



People & Places

People & Places

Center City Philadelphia is at the hub of a region with 6 million residents and midway along the northeast corridor between New York City and Washington, D.C. The eight ZIP codes between Girard and Washington Avenues are home to 164,512 residents and 264,827 jobs that generate more than \$12 billion in annual income for residents of Philadelphia neighborhoods, as well as those in the surrounding counties in Pennsylvania and New Jersey.

The four ZIP codes between Vine and Pine Streets that include the Central Business District and immediately adjacent communities have seen a 27% increase in population since 1990 with both education and income levels rising at a much faster rate than the surrounding city and region. Two-thirds of downtown residents have at least a college degree; another 36% have a graduate or professional degree, positioning them well for the expanding jobs of the post-industrial economy.

Nearly half, 43%, of Center City residents working in the private sector are employed in Center City within walking distance of their homes. Another 10-12% commute to University City, the largest research node in the region. The Center City office district, which accounts for 40% of downtown jobs, employs an estimated 90,000 individuals in approximately 40 million square feet of office space and draws its workforce not only from surrounding neighborhoods, but from across the entire region. More than 300,000 riders take public transit downtown daily.

Despite the challenging economy, the city lost only 1.17% of private-sector jobs between 2005 and 2010, compared with a 4.34% loss in the suburbs. Office occupancy rates ended the year at 88%, 4 points higher than the suburbs. While hotel room rates declined since the beginning of the recession, Center City's 29 hotels booked 2.7 million room nights in 2010, a 107% increase over 1993 levels, and ended the year with a very respectable 72% occupancy rate.

A pre-automobile grid from the 17th century provides an intimate-scaled, very walkable environment that encourages workers, students, tourists and convention attendees to walk to restaurants and retail establishments and to take advantage of parks and sidewalk cafes.

Center City currently holds 39.4% of the city's total number of private-sector jobs and University City is the setting for another 11.7%. Development in Center City and adjacent University City since 2007 has totaled more than \$12.3 billion in new housing, office buildings, medical facilities, academic buildings, arts and cultural projects and new hotels. In the coming decade, these two nodes of employment that account for half of all Philadelphia's private-sector jobs will converge to form one continuous business, research and educational center stretching from Front to 40th Streets.

People & Places

Center City Key Facts

Center City Employment*

Private-Sector Salaried Employees	214,433
Private-Sector Business Partners	7,000
Public-Sector Employment	43,394
Total Center City Employment	264,827

Center City Work Places

Office Square Footage	40M
Office Occupancy	88%
Green Roof Square Footage	123,780
Hospital Beds	2,407
Hotel Rooms	11,089
Hotel Room Occupancy	72%
Average Daily Hotel Rate	\$145.33
Retail Premises**	3,257
Retail Occupancy**	82%
Non-Profit Arts Organizations	419

Center City Access

Phila. International Airport Passengers	30.8M
Amtrak 30th St Station Passengers	3.8M
Average Weekday Transit Ridership	308,361

Center City People

Expanded Center City Population	164,512
Downtown & Adjacent Population	93,074
Children Born 2000-2008	17,179
College Students*	32,865
Primary & Secondary School Students*	21,489

Center City Housing*

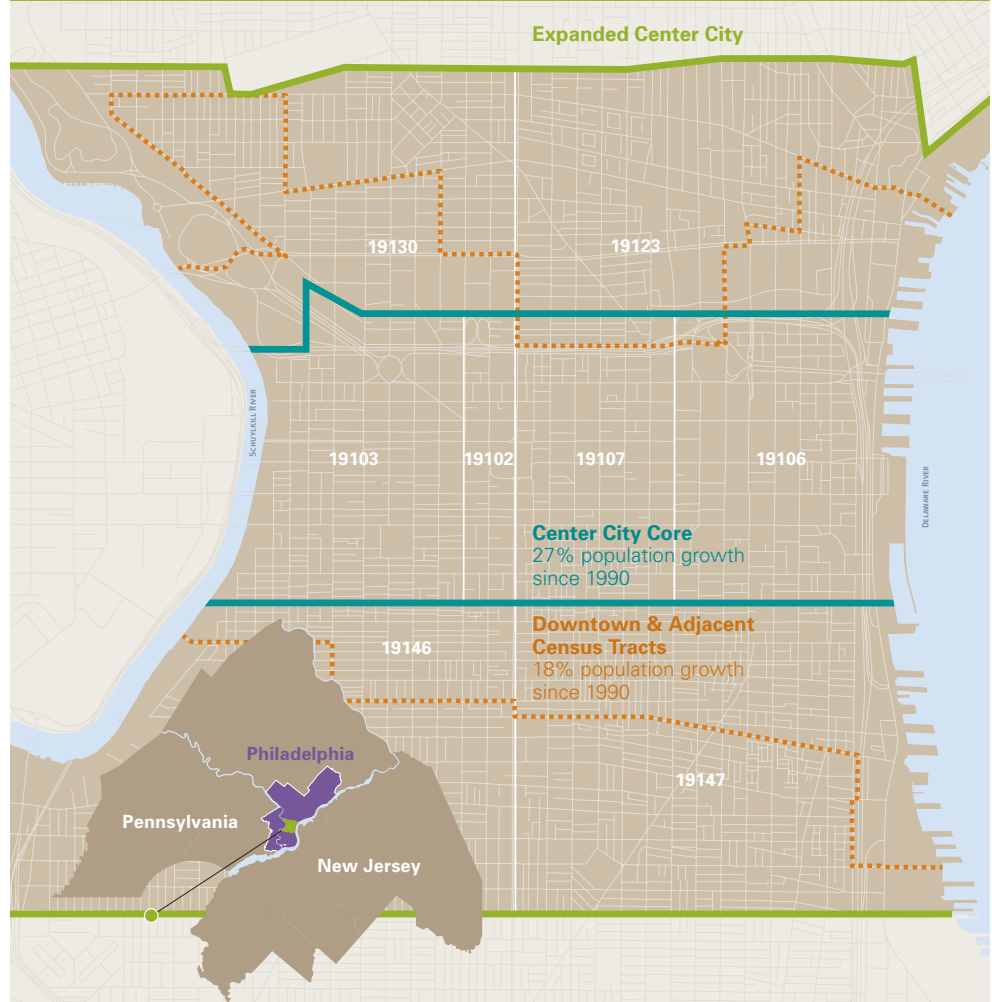
Average Home Sale Price	\$295,956
Average One Bedroom Apartment Rent	\$1,342

* 2009 data.

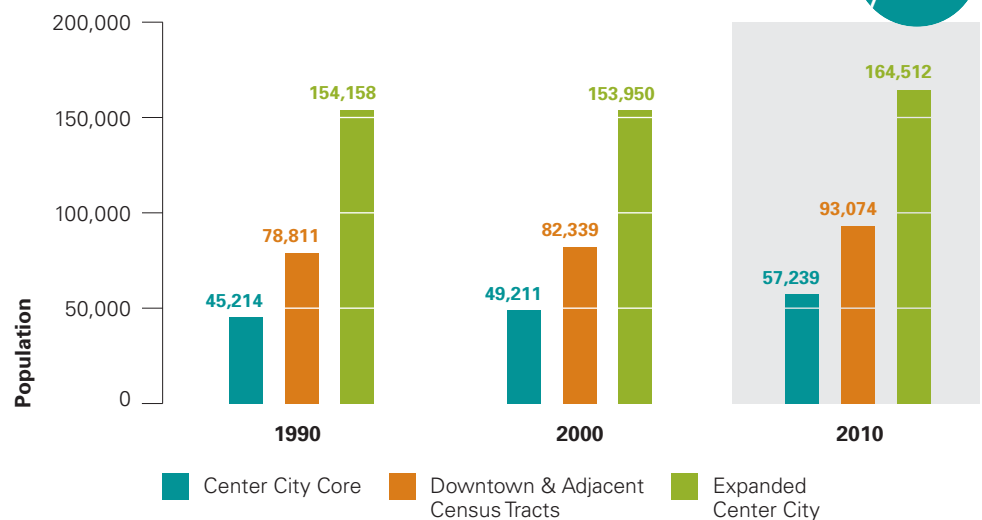
** These numbers count premises located between Vine and South Streets.

Source: Claritas; SEPTA; Campus Philly; Grubb & Ellis; PKT Consulting; Greater Philadelphia Cultural Alliance; PHS; Econsult; Philadelphia Apartment Company; CCD, 2011

Center City Core & Adjacent Residential Areas



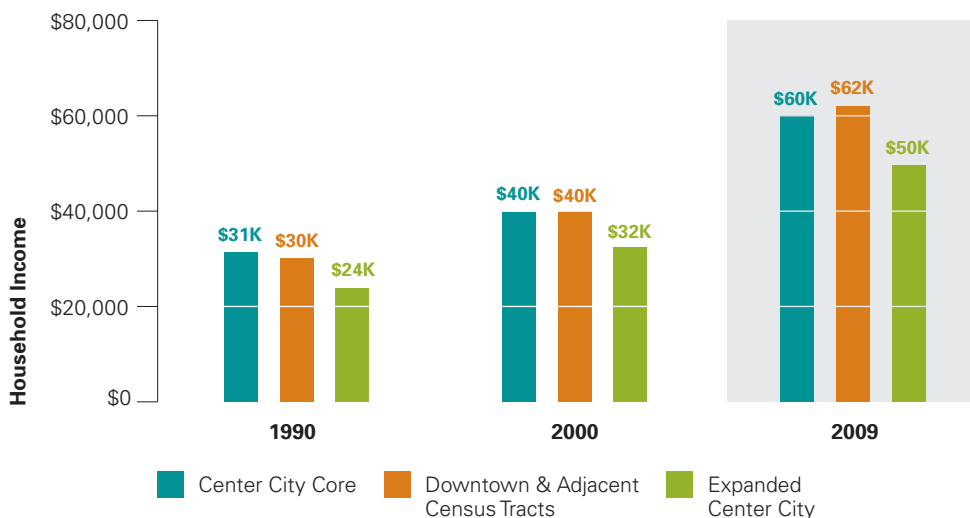
Population Growth



Source: American Community Survey, 2011

Household Income

20 years



Source: American Community Survey, 2011



Center City Employment Breakdown

Center City provided **214,433** private-sector jobs paying **\$12.1 billion** in salaries.

Downtown accounts for **39.6%** of all private-sector jobs in the city and **43.5%** of all salaries.

7,000 individuals compensated as partners earned **\$1.1 billion**.
Partners in 153 law firms earned **\$771.7 million**.

Partners in 31 accounting firms earned **\$167.6 million**.

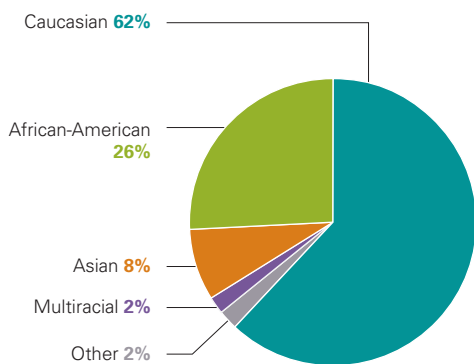
43,394 federal, state and city employees work downtown.

The total Center City workforce in 2009 was 264,827.

Between 1990 and 2008 total children born to Center City parents

increased 643%.

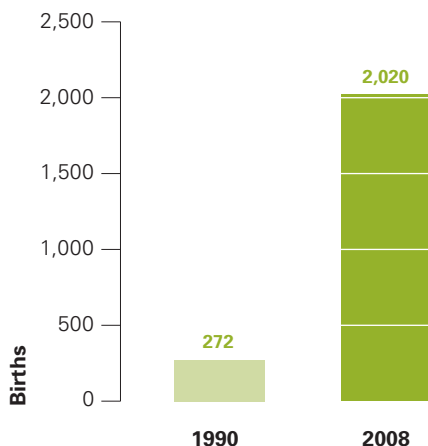
Racial Diversity



Source: American Community Survey, 2011

Births to Center City Residents

20 years



Source: CCD, 2009