Spokane is a vibrant metropolitan center serving as the cultural, economic, educational and social hub of the Intermountain Northwest, known for its rich shopping experience, its inspired restaurateurs, award winning microbreweries and winemakers. Downtown offers an accessible city experience that combines civility, livability and simplicity. A community of get-it-done dreamers with an abundance of rich, historic architecture; six colleges and universities; and inventive and ambitious events that bring in over 500,000 visitors to downtown Spokane on an annual basis, downtown Spokane is ready for you.
Thank you for your interest in downtown Spokane:

Spokane is blessed with a stock of historic buildings sprinkled among more contemporary properties that provide a rich experience for the urban purist in all of us. Whether considering urban living or starting a business, downtown offers a spectacular setting and host of amenities unlike any city in the intermountain northwest.

The commercial tenant mix is mature and diverse, from high-tech companies to call centers, traditional legal and financial services to rising industrial stars, start-ups and shared-space offerings to internationally recognized patent law and architectural firms.

The neighboring University District is home to six colleges and universities including Gonzaga University, whose prolific men’s basketball program consistently appears in the NCAA Tournament. In addition the district is home to two accredited medical schools, at Gonzaga University in partnership with the University of Washington, and at Washington State University Spokane.

The retail market is exceptionally strong with an urban lifestyle center and surrounding properties that are defying national trends, boasting a strong occupancy rate hovering around 93%. Featuring nearly 200 unique retail offerings, downtown Spokane is a destination market that has expanded into youth-focused brands not found within a 270 mile radius, including Urban Outfitters, Free People and most recently, Nike.

With nearly 1,000 new housing units coming well short of projected demand - according to a 2015 study - downtown is on the precipice of a housing boom. Not unexpected for an urban center that is home to world-class entertainment, convention facilities and a thundering river gorge with miles of trails for personal reflection, just outside your future doorstep.

Downtown is in the midst of major public transportation and park renovations to accommodate growth. When complete, the iconic 100-acre Riverfront Park will offer greater scenic vistas, family attractions, public art and innovative entertainment venues to serve the next generation. Currently under development is a 100K square foot Sportsplex which will be home to 10 basketball courts, 21 wrestling mats, 17 volleyball courts, and a six-lane hydraulic banked indoor track.

Perhaps the most compelling argument we can offer for those considering downtown Spokane are the testimonials we receive - without exception - about how walkable, friendly, inviting, affordable and surprisingly hip our city is. Statements like: “We had no idea” and “Spokane is the best kept secret” and “you need to tell your story because this place is amazing” have led to our producing this report.

Our downtown is poised and ready for you. Myself, my staff and our brokers look forward to what we can accomplish together.

Sincerely,

Mark Richard
President, Downtown Spokane Partnership

10 U.S. metro housing markets to watch
Realtor.com

2018 Best Cities in the United States
National Geographic Traveler

2018 Best Places To Live
U.S. News & World Report
**DEMOGRAPHICS**

**Spokane**
- Median Income: $61,508
- Average Monthly Rent: $957
- Average Home Value: $202,784
- Downtown Residential Population Change (2000-2017): 5.3%
- Downtown Employee Population: 50,498
- Downtown Employee Density (per sq Mile): 4,674.55

**Seattle**
- Median Income: $108,863
- Average Monthly Rent: $2,350
- Average Home Value: $440,018
- Downtown Employee Population: 188,625
- Downtown Employee Density (per sq Mile): 18,164.18

**Portland**
- Median Income: $82,060
- Average Monthly Rent: $1,595
- Average Home Value: $428,326
- Downtown Employee Population: 115,916
- Downtown Employee Density (per sq Mile): 11,237.72

**Bend**
- Median Income: $79,760
- Average Monthly Rent: $1,165
- Average Home Value: $389,272
- Downtown Employee Population: 14,592
- Downtown Employee Density (per sq Mile): 3,017.9

**Boise**
- Median Income: $75,868
- Average Monthly Rent: $1,135
- Average Home Value: $292,290
- Downtown Employee Population: 47,299
- Downtown Employee Density (per sq Mile): 3,912.53

*YEAR-END 2017*
$61,508 Average Household Income

217,108 Total Population

$60,633

$56,666

$39,277

5 MILES

3 MILES

1 MILE
Living in downtown Spokane connects residents with nationally recognized chefs, countless award-winning craft breweries and wineries, a world-class Symphony Orchestra and an abundance of annual events.

Downtown’s flourishing market for apartments is attracting high-end empty-nesters and young professionals from the suburbs into the core. The array of housing reflects the diverse needs of a growing urban population. Offering everything from micro and studio apartments to three bedrooms to loft-style condominiums, many with pet-friendly amenities.
Housing

13,448 Downtown Residents

9,100 Units Currently

16.7% Condos

74% Market Rate Housing

83.3% Apartments

26% Subsidized Units

927 Units Under Construction

46.7% of the downtown residential population is between the ages of 20 and 44

4,500 Units Projected by 2040 in Downtown and the University District

2.1% Downtown Apartment Vacancy

4,500 Units Projected by 2040 in Downtown and the University District
Downtown Spokane is home to over 50,498 employees, making it the largest employment center in the region. Diverse amenities include walkable downtown districts, a strong transit system, ample parking, nearly 200 retailers and restaurants and easy access to a robust outdoor recreational scene.

Through four adjacent universities, two medical schools and two community colleges, Spokane delivers a regular pool of talented young workers for any enterprise.

With a rich supply of historic brick buildings ripe for restoration, downtown Spokane is primed to welcome new, growing and innovative companies into its center.
WORKFORCE

60,575 Daytime Population

Four Universities and Two Community Colleges with 43,229 Total Enrolled Students

Spokane Public Schools are Ranked in the Top 25% in Washington State

11,302 Students Near Downtown

2,212 Faculty and Staff Near Downtown

12 Area High Schools

5,000+ High School Graduates Annually

Two Medical Schools and Three Major Hospitals
$182.4 Million Total Creative Industry Earnings

4,034 Creative Jobs

Architectural Services $23.6 Million
Radio Station $14.4 Million
Newspaper $14.4 Million
Broadcasting $12.5 Million
Cultural and Historical $11.0 Million

Filming of Z-Nation $8,217,052 Total Economic Impact in 2017

Creative Vitality
Downtown Spokane has more than one million square feet of retail space in an urban atmosphere that is unrivaled in the region. Featuring a wide variety of national brands alongside locally owned stores and eateries, downtown offers innovative restaurants, quirky novelty stores, engaging sidewalk cafes and a rich nightlife with over 60 bars and nightclubs.

Experience award-winning craft breweries, acclaimed wineries, art galleries and multiple performing arts venues featuring live music, theater, comedy and spoken word.
NOW OPEN

AMC IMAX Theatres
Anthropologie
Apple
AT&T
Athleta
Auntie Anne's Pretzels
Aveda
Banana Republic
Bath and Body Works
Ben Bridge Jeweler
Ben & Jerry's Carhartt
Chico's
Chili's
Chronic Tacos
Dania Furniture
Francesca's
Free People
Gap
Baby Gap/Gap Kids
Jimmy Johns
J. Jill
Jos A. Bank
Lulu Lemon
Made in Washington
The Melting Pot
Mod Pizza
Nordstrom
The North Face
Oil & Vinegar
Panda Express
PF Changs
Pier One
Pottery Barn
Red Fox Sports
Red Robin
Rite Aid
Rocky Mountain Chocolate Factory
Sephora
Starbucks
Subway
Sunglass Hut
Sushi Maru
Taco Del Mar
T-Mobile
Urban Outfitters
VaPiano
The Walking Company
White House Black Market
Williams-Sonoma

$330 Million Estimated Spending at Apparel, Accessories, and Home Stores

$424 Million Estimated Spending at Eating and Drinking Establishments

NATIONAL

LOCAL

Garageland
Hill's Restaurant
Indaba
Italian Kitchen
Jigsaw
Katze Boutique
Lelands
Lolo Boutique
Luigi's Italian
Madeline's Café
Main Market Co-op
Many's Venezuelan Food
Merlyn's Comics
Miso Fresh Asian
Mizuna Restaurant
My Fresh Basket
Nudo Ramen House
Paradigm Skate
Supply Pop Up Shop
Revival Lighting
Rocket Bakery
Rocky Rococo
Sante Restaurant
Saranac Public House
Satellite Diner
Spencer's for Steak and Chops
Steam Plant
Suki Yaki Inn
Sushi.com
Thai on First
The High Nooner
Tomato Street
Tortilla Union
Twigs
Uncle's Games
VaPiano
Vino! A Wine Shop
Whiz Kids
Wild Dawgs
Wiley's Downtown Bistro
Wollnick's General Store

&Kloth
Anderson & Co.
Anderson & Co.
Atticus Coffee & Gifts
Auntie's Bookstore
Biscuit Wizard
Bloem
Boutique Bleu
Boo Radley's
Churchill's Steakhouse
Classic Burgers
Cues Clothing
Dania Furniture
Davenport Home Store
Durkin's
Eco Boutique
Europa Restaurant
Finders Keepers
Fire Artisan Pizza
Fringe & Fray

Sante Restaurant
Saranac Public House
Satellite Diner
Spencer's for Steak and Chops
Steam Plant
Suki Yaki Inn
Sushi.com
Thai on First
The High Nooner
Tomato Street
Tortilla Union
Twigs
Uncle's Games
VaPiano
Vino! A Wine Shop
Whiz Kids
Wild Dawgs
Wiley's Downtown Bistro
Wollnick's General Store
INVENTORY

Retail

Class A

1,343,333
TOTAL SQUARE FEET

125,083
AVAILABLE SQUARE FEET

$14.94
AVERAGE RENTAL RATE

10.98%
VACANCY RATE

$20.15
AVERAGE RENTAL RATE

Class B

19.49%
VACANCY RATE

$15.75
AVERAGE RENTAL RATE

Class C

14.98%
VACANCY RATE

$12.66
AVERAGE RENTAL RATE

3,014,614 Total Square Feet

478,008 Available Square Feet
With a minimal commute time of 19.8 minutes, 10.8 million public transit rides and a rich array of bicycle routes, downtown is accessible for work, live or play.
Creative and collaborative community events engage visitors, residents and workers with a rotating variety of cultural activities. Programming public spaces with events over 200 days a year.

Downtown Spokane is a prime location to access a range of recreational activities, including fitness centers, spas, mountain-biking and kayaking. With its spectacular river gorge, robust shopping district, flavorful local restaurants, three and four star hotels, and leading-edge convention facilities, downtown Spokane draws millions of visitors each year. Positioning itself as the premier tourist and convention destination for the Intermountain Northwest.
VISITORS

3,590 Hotel Rooms

3.9 Million Visitors in 2017
$1.658 Billion Economic Impact

169 ROOMS UNDER CONSTRUCTION

64% AVERAGE OCCUPANCY

$119.86 AVERAGE DAILY RATE

$90,497,647 2017 HOTEL REVENUE

200+ ANNUAL EVENTS

45,000 BLOOMSDAY PARTICIPANTS

24,400 HOOPFEST PLAYERS

45 MONTHLY FIRST FRIDAY VENUES
Spokane Veterans Memorial Arena

INB Performing Arts Center
WestCoast Entertainment

Spokane Convention Center

Mobius Science Center and Children’s Museum

Spokane Symphony
Martin Woldsen Theater at the Fox
Nation's Second-Largest Urban Waterfall
146 feet of Cascading Falls

Riverfront Park

$71 Million Public Investment

12,000 Fourth of July Attendees

51,000 Skate Ribbon Admissions

2.5 Million Annual Visitors

21 Regional Trails Totalling 102.2 Miles

Average of Eight Park Acres Per 1,000 People

12 Conservation Areas Within 10 Miles of Downtown Totaling 6,497 Acres

87 City Parks

18.4 Acres of Natural Habitat Downtown

1,728 Acres of City Parks

73.4 Acres of Conservation Downtown

122.4 Acres of Downtown Parks

7.6 Miles Through Downtown

Three Trails Adjacent to Downtown
The safety and beauty of the Downtown Business Improvement District is maintained by two groups, consisting of the Clean Team and Ambassadors.

The Clean Team enhances the unique urban experience by maintaining public spaces six days a week, over 10,000 hours a year. Ambassadors walk the district, totaling more than 25,000 miles a year. The crew is trained to provide assistance for all situations. The presence of Ambassadors - whether providing a pedestrian assist, changing a flat tire, giving directions, or just listening - supports a safe and community-minded downtown.

- **5,708 Citizens assisted in 2017**
- **4,798 Citizens educated/advised in 2017**
- **8,292 Business Contacts in 2017**
- **1,562 Street Trees**
- **250+ Planters and Hanging Baskets**
- **5,199 Garbage Cans collected in 2017**
- **3,135 Graffiti Pieces removed in 2017**
- **5,708 Citizens assisted in 2017**