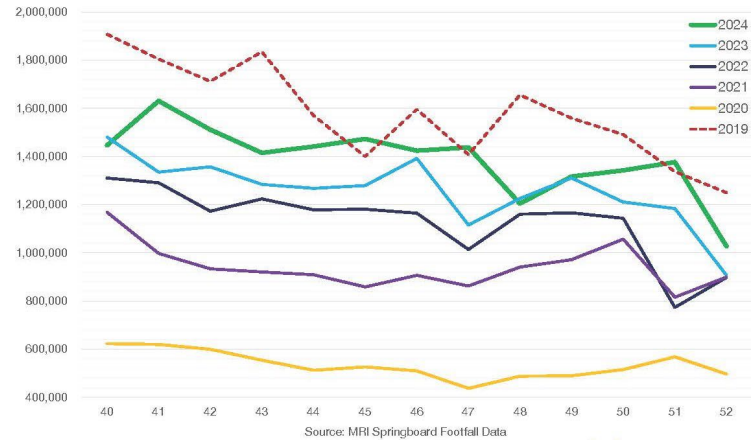


THE VALUE OF THE CHICAGO



CHICAGO
LOOP
ALLIANCE.

Pedestrian and Transportation



Weekly State Street Pedestrian Total Impressions (Q4)

State Street in the Loop experienced **1.4 million** average weekly impressions, reaching **88%** of 2019 levels, the highest since the pandemic for this quarter.

Average weekly CTA ridership for Q3 reached nearly **71%** of 2019 levels, experiencing a **10%** increase since Q3 2023. Metra's average monthly ridership also increased by **3%** in the same quarter compared to 2023.



PEDESTRIAN AND TRANSPORTATION

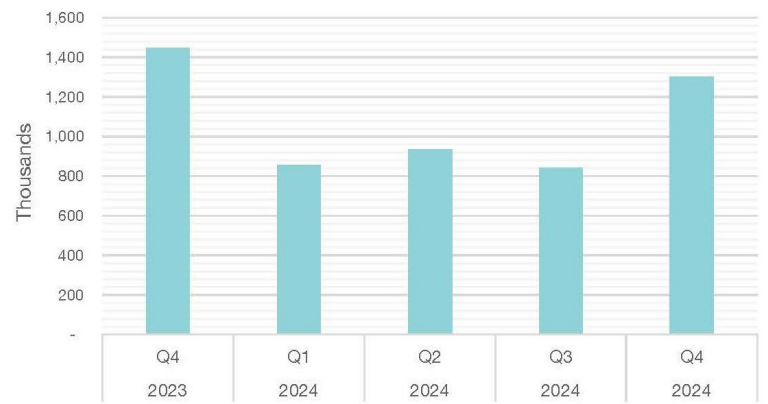
Arts and Culture

Hundreds of thousands of spectators attended various holiday Loop events like the 10th annual Arts in the Dark Parade, 33rd annual Magnificent Mile Lights Festival, and the 111th annual Tree Lighting Ceremony.



111th Annual Tree Lighting Ceremony

Daley Plaza’s Christkindlmarket boasted a record breaking **1.4 million** visitors between November 22 and December 24, an **8% increase** from last year, despite a shorter event duration and colder weather.



Source: Choose Chicago and AIC

Loop Cultural Institution Attendance

Loop theatres, along with Art Institute of Chicago brought **1.3 million attendees** in the Loop in Q4, citing a 10 percent decrease from Q4 2023, however, attendance still represents over **\$354 million** in direct economic impact.



ARTS AND CULTURE

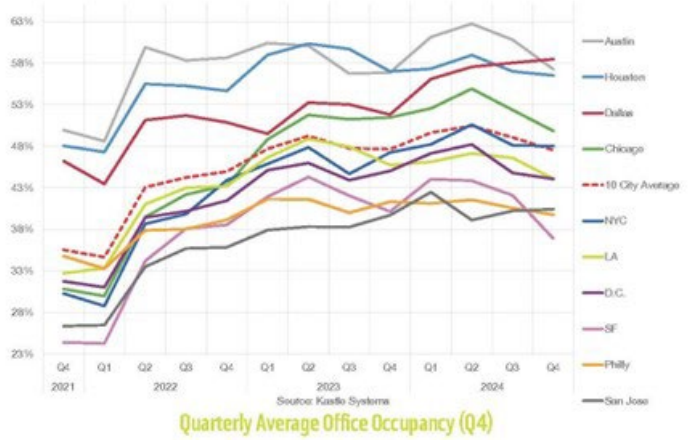
Retail

Holiday retail sales nationwide increased **overall by 3.8%** from 2023, according to Mastercard Spending Pulse data.

State Street retailers reported heavy customer spending throughout the holiday season! Further evidence of a healthier Loop, is the reported lease of GAP Factory Store at 17 N. State Street, and Reckless Records relocating to a larger location on Wabash Street. State Street continued to be a top holiday shopping destination in Chicago, reflecting the **10 percent** increased pedestrian activity over last year.

Office

While the office market continues to face challenges, CannonDesign is renovating its office located in Michigan Plaza. “We are enthused to reinvest in Chicago’s Loop,” says Charles Smith, leader of the Chicago practice. “Refreshing our 39,000 sq.ft. LEED Platinum office space at 225 N. Michigan reconstitutes our commitment to the Loop well into the future.”



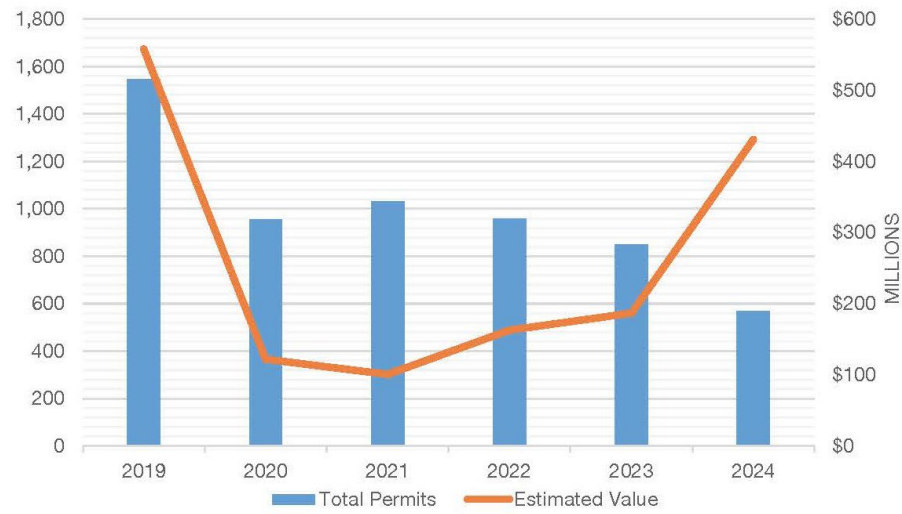
Chicago averaged 50% of pre-pandemic office occupancy during Q4, as per Kastle Systems, **remaining 2% above the 10-city average.**



RETAIL AND OFFICE



Investments



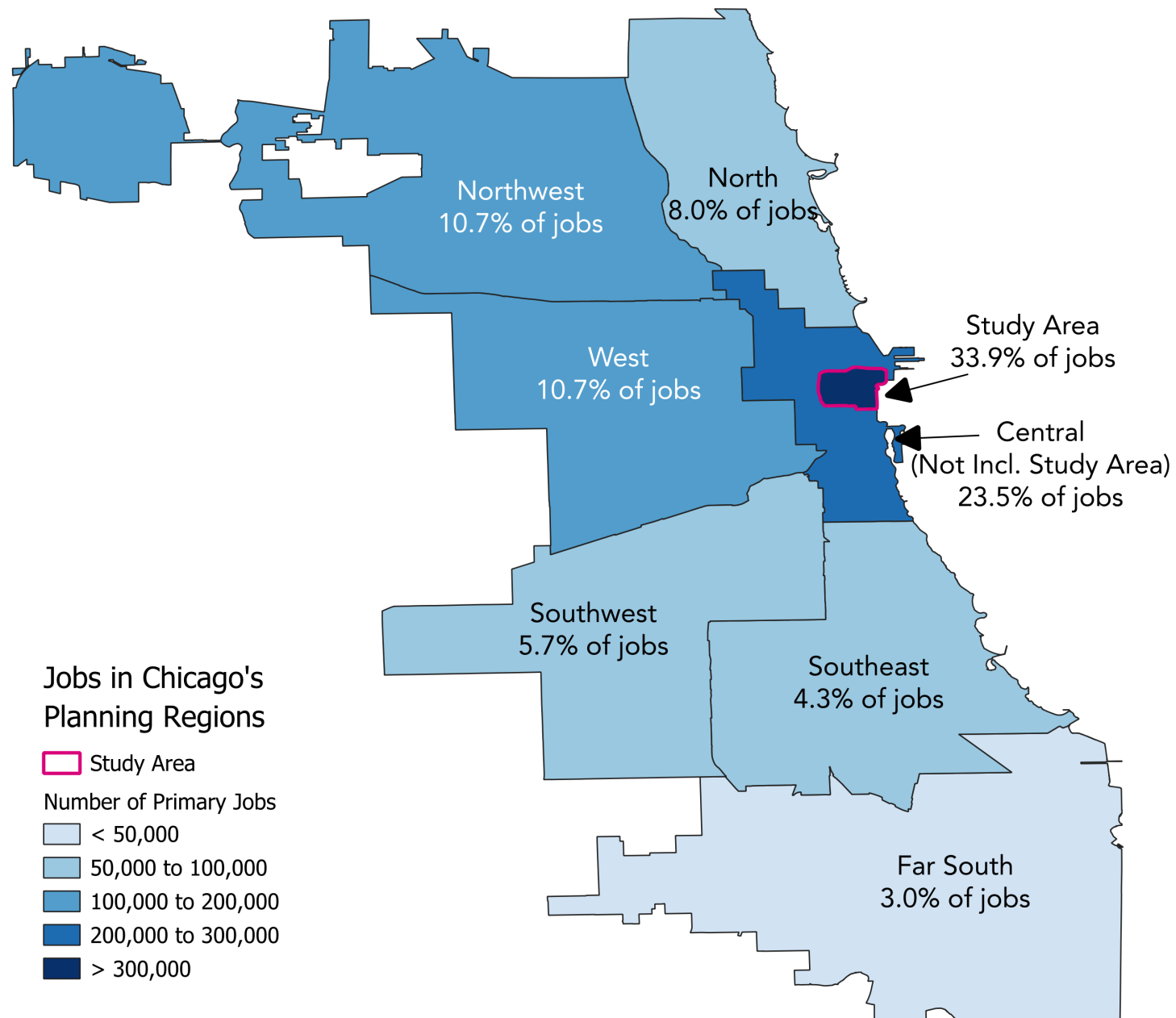
Source: Chicago Cityscapes

Building Permits and Value (Q4)

The Q4 total value of building permits in the Loop was **over \$430M**, which is approaching the level of pre-pandemic investment, a good sign of economic recovery. This, paired with the smaller number of permits, indicates that stakeholders are focusing on larger projects.



INVESTMENT





Employment (Primary Jobs)



34%

CITYWIDE
JOBS



29%

CITY'S PRIVATE
JOBS



67%

CITY'S FINANCE
& INSURANCE
JOBS



9%

CITY'S
ACCOMMODATION &
FOOD SERVICE JOBS



95%

CITY'S PUBLIC
ADMINISTRATION
JOBS



44%

CITY'S
KNOWLEDGE
INDUSTRY JOBS

Knowledge Industry Employment Growth 2012–2021

Finance, Insurance,
Real Estate and
Rental and Leasing



Management of
Companies
and Enterprises



Professional,
Scientific, and
Technical Services



Information



Health Care and
Social Assistance



Total
Knowledge
Jobs



Study Area	17%	12%	24%	24%	50%	23%
City	8%	4%	32%	18%	11%	17%
Region	7%	-17%	18%	-13%	9%	7%

Source: LEHD On the Map (2012 and 2021)





Land Value and Assessment

	Study Area (2023)	City (2022)
ASSESSED VALUE	\$7.63B	\$36.4B
LAND AREA IN SQUARE MILES	1.1	227
ASSESSED VALUE PER SQUARE MILE	\$6.9B	\$160M



CHICAGO
LOOP
ALLIANCE



Tax Impact

PROPERTY
TAX

Downtown

% of City

\$1.91B

14.7%

HOTEL TAX

\$434M

n/a

Source: Chicago CityScape, Cook County Assessor's Office, Choose Chicago, Chicago Loop Alliance (2022)



Food & Beverage



FOOD & BEVERAGE
BUSINESSES PER
SQUARE MILE

Study Area

488

City

32

ANNUAL FOOD &
BEVERAGE SALES
PER SQUARE MILE

\$433M

\$22.3M



Retail Vitality



	Study Area	City
RETAIL BUSINESSES PER SQUARE MILE	529	40
ANNUAL RETAIL SALES PER SQUARE MILE	\$1.04B	\$97.7M

Source: ESRI Business Analyst Online (2023)



Health

	STUDY AREA	CITY
AVERAGE LIFE EXPECTANCY	83	79
NO LEISURE-TIME PHYSICAL ACTIVITY	15%	29%
WITHOUT HEALTH INSURANCE COVERAGE	6%	10%

Source: Robert Wood Johnson Foundation (2020); CDC (2017); American Community Survey 5-Year Estimates (2018–2022)



Environmental Resilience



STUDY AREA

LEED BUILDINGS

261

ELECTRIC CAR
CHARGING POINTS

45

ACRES OF OPEN SPACE

137

ANNUAL GHG EMISSIONS
PER HOUSEHOLD

1.7

Source: USGBC (2023), DOE Alternative Fuels Data Center (2024), City of Chicago (2024), Center for Neighborhood Technology (2019)

Note: Electric car charging points refers to those that are widely accessible to the public, not including those in private residential buildings.

Note: LEED Buildings include all USGBC certified buildings in ZIP codes 60601, 60602, 60603, 60604, 60605, and 60606



Mobility Scores

	Study Area	Established Downtowns	Established Cities
WALK			
	100	94	77
BIKE			
	79	78	72
TRANSIT			
	100	76	65

Source: Walk Score (2024)

SUSTAINABLE COMMUTE



STUDY
AREA

74%

ESTABLISHED
DOWNTOWNS

41%

STUDY
AVERAGE

28%

Source: American Community Survey 5-Year Estimates (2018–2022)



RESIDENTS

STUDY AREA

ESTABLISHED DOWNTOWNS

GROWTH

AVG. 2000–2022

194%

72%

DENSITY

RESIDENTS / ACRE

36

23

MEDIAN INCOME

HOUSEHOLD

\$124K

\$78K

DIVERSITY INDEX

66

68

MEDIAN GROSS RENT

\$2,485

\$1,730

COMPARISON TO 2024 TIERS

	STUDY AREA	ESTABLISHED DOWNTOWNS
LAND AREA	1.09	2.58
PERCENT OF CITYWIDE LAND	0.5%	5%
ASSESSED VALUE PER SQUARE MILE	\$6.9B	\$6.2B
PERCENT OF CITYWIDE PROPERTY TAX REVENUE	15%	22%

