

LOS ANGELES BUSINESS JOURNAL

Vol. 41, No. 9

THE COMMUNITY OF BUSINESS™

March 4 - 10, 2019 • \$5.00



LOS ANGELES BUSINESS JOURNAL COMMERCIAL REAL ESTATE AWARDS

PROJECTS OF THE YEAR



Coty Headquarters



Goodman Logistics Center - Santa Fe Springs



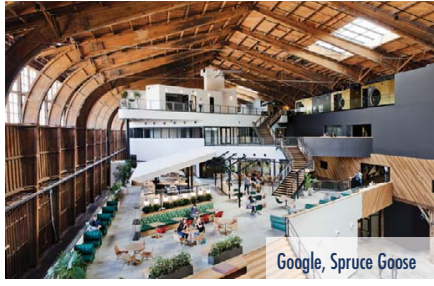
Pacific Visions Wing at the Aquarium of the Pacific



USC Michelson Center For Convergent Bioscience



The Works



Google, Spruce Goose



Downtown Santa Monica Hotels



Bridge Point South Bay



Westfield Century City



Wiseburn USD & Da Vinci Schools



UDR Vision on Wilshire



NoMad Hotel Los Angeles



Culver Studios - Presidio



Dekkandace & Sora



Lendlease Los Angeles Office

MAIL TO:



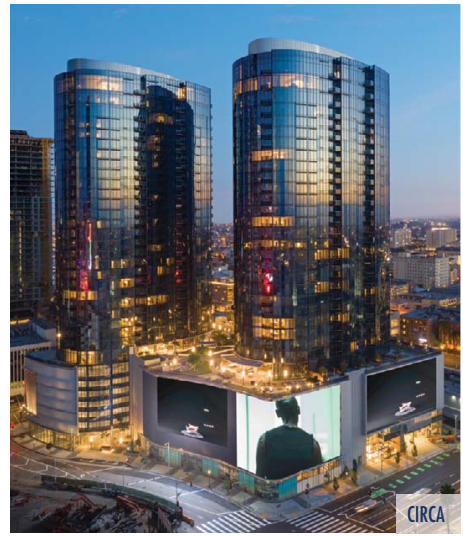
POETIC STRUCTURE: ART + ENGINEERING + ARCHITECTURE



Argyle House



USC Norris Healthcare Consultation Center



CIRCA



The Griffin on Spring



LAX-United Airlines - Polaris Lounge



AwesomenessTV

2019

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SBA Jitters for K-Town

FINANCE: Ethnic banks see red flags on small biz loans

By **PAT MAIO** Staff Reporter

Bankers throughout Koreatown are seeing warning signs on small business lending. Restaurants, print shops, dentists, small manufacturers, law firms – almost every kind of small business – have sought to refinance

the variable interest rate loans guaranteed by the U.S. Small Business Administration after four successive interest rate hikes by the Federal Reserve in 2018.



Kim

“The data is pointing out that we need to be cautious,” said **Joanne Kim**, chief executive of Koreatown-

Please see BANKING page 87

Parsons Decamps for Va.

ENGINEERING: Firm moves Pasadena HQ to DC metro

By **HOWARD FINE** Staff Reporter

Los Angeles County is losing another major corporate headquarters. Pasadena engineering firm **Parsons Corp.** announced Feb. 28 that it is moving its HQ to Centreville, Va., in the Washington, D.C.,

metro area, effective immediately, to be closer to its customer and employee bases.



Harrington

Parsons, founded in 1944, has grown into an engineering and consulting giant, with more than 16,000 employees globally and 2018 revenue of \$3.6 billion. The company ranked No. 8 on the

Please see PARSONS page 86



Ampaire co-founder and Chief Executive Kevin Noertker.

ELEVATING ELECTRIC

Ampaire takes battery revolution skyward

By **HOWARD FINE** Staff Reporter

With their reputation as the noisiest and most fuel-guzzling mode of travel, airplanes have long been a ripe opportunity for electrification. But until recently, battery and energy storage technology had not yet advanced far enough to make electric-powered air travel practical.

In the last few years, however, that has changed, and now several companies and inventors are racing to produce fully electric and hybrid electric short-haul aircraft. Among them is **Ampaire Inc.**, now based in an aircraft hangar at Hawthorne Municipal Airport, having moved last month from the **Los Angeles Cleantech Incubator** campus in downtown.

Ampaire was founded three years ago by former **Northrop Grumman Corp.** engineers **Kevin Noertker** and **Cory Combs**, and marketing/finance executive **Ryan Bilton**, and has brought on board engineers from Hawthorne-based **Space Exploration Technologies Corp.**

Please see AIRCRAFT page 87

UMG Rides Streaming Music Wave

ENTERTAINMENT: Label's rise gives it \$50B valuation

By **MATTHEW BLAKE** Staff Reporter

Universal Music Group Inc. was written off in 2013 as the industry leader of a dying industry.

French entertainment conglomerate **Vivendi** had just rejected Tokyo-based **SoftBank Corp.**'s \$8 billion bid to buy the Vivendi-owned UMG record label, and music industry observers voiced surprise at Vivendi's decision, saying

SoftBank had overvalued UMG.

Fast-forward to the present, and there's a distinctly different melody in the air. Vivendi recently put 50 percent of Santa Monica's UMG up for sale – with a **JPMorgan Cazenove Ltd.** investment note last week valuing the company at \$50 billion.

The swift turnaround in perception for UMG – along with the heady valuation – rests on the music industry's life raft: consumers paying to stream music.

“For the music industry, subscription streaming is what is paying the bills now,” said **Gigi Johnson**, a music business professor at **UCLA**.



Grainge

The payoff is already significant for Universal.

Fourteen of the top 20 most played Apple Music artists of 2018 were Universal talent, including **Drake**, **Ariana Grande** and **Taylor Swift**.

That dominance in streaming had helped UMG to a 29.8 percent share of the global recorded music market in 2017, according to the most recent numbers from the London-headquartered **International Federation**

Please see UMG page 86

RESIDENTIAL REAL ESTATE SPECIAL REPORT



The top 75 brokers on the Business Journal's annual list of residential real estate agents accounted for \$12.4 billion in 2018 home sales, a small downtick from the year prior. The lag in sales was indicative of a choppy 2018 on the residential real estate front, belying market uncertainty heading into 2019.

COVERAGE STARTS ON PAGE 8



RESIDENTIAL REAL ESTATE AGENTS
Ranked by 2018 L.A. County sales volume
See page 12

5 Influential Imports
Tracking the Port of Long Beach's economic impact locally, statewide and across the nation

84 Musical Arrangement
Nurit Siegel Smith's eclectic personal style is reflected in her Hollywood office



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City National Bank

CONGRATULATES

Cityview and Empire Property Group for their award-nominated projects, The Pearl on Wilshire and Empire at Norton.



The Pearl on Wilshire, Koreatown



Empire at Norton, West Hollywood

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2019 PROJECT NOMINEES

DEVELOPER

GENERAL CONTRACTOR

ARCHITECT

SUBCONTRACTOR



Downtown Santa Monica Hotels

- | OTO Development
- | Lusardi Construction
- | Gwynne Pugh Urban Studio, Inc.
- | Psomas
- | Hellman & Lober
- | OMB Electrical Engineers



Google, Spruce Goose

- | Google
- | Matt Construction
- | ZGF
- | Arup
- | SPMD
- | GPA Consulting



Downtown West Medical

- | Inception Property Group
- | Oltmans Construction Company
- | Ware Malcomb
- | KPFF Structural Engineering
- | P2S Engineering
- | PDS



H Hotel Los Angeles

- | Seaview Investors, LLC
- | R.D. Olson Construction
- | Melzer Deckert & Ruder Architects, Inc.
- | A.J.Kirkwood & Associates, Inc.
- | AGS



El Centro Apartments and Bungalows

- | DLJ Real Estate Capital Partners
- | Clarett West Development
- | Morley Builders
- | Arch Van Tilburg, Banvard & Soderbergh, AIA
- | Commune Design
- | Cactus Store



La Boucherie

- | Hanjin International Corporation
- | Taslimi Construction Company, Inc.
- | AC Martin
- | Artcrafters
- | Rode Bros
- | Rountree Glass



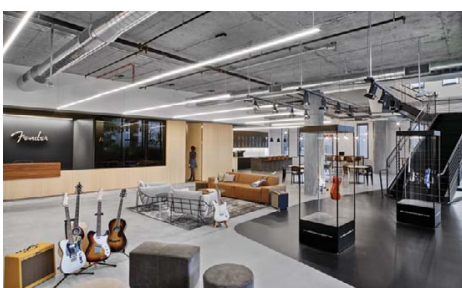
Empire at Norton

- | Empire Property Group
- | Empire Property Group
- | Levin -Morris Architects



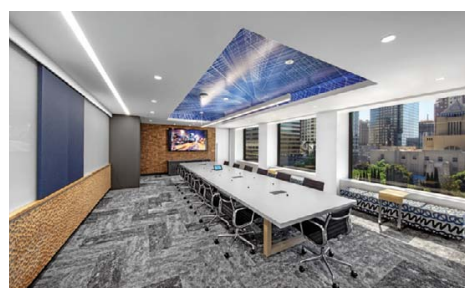
LAX-United Airlines - Polaris Lounge

- | Swinerton
- | Solomon Cordwell Buenz



Fender

- | Cresa
- | Howard Building Corporation
- | Rapt Studio



Lendlease Los Angeles Office

- | Lendlease
- | Corporate Contractors
- | HOK
- | Art Crafters Cabinets Inc.
- | Martin Brothers
- | Renegade Flooring



Goodman Logistics Center - Santa Fe Springs

- | Goodman
- | Millie and Severson General Contractors
- | HPA Architecture
- | Clark & Sons Contracting
- | Hallin & Herrera
- | Duke Pacific



Lionsgate Entertainment

- | Taslimi Construction Company, Inc.
- | Gensler
- | Renegade Flooring
- | Western Allied Corporation
- | Artcrafters Cabinets, Inc.