

STATE OF DOWNTOWN

2010

Downtown Retail Report



Center City

The retail data for this report are provided by the Metropolitan Improvement District's (MID) annual Street Level Retail & Services Survey, conducted annually during the third quarter of each year. The survey is part of the MID's ongoing efforts to monitor trends and changes in Downtown's landscape.

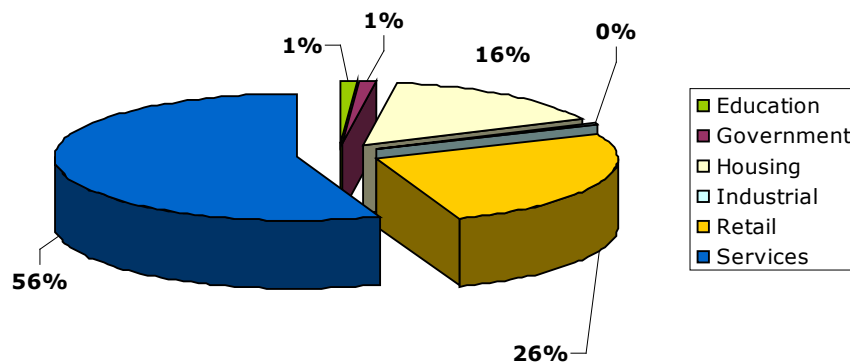
Center City neighborhoods surveyed include Uptown, South Lake Union, Belltown, Denny Triangle, Waterfront, Central Business District, Pioneer Square, the International District and parts of Capitol Hill, First Hill and SoDo. Downtown is considered a subset of Center City Seattle from Denny Way in the north to South Royal Brougham Way in the south, and from Interstate 5 in the east to Elliott Bay in the west.

The study center on six major categories: Services, Retail, Housing, Industrial, Government, Education and various business types within each category.

The MID began the process of expanding research boundaries in 2005 to match the City of Seattle's "Center City" boundaries. This expansion was reflected for the first time in the 2007 Street Level Retail & Services Inventory. Prior to the expansion, the inventory focused on the boundaries referred to as "Historic Downtown".

Year	Total Inventoried	Total Occupied	Vacancy Rate
2009	5,485	4,917	10.4%
2008	5,498	4,963	9.5
2007	5,301	4,951	6.8

Center City - 2009

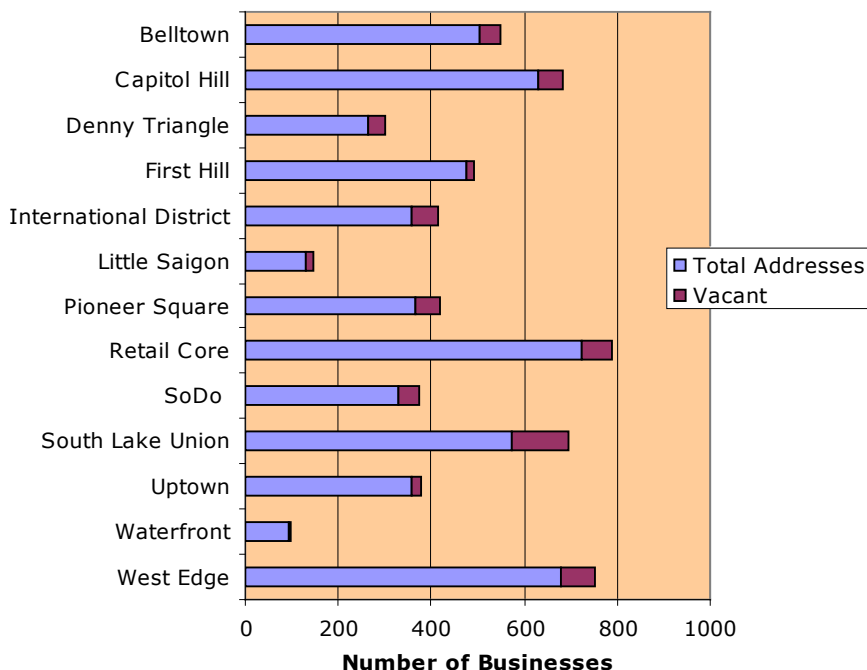


- The data indicates that during the initial 3 years of the expanded boundaries the inventory remained steady with little movement.

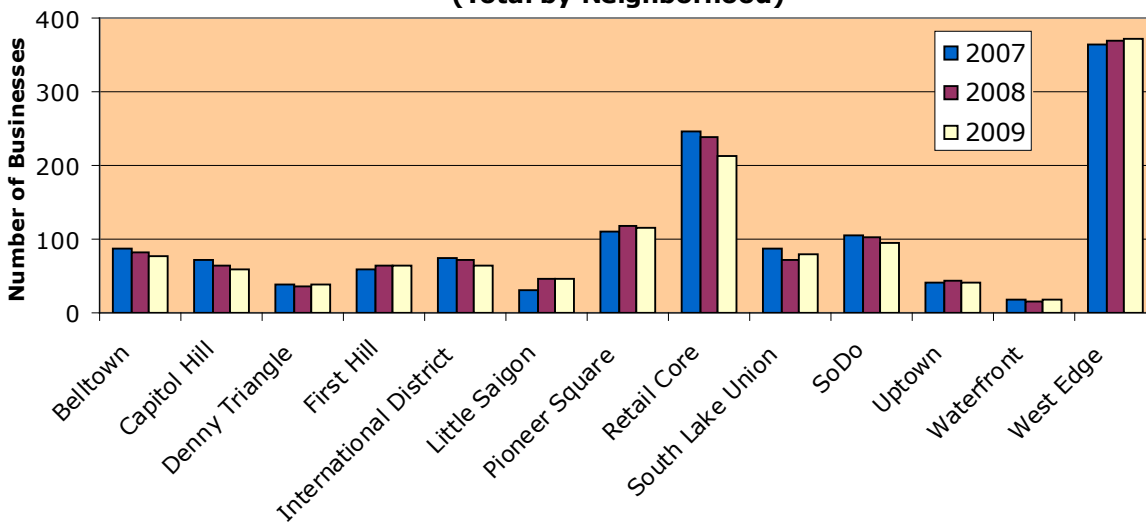
2009 Center City

- Of the occupied 4,917 addresses in this year’s inventory, 56 percent are classified as “Services”, which includes both personal services and professional services. Twenty-six percent of the addresses are classified as “Retail” while Housing makes up 16 percent of the inventory.
- Merchandise and gift shops make up the largest portion (36%) of the Retail category.
- There are a total of 138 art galleries throughout Center City. West Edge (33%), Pioneer Square (28%) and Belltown (16%) account for approximately three-quarters of the galleries.

Street Level Retail & Services (Total) - Center City 2009



**Retail Businesses
Center City 2007-2009
(Total by Neighborhood)**

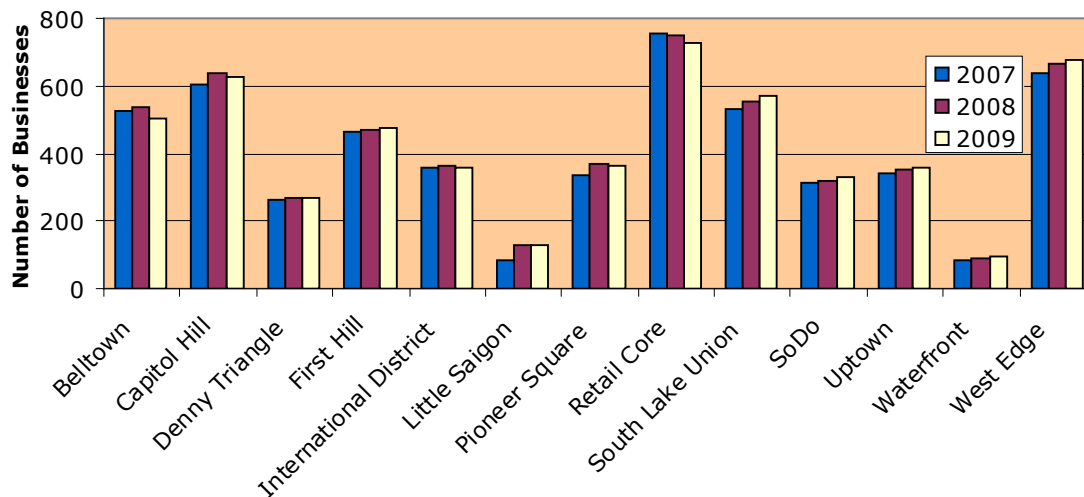


Center City 2007 - 2009

Neighborhood	2007	2008	2009
Total Number of Retail addresses	1,329	1,321	1,285
	% of Total	% of Total	% of Total
West Edge *	27%	28%	29%
Retail Core	18	18	17
Pioneer Square	8	9	9
SoDo District	8	8	7
South Lake Union	7	5	6
Belltown	7	6	6
International District	6	5	5
Capitol Hill	5	5	5
First Hill	5	5	5
Uptown	3	3	3
Denny Triangle	3	3	3
Little Saigon	2	4	4
Waterfront	1	1	1

* West Edge includes the Pike Place Market

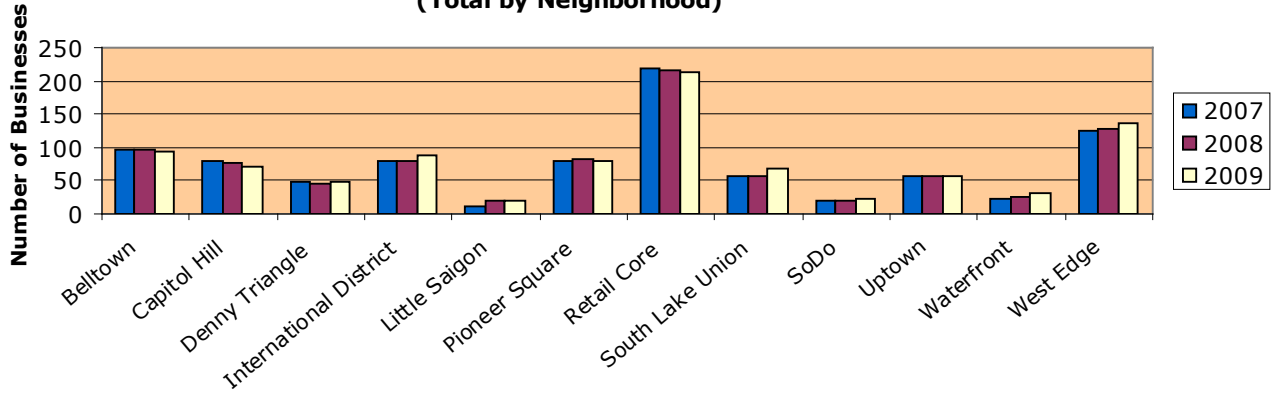
**Street Level Retail & Services Inventory
Center City 2007-2009 (Total by Neighborhood)**



Services :

- Parking
- Bars, Cafes & Restaurants
- Technology Services
- Human Services
- Financial Services
- News / Media
- Special Interest Groups
- Professional Services (prime types include)
 - Architects
 - Consultants
 - Legal Services
 - Insurance
 - Real Estate & Property Management
 - Advertising
 - Medical
- Personal Services (prime types include)
 - Salon/Spa
 - Fitness/Yoga
 - Tailoring/Dry cleaning
 - Storage

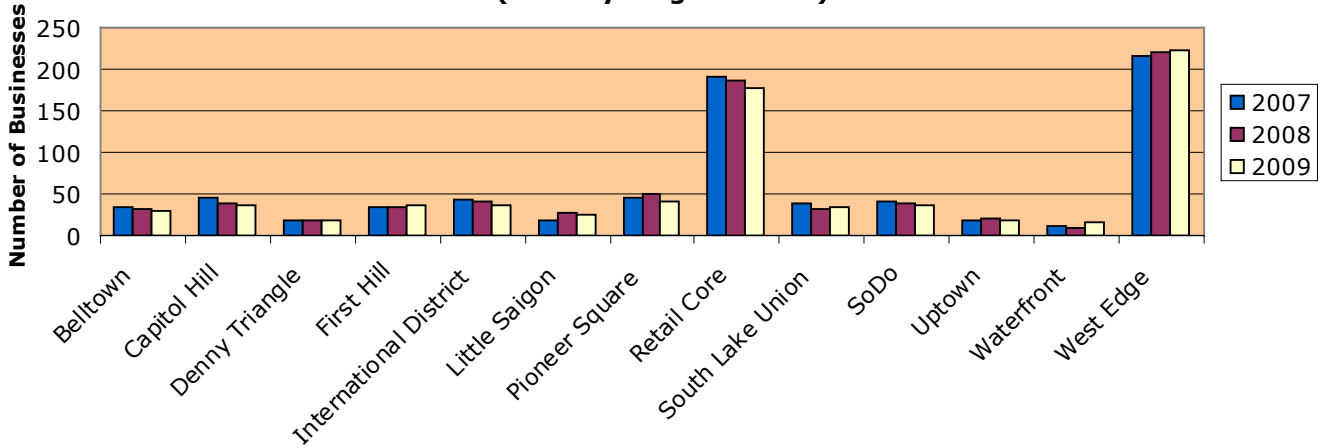
**Restaurants, Bars & Cafes
Center City 2007-2009
(Total by Neighborhood)**



Center City - Bars, Cafes & Restaurants

Neighborhood	2007	2008	2009
Belltown	97	96	95
Capitol Hill	79	78	72
Denny Triangle	48	46	49
International District	80	80	89
Little Saigon	10	20	19
Pioneer Square	79	81	79
Retail Core	219	215	213
South Lake Union	58	57	67
SoDo	21	19	23
Uptown	58	58	57
Waterfront	24	25	31
West Edge	125	129	136
Total	898	904	930

**Clothing & Merchandise
Center City 2007-2009
(Total by Neighborhood)**



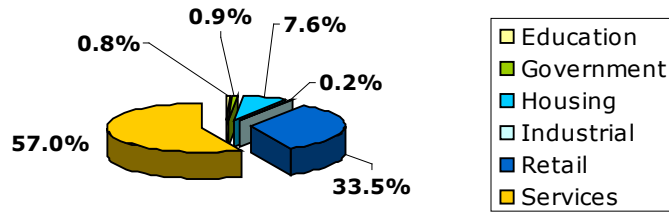
Historic Downtown Seattle

The Downtown Seattle Association began the process of expanding research boundaries in 2005 to match the City of Seattle’s “Center City” boundaries. This expansion was reflected for the first time in the 2007 Street Level Retail & Services Inventory. Prior to the expansion the inventory focused on the boundaries referred to as “Historic Downtown”. Below is a six-year breakdown of data using the Historic boundaries.

Neighborhoods include: Belltown, Denny Triangle, International District, Pioneer Square, the Retail Core, the Waterfront, West Edge.

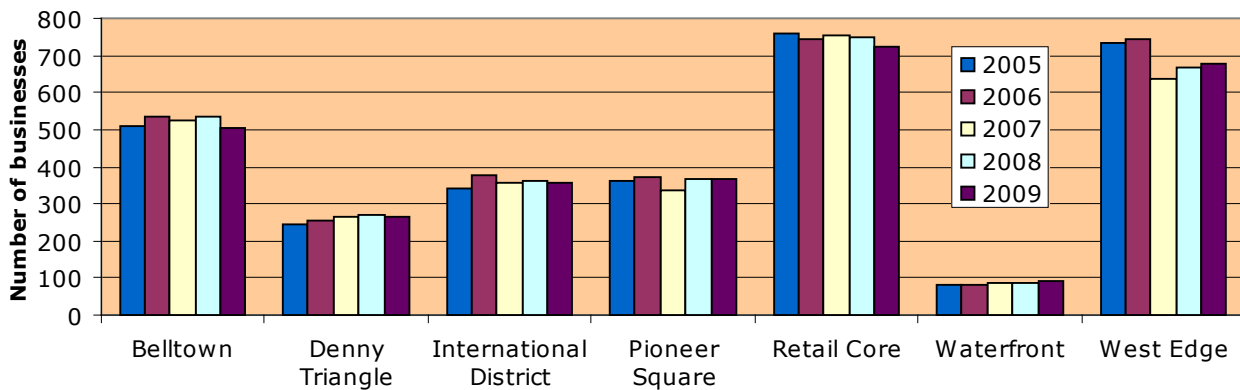
Year	Total Inventoried	Total Occupied	Vacancy Rate
2009	2,990	2,692	10%
2008	3,033	2,716	10.5
2007	2,966	2,716	8.4
2006	3,099	2,775	10.5
2005	3,035	2,699	11.1
2004	2,970	2,679	9.8

2009 Street Level Categories - Historic Downtown Seattle

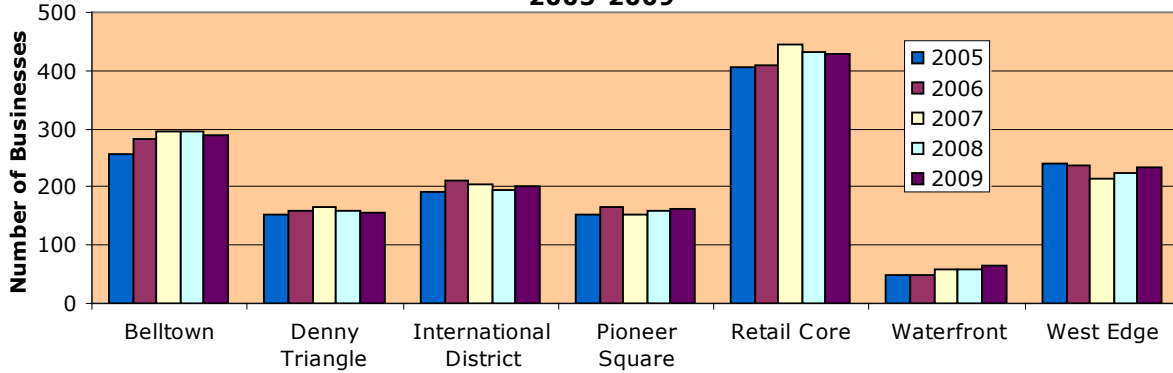


- The number of educational institutions increased by 27% between 2005 and 2006. That number has remained relatively unchanged since 2006.
- From 2005 to 2006 there was a 7.4% increase in the number of government facilities Downtown. There has been a steady decline in this figure in each of the last 3 years, with a total decline of 17% between 2006 and 2009.
- The survey shows that Historic Downtown has added thirty-five new residential buildings since 2005, which is about a 21% increase.
- There has been a gradual decline of approximately 5% in the number of retail addresses inventoried between 2005 and 2009. The biggest decline, 3%, occurred between 2006 and 2007.
- Data indicates a slight but steady increase in the number of addresses that were occupied by services between 2005 and 2009. The category increased by slightly more than four percent during this period.

Street Level Retail & Services Inventory (Total) Historic Downtown Neighborhoods 2005-2009



**Services Businesses
Historic Downtown Seattle
2005-2009**



Services :

- Parking
- Bars, Cafes & Restaurants
- Technology Services
- Human Services
- Financial Services
- News / Media
- Special Interest Groups
- Professional Services (prime types include)
 - Architects
 - Consultants
 - Legal Services
 - Insurance
 - Real Estate & Property Management
 - Advertising
 - Medical
- Personal Services (prime types include)
 - Salon/Spa
 - Fitness/Yoga
 - Tailoring/Dry cleaning
 - Storage

**Retail Businesses
Historic Downtown Seattle
2005-2009**

