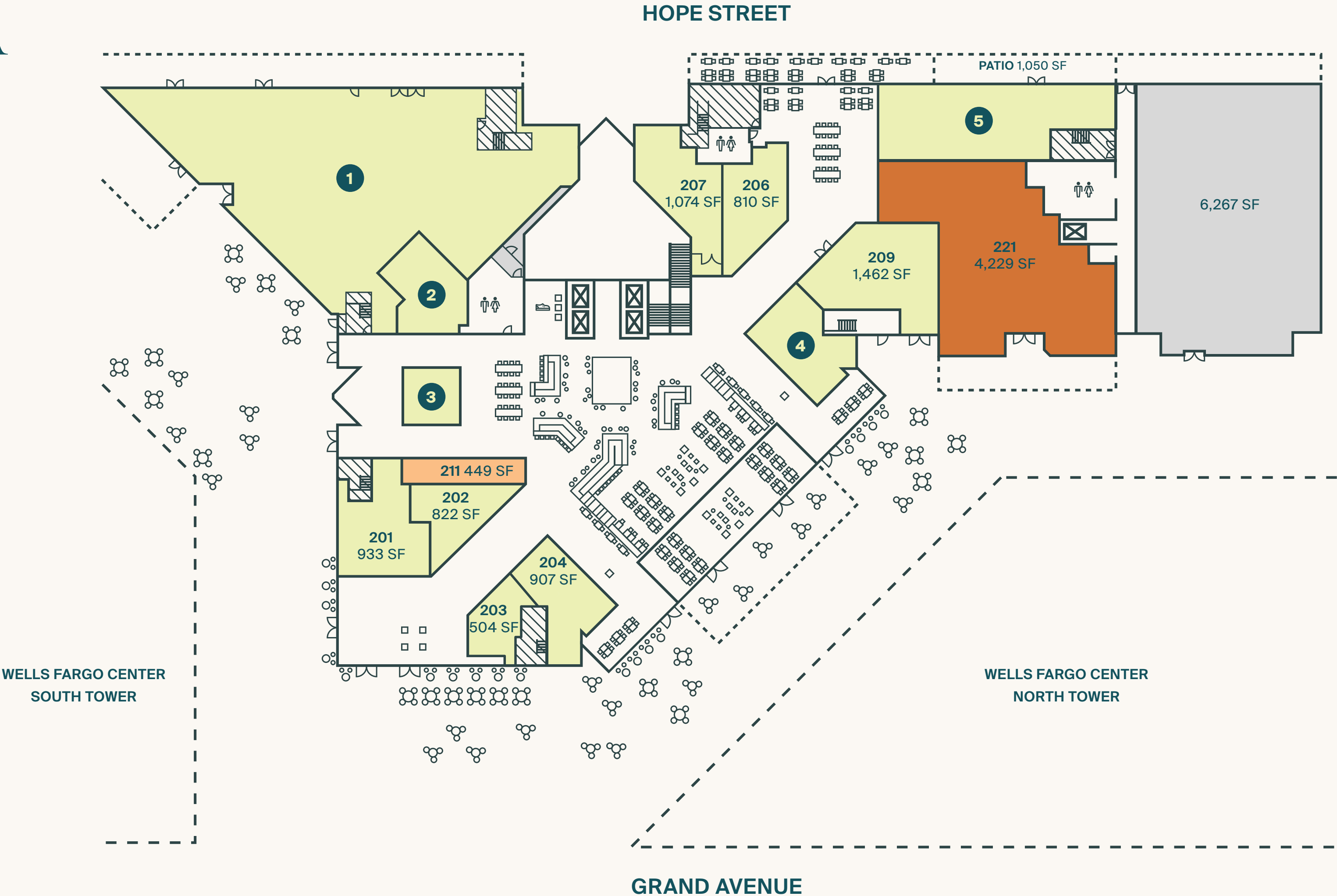
# PLAZA LEVEL

1 NICK STEF'S STEAKHOUSE



5 SHAKE SHACK®

- MAP KEY
- FOOD + BEVERAGES
  - RESTAURANTS
  - PERSONAL SERVICES
  - HEALTH + WELLNESS
  - OFFICE SUPPORT SERVICES





# UPPER LEVEL

1

THE PEAK  
*at*  
halO

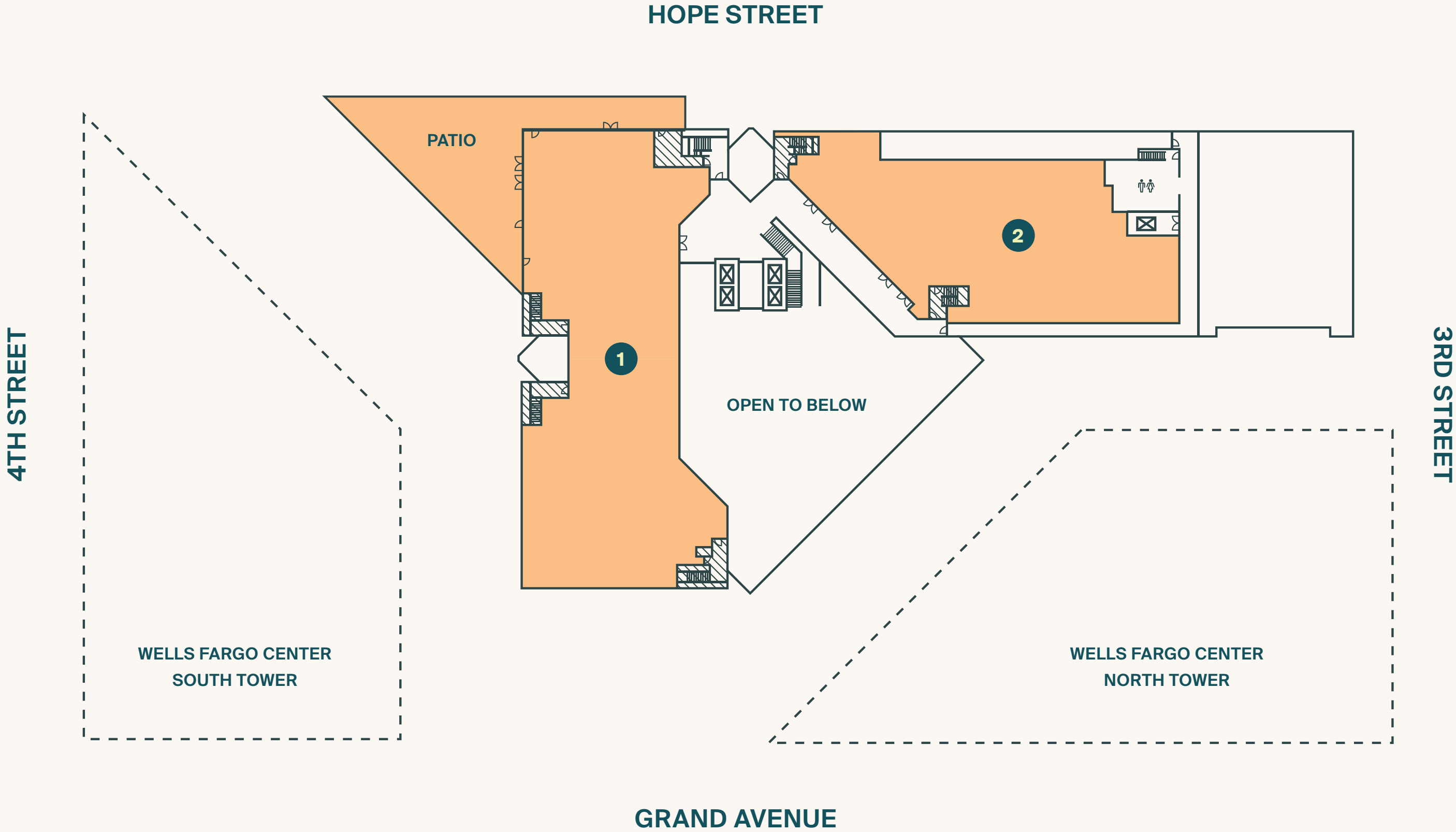
2

HOPE  
STREET  
FRIENDS

KinderCare  
LEARNING CENTERS

**MAP KEY**

- FOOD + BEVERAGES
- RESTAURANTS
- PERSONAL SERVICES
- HEALTH + WELLNESS
- OFFICE SUPPORT SERVICES





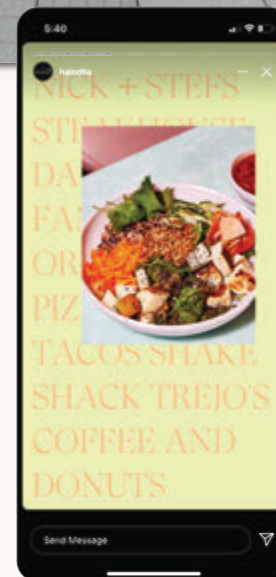




# Reimagining the Hill, *Together*

Halo is a destination and a distinct brand. We collaborate with our food, beverage, and retail tenants to bring our larger story to life. With a creative, integrated marketing program, Halo is creating a place with iconic potential in the Greater Los Angeles region.

- Halo Brand Visual Identity
- Halo Brand Ad Campaigns & Targeted Advertising
- Seasonal Arts & Events
- Halo Social Media Content Creation
- Halo Influencers & Partnerships
- Halo Public Relations Pitches
- Halo Community & Concierge Outreach
- Halo Website & Tenant Brand Pages
- Email Marketing
- Onsite Digital & Printed Signage
- Brookfield Properties Office Tenant App





# Bunker Hill is *Glowing*

The future of Bunker Hill is returning to its past, and Halo is inviting you to be a part of it. Join the community's renewal as it creates a new era of growth in Downtown Los Angeles.

Discover how our neighborhood has played a defining role in Los Angeles business and how it's contributed to over 100 years of history. From the highest walkability score in the city to its cultural legacy just a few steps away, Bunker Hill's unique charm lets you come to work, and feel at home.







# Brookfield Properties

Whether we're working with big names or entrepreneurial newcomers. Whether our partners are opening their first location or expanding their presence into new markets. Whether we're creating a new mixed-use center or bringing more shoppers to an existing brick-and-mortar site. No matter the ask, at Brookfield Properties, we're the right place for retail. We have an unrivaled portfolio of properties. Offer unparalleled knowledge of key market dynamics. Curate balanced and robust collections of retailers that make our developments hubs for the community. And deliver marketing and operational assistance to our many tenants. Together, these advantages don't just allow us to support our clients' businesses — they help us take their brands further.



# Rachael Zanetos

818.459.6840

[rachael.zanetos@bpretail.com](mailto:rachael.zanetos@bpretail.com)

License #01718390