

THE LIST

HIGHEST ASSESSED PROPERTIES

Ranked by 2019 assessed value

▶ NEXT WEEK

The 2020 Book of Lists

Rank		Property • name • address	Assessed Value • 2019 • 2018 (in millions)	Description	Year Built	Exempt Value (in millions)	Owner • name • phone
1		Chevron Refinery 324 W. El Segundo Blvd. El Segundo 90245	\$2,326 \$2,290	refinery plant	1911	NA	Chevron Corp. (310) 615-5000
2		J. Paul Getty Center² 1200 Getty Center Drive Los Angeles 90049	2,276 2,231	museum, research institute	1997	2,261	J. Paul Getty Trust (310) 440-7300
3		Cedars-Sinai Medical Center³ 8700 Beverly Blvd. Los Angeles 90048	2,223 2,040	hospital	1976	1,885	Cedars-Sinai Medical Center (310) 423-3277
4		Los Angeles International Airport 1 World Way Los Angeles 90045	1,916 1,492	airport	1930	NA	City of Los Angeles (855) 463-5252
5		Universal Studios 100 Universal City Plaza Universal City 91608	1,336 1,522	production studios	1915	NA	NBCUniversal (818) 777-1000
6		PBF Energy Torrance Refinery 3700 W. 190th St. Torrance 90504	1,144 1,122	refinery plant	1929	NA	PBF Energy Inc. (310) 212-2800
7		Westfield Century City 10250 Santa Monica Blvd. Los Angeles 90067	1,036 630	retail center	1964	NA	Westfield Corp. (310) 478-4456
8		Children's Hospital Los Angeles 4650 Sunset Blvd. Los Angeles 90027	912 947	hospital	1901	NA	Children's Hospital Los Angeles (323) 660-2450
		Valero Refinery 2402 E. Anaheim St. Wilmington 90744	912 962	refinery plant	1981	NA	Valero Energy Corp. (562) 491-6621
10		Tesoro Carson Refinery 1801 E. Sepulveda Blvd. Carson 90749	907 1,003	refinery plant	1937	NA	Andeavor (310) 522-6367
11		City National Plaza 515 S. Flower St. Los Angeles 90071	815 810	two office buildings	1972	NA	Commonwealth Partners (213) 485-9595
12		Ten Thousand 10000 Santa Monica Blvd. Los Angeles 90067	810 204	apartment complex	2016	NA	Crescent Heights (310) 556-0001
13		Providence St. John's Health Center 2121 Santa Monica Blvd. Santa Monica 90404	769 1,146	hospital	1939	756	Providence Health & Services (818) 843-5111
14		Anheuser-Busch Brewery 15800 Roscoe Blvd. Van Nuys 91406	730 728	brewery	1954	NA	Anheuser-Busch InBev (818) 989-5300
15		Frederick R. Weisman Art Foundation 265 N. Carolwood Drive Los Angeles 90077	674 NA	museum	1940 ⁵	674	Frederick R. Weisman Art Foundation (310) 277-5321
16		SoFi Stadium 898 S. Prairie Ave. Inglewood 90301	670 432	football stadium	NA	NA	Kroenke Sports & Entertainment (310) 743-5186
17		Bank of America Plaza 333 S. Hope St. Los Angeles 90071	654 641	office building	1974	NA	Brookfield Office Properties (213) 624-9100

² Includes four parcels.³ Includes the Advanced Sciences Health Pavilion building.⁵ Acquired by foundation in 1982.

NA - Not Available

Note: Information provided by HdL Coren & Cone. Properties are ranked by assessed value. Dollar figures have been rounded. To the best of our knowledge, this information is accurate as of press time. While every effort is made to

ensure the accuracy and thoroughness of the list, omissions and typographical errors sometimes occur. Please send corrections or additions on company letterhead to the Research Department, Los Angeles Business Journal, 11150 Santa Monica Blvd., Suite 350, Los Angeles 90025. ©2019 Los Angeles Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from Wright's Media (877) 652-5295.

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18		Kaiser Permanente Downey Medical Center 9333 Imperial Highway Downey 90242	\$640 \$623	hospital	2009	\$635	Kaiser Foundation Hospitals Inc. (562) 657-9000
19		Phillips 66 Carson Plant 1520 E. Sepulveda Blvd. Carson 90745	621 592	refinery plant	1946	NA	Phillips 66 (310) 952-6000
20		Port of Los Angeles - Pier 400 Phase I 2500 Navy Way, Pier 400 Terminal Island 90731	614 596	cargo terminal	2002	NA	APM Terminals Pacific/L.A. City Harbor Dept. (310) 221-4000
21		Tesoro Los Angeles Refinery 2101 E. Pacific Coast Highway Wilmington 90744	612 605	refinery plant	1928	NA	Andeavor (310) 522-6000
22		Wells Fargo North Tower 333 S. Grand Ave. Los Angeles 90071	611 600	office building	1982	NA	Brookfield Office Properties (213) 624-9100
23		Universal CityWalk Hollywood 100 Universal City Plaza Universal City 91608	586 575	commercial district	1991	NA	NBCUniversal (818) 777-1000
		Government Building 13967 Marquesas Way Venice 90292	586 498	retail health club and public use building	NA	NA	City of Los Angeles (213) 473-3231
25		The Broad 221 S. Grand Ave. Los Angeles 90012	583 501	museum	2015	583	Eli and Edythe Broad (213) 232-6200
26		USC Village 3131 S. Hoover St., Suite 1300 Los Angeles 90007	575 563	mixed-use development	2017	486	University of Southern California (213) 740-2311
27		Huntington Memorial Hospital 100 W. California Blvd. Pasadena 91105	545 534	hospital	1892	543	Pasadena Hospital Association (626) 397-5000
28		Gas Co. Tower 555 W. 5th St. Los Angeles 90013	536 526	office building	1991	NA	Brookfield Office Properties (213) 624-9100
29		Beverly Center 8500 Beverly Blvd. Los Angeles 90048	527 517	retail center	1981	NA	Taubman Co. (310) 854-0071
30		Los Angeles County Museum of Art 5905 Wilshire Blvd. Los Angeles 90036	525 246	museum	1965	525	Museum Associates (323) 857-6000
31		Two California Plaza 350 S. Grand Ave. Los Angeles 90071	524 514	office building	1992	NA	CIM Group (323) 860-4900
32		Phillips 66 Los Angeles Refinery 1660 W. Anaheim St. Wilmington 90744	508 601	refinery plant	1919	NA	Phillips 66 (310) 952-6000
		Torrance Memorial Medical Center 3330 Lomita Blvd. Torrance 90505	508 507	hospital	1925	351	Torrance Hospital Association (310) 325-9110
34		Getty Villa 17985 Pacific Coast Highway Pacific Palisades 90272	498 490	museum	2006	498	J. Paul Getty Trust (310) 440-7300

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35	 JW Marriott/Ritz Carlton Los Angeles 900 W. Olympic Blvd. Los Angeles 90010	\$488 \$480	hotel and condominiums	2010	NA	Anschutz Entertainment Group (213) 763-7700
36	10960 Wilshire Blvd. 10960 Wilshire Blvd. Los Angeles 90024	483 260	office building	1971	NA	Douglas Emmett Inc. (310) 255-7777
37	 One Wilshire 624 S. Grand Ave. Los Angeles 90017	468 458	office building	1966	NA	GI Partners (415) 688-4800
38	One California Plaza 300 S. Grand Ave. Los Angeles 90071	467 458	office building	1985	NA	Rising Realty Partners/Colony Northstar Inc. (213) 550-4850
39	Oppenheimer Tower 10880 Wilshire Blvd. Los Angeles 90024	463 263	office building	1970	NA	Douglas Emmett Inc. (310) 255-7777
40	Fox Plaza 2121 Avenue of the Stars Los Angeles 90067	458 449	office building	1986	NA	Irvine Co. (949) 720-2000
41	 Walt Disney Studios 500 S. Buena Vista St. Burbank 91521	454 445	film and TV stages, office buildings	1937	NA	Walt Disney Co. (818) 560-1000
42	Wilshire Courtyard 5700 Wilshire Blvd. Los Angeles 90036	450 441	office building	1987	NA	Onni Group of Cos. (213) 443-5030
43	 Wells Fargo South Tower 355 S. Grand Ave. Los Angeles 90071	448 439	office building	1982	NA	Brookfield Office Properties (213) 624-9100
44	 Long Beach Memorial Medical Center 2801 Atlantic Ave. Long Beach 90806	447 457	hospital	1907	442	MemorialCare Health System (562) 933-2000
45	 One Beverly Hills 9900 Wilshire Blvd. Beverly Hills 90210	445 444	hotel, condominiums	NA	NA	Cain International/Alagem Capital Group info@onebeverlyhills.com
46	 Twentieth Century Fox Studios 10201 W. Pico Blvd. Los Angeles 90035	439 431	film studio, offices	1928	NA	Twenty-First Century Fox Inc. (310) 369-1000
47	 Eighth & Grand Apartments 770 S. Grand Ave. Los Angeles 90017	438 NA	apartment complex	2015	NA	Brookfield Property Group (213) 293-2447
48	 Paramount Pictures Studios 5451 Marathon St. Los Angeles 90038	436 437	film and TV studios	1926	NA	Viacom Inc. (323) 956-5000
49	 10 Universal City Plaza 10 Universal City Plaza Universal City 91608	433 425	office building	1976	NA	Comcast Corp. (818) 777-9632
	 Glendale Adventist Medical Center 1509 Wilson Terrace Glendale 91206	433 428	hospital	1905	430	Adventist Health (818) 409-8000

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