

# ***Downtown Vitals Report***

*Published May 2026*



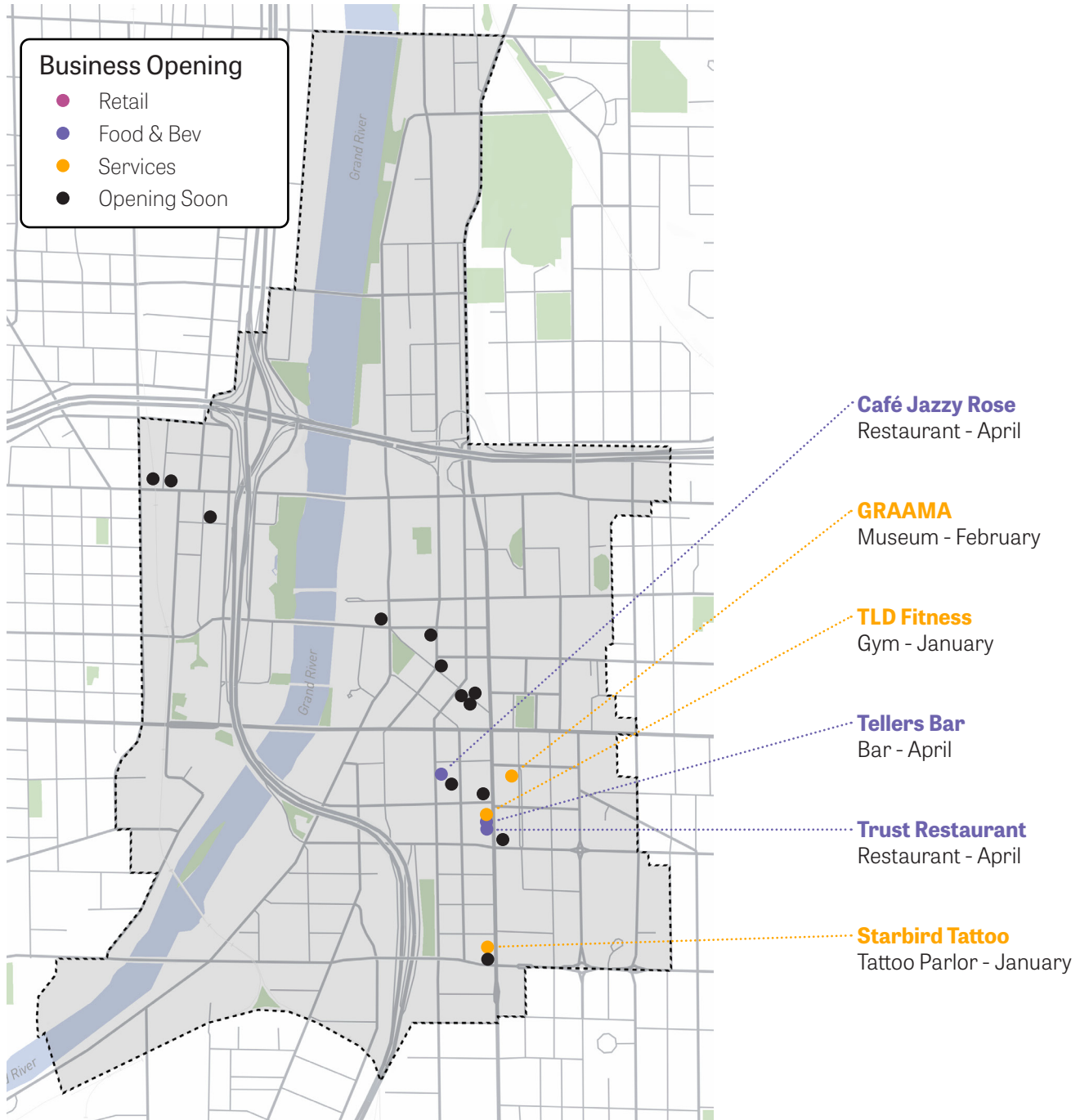
**DOWNTOWN**  
GRAND RAPIDS INC.

*Flooding of the Grand River affects Ah-Nab-Awen Park* →



<p><b>VISITOR ACTIVITY</b></p> <p><b>N/A</b></p> <p>check back next month!*</p> <p><small>n/a</small></p>	<p><b>DAILY EMPLOYEE POPULATION</b></p> <p><b>N/A</b></p> <p>check back next month!*</p> <p><small>n/a</small></p>	<p><b>RESIDENT ACTIVITY</b></p> <p><b>N/A</b></p> <p>check back next month!*</p> <p><small>n/a</small></p>
<p><b>NEW STOREFRONT BUSINESSES</b></p> <p><b>3</b></p> <p>in April</p> <p>5 business opened this year to date <small>p. 3</small></p>	<p><b>STOREFRONT VACANCY</b></p> <p><b>20%</b></p> <p>in April</p> <p>6 businesses closed this year to date <small>p. 4</small></p>	<p><b>OFFICE VACANCY</b></p> <p><b>10.6%</b></p> <p>in Q1 2026</p> <p>vs. 10.4% this time last year <small>p. 14</small></p>
<p><b>OFFICE BASE RENT</b></p> <p><b>\$23.06</b>/sqft</p> <p>in Q1 2026</p> <p>vs. \$23.00 this time last year <small>p. 14</small></p>	<p><b>HOTEL OCCUPANCY</b></p> <p><b>+0%</b></p> <p>vs. last month (Feb 2026)</p> <p>+0.5% vs. this time last year <small>p. 9</small></p>	<p><b>HOUSING OCCUPANCY</b></p> <p><b>-1%</b></p> <p>vs. last quarter (Q4 2025)</p> <p>+3% vs. this time last year <small>p. 15</small></p>
<p><b>CURRENT ACTIVE INVESTMENT</b></p> <p><b>\$518M</b></p> <p>in building renovations, housing developments &amp; entertainment venues <small>p. 5</small></p>	<p><b>DASH CIRCULATOR RIDERSHIP</b></p> <p><b>-4%</b></p> <p>vs. last month (Mar 2026)</p> <p>+7% vs. this time last year <small>p. 11</small></p>	<p><b>DASH WORK RIDERSHIP</b></p> <p><b>-3%</b></p> <p>vs. last month (Mar 2026)</p> <p>-4% vs. this time last year <small>p. 12</small></p>

DDA Retail Innovation Grant		
Fiscal Year	# of Businesses	Total Spent
FY2018	1	\$60,000.00
FY2019	1	\$45,000.00
FY2020	5	\$133,385.70
FY2021	5	\$109,333.00
FY2022	1	\$18,448.17
FY2023	6	\$167,894.00
FY2024	5	\$105,433.59
FY2025	8	\$213,067.00
FY2026	4	\$92,536.00
<b>Total</b>	<b>32</b>	<b>\$945,107.46</b>



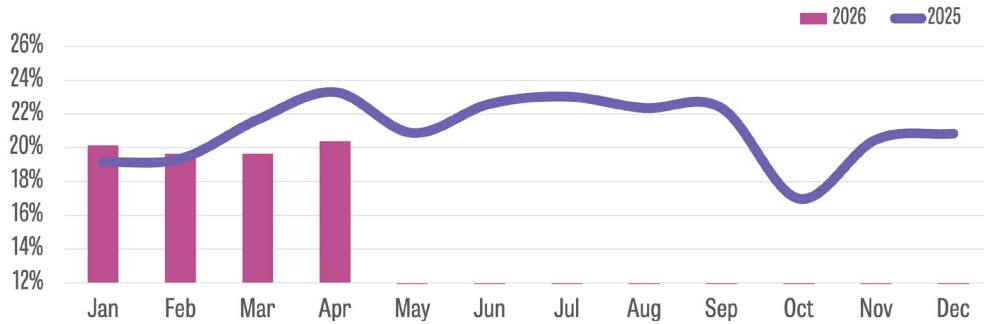
**6 storefront businesses closed**

Downtown in 2026 to date

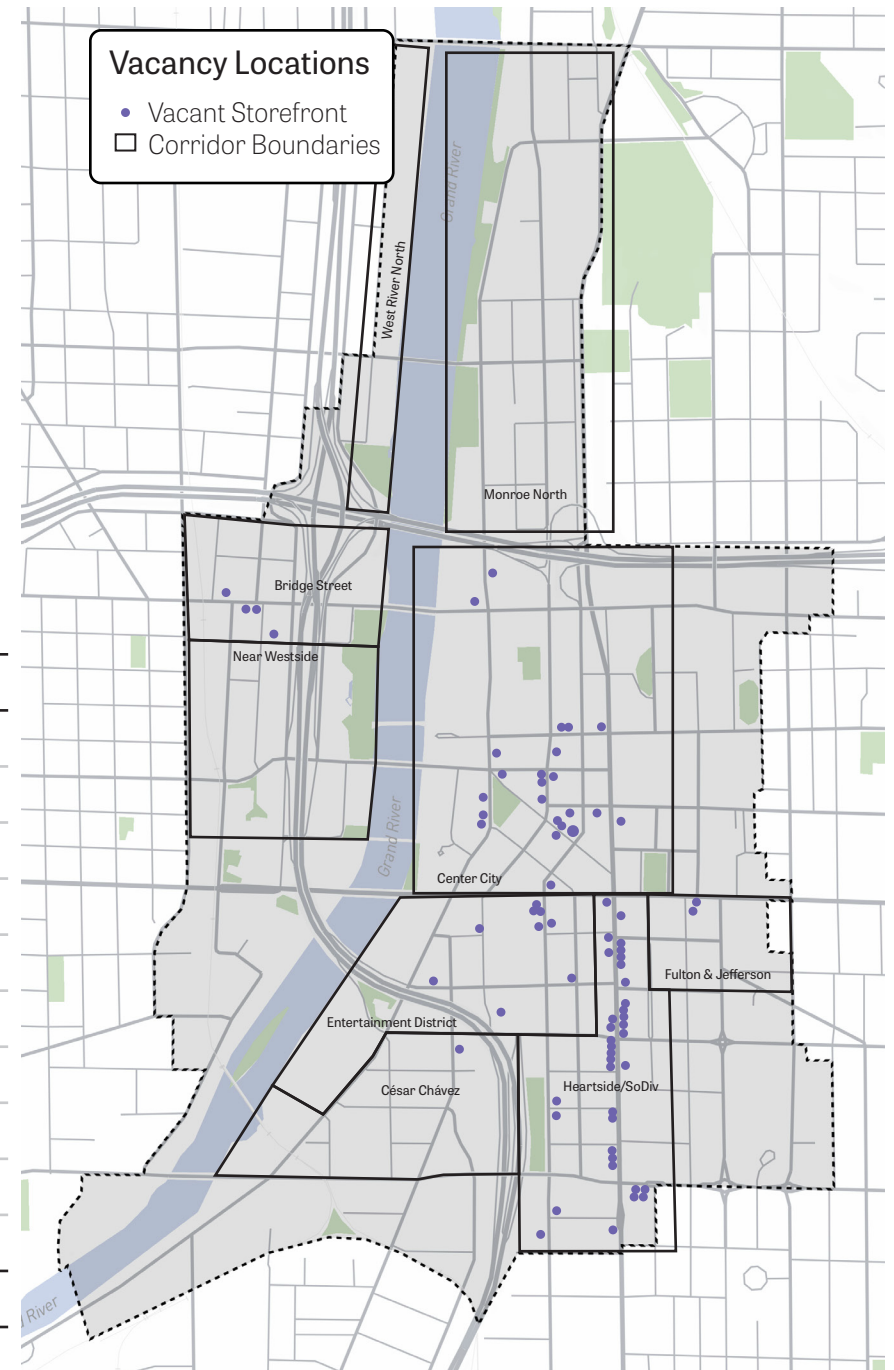
33% Food & Bev - 50% Retail - 17% Services

**Storefront vacancy was 20% in April 2026**

y-axis truncated to highlight month-over-month changes



Corridor	Storefronts	Vacancies	Vacancy %
Bridge Street	24	4	17%
Center City	128	28	22%
Monroe Center <sup>1</sup>	55 <sup>1</sup>	10 <sup>1</sup>	18% <sup>1</sup>
César Chávez	8	1	13%
Entertainment District	64	10	15%
Fulton & Jefferson	21	2	10%
Heartside/SoDiv	111	36	33%
Monroe North	29	0	0%
Near Westside	14	0	0%
West River North	3	0	0%
<b>DISTRICT TOTALS:</b>	<b>402</b>	<b>82</b>	<b>20%</b>



**1 GRPM River's Edge Work**  
 anticipated completion: May 2026  
 \$12,000,000 investment

**2 Acrisure Amphitheater**  
 anticipated completion: May 2026  
 +190 car parking spaces  
 +825 jobs  
 \$214,500,000 investment

**3 111 Lyon Residential Conversion**  
 anticipated completion: June 2026  
 +140 housing units  
 -125,000 sq ft of office space  
 \$50,000,000 investment

**4 Early Childhood Center @ Rapid Central Station**  
 anticipated completion: June 2026  
 \$7,900,000 investment

**5 Verne Barry Place Renovation**  
 anticipated completion: 2026  
 \$12,000,000 investment

**6 Amway Soccer Stadium**  
 anticipated completion: Spring 2027  
 +104 jobs  
 \$175,000,000 investment

**7 Karl & Patricia Betz Living Center**  
 anticipated completion: June 2027  
 +118 housing units  
 +6,000 sq ft of commercial space  
 \$46,000,000 investment

**\$518M**  
 current active investment

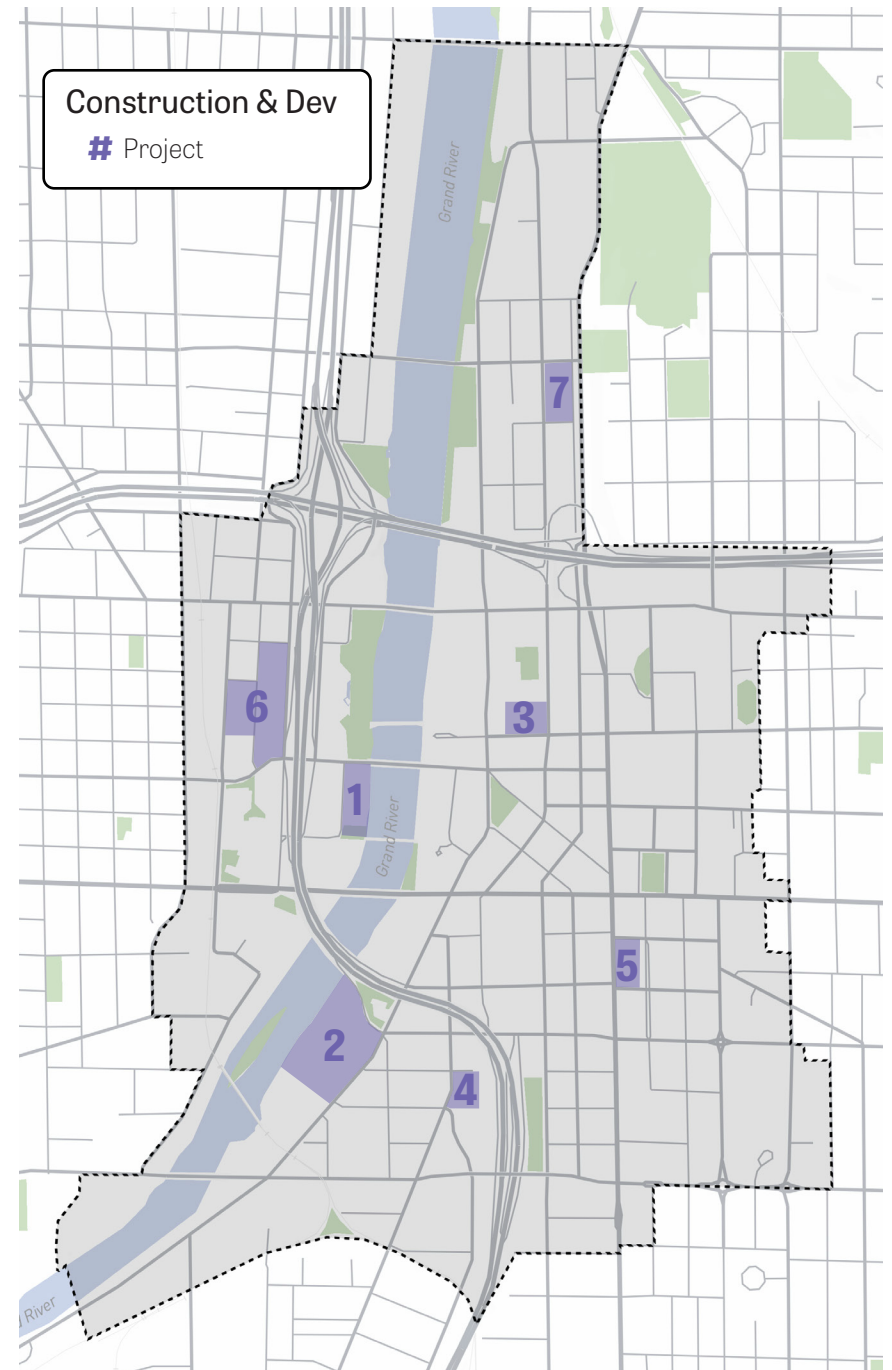
**6k**  
 sq ft of commercial space

**-125k**  
 sq ft of office space

**929**  
 new jobs

**190**  
 car parking spaces

**258**  
 housing units



# Grand River Greenway Progress - Local | Updated April 2026

**198 total acres** of park improvements

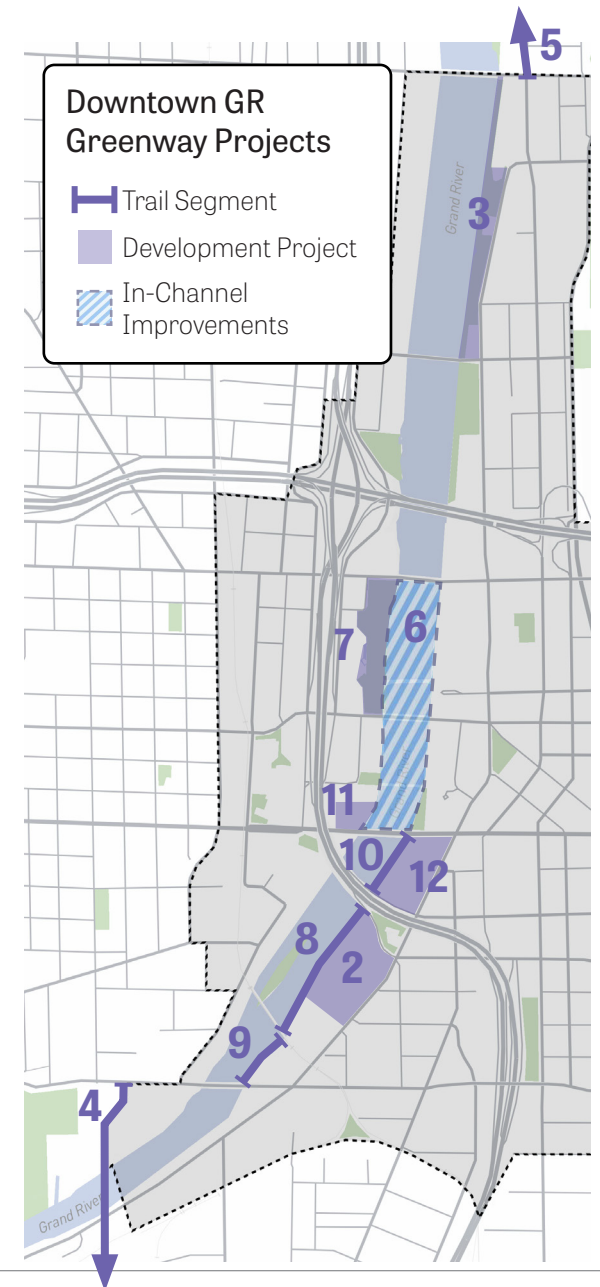
**20 total miles** of trail improvements<sup>1</sup>

**\$332M** in total public space investment

**\$1.7B** in private river-adjacent investment<sup>2</sup>

**\$70M** in DGRI investment<sup>3</sup> (DDA, MNTIFA, ARPA) in 2025

<b>1</b>	GRPM River Edge Improvements \$12,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
<b>2</b>	Acrisure Amphitheater \$214,500,000	Planning	Design	Permitting	Bidding	Construction	Completion est. May 2026
<b>3</b>	Canal Park \$9,800,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2026
<b>4</b>	Oxford Trail \$9,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Fall 2026
<b>5</b>	Edges Trail, Leonard To Ann \$9,100,000	Planning	Design	Permitting	Bidding	Construction	Completion est. November 2026
<b>6</b>	Lower Reach In-Channel Improvements \$20,000,000	Planning	Design	Permitting	Bidding	Construction	Completion est. July 2026
<b>7</b>	Ah-Nab-Awen Park \$10,300,000	Planning	Design	Permitting TBD	Bidding	Construction	Completion
<b>8</b>	Edges Trail US-131 to Railroad \$19,800,000	Planning	Design	Permitting	Bidding	Construction	Completion est. Oct 2026
<b>9</b>	Railroad to Wealthy \$ TBD	Planning	Design	Permitting TBD	Bidding	Construction	Completion
<b>10</b>	Fulton to US-131 \$ TBD	Planning	Design TBD	Permitting	Bidding	Construction	Completion
<b>11</b>	Blue Dot \$ TBD	Planning	Design	Permitting TBD	Bidding	Construction	Completion
<b>12</b>	Fulton & Market \$797,000,000	Planning	Design	Permitting TBD	Bidding	Construction	Completion



**DOWNTOWN**  
GRAND RAPIDS INC.



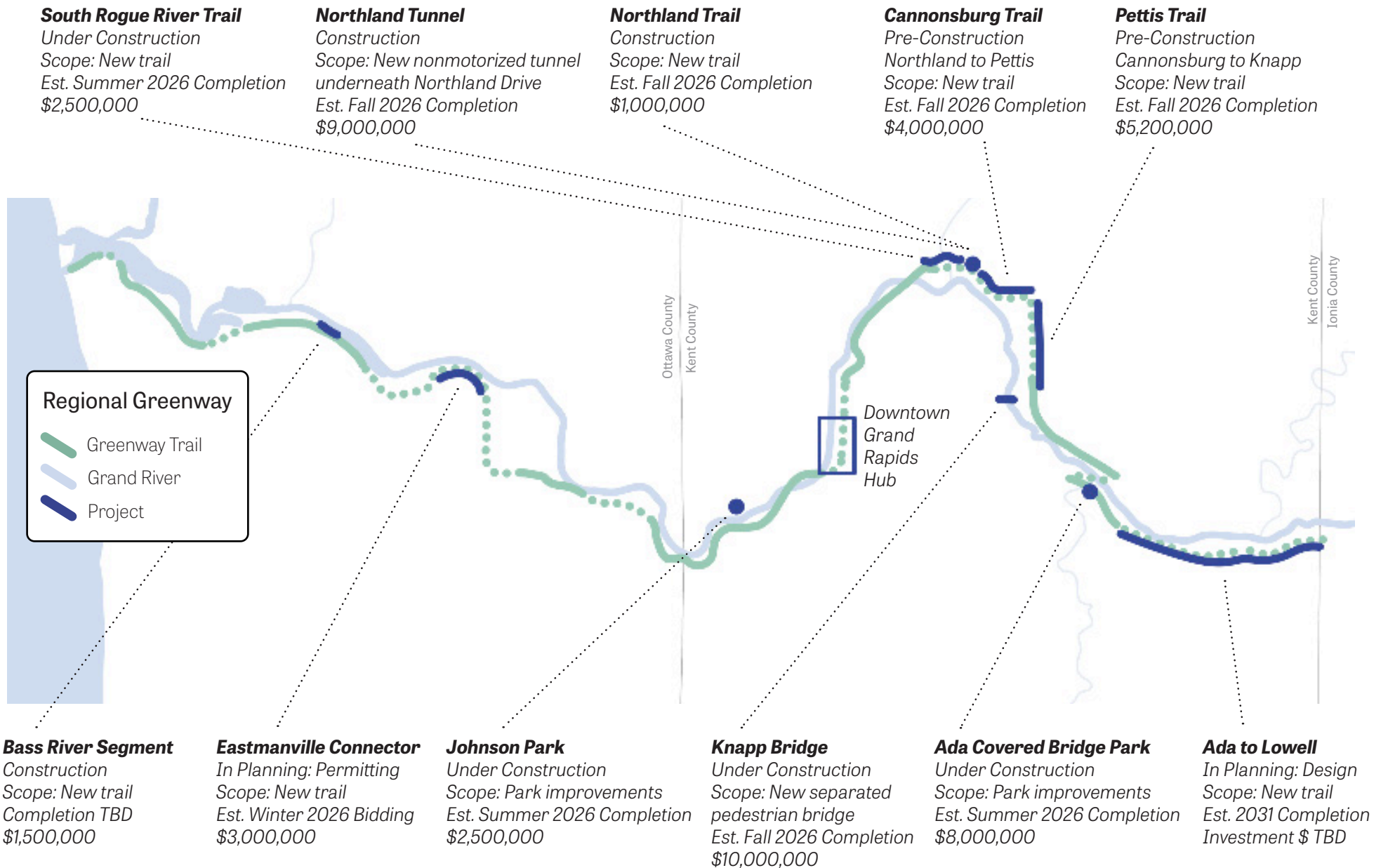
**Grand River**  
Network

1 - Includes 16 miles of ARPA-funded Kent County greenway trail, White Pine Trail to Ada  
 2 - Completed since 2023 & currently in development pipeline  
 3 - Includes 2025 completed projects Lyon Square & Lower Riverwalk

Source: Grand River Network  
 For more information, visit:  
<https://grandriver.network/upcoming-projects>

# Grand River Greenway Progress - Regional | Updated April 2026

The urban core of Grand Rapids is the hub of West Michigan's outdoor recreation system. Beyond Downtown, partners across the region continue progress to establish the **Grand River Greenway** - an 80+ mile network of public parks and trails connecting Lowell to the Lakeshore.

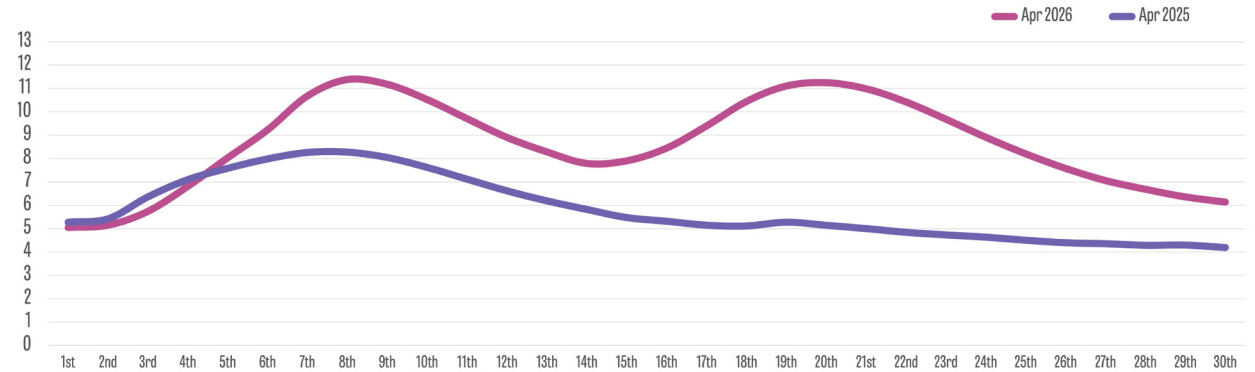


**What is gage height?** Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.<sup>2</sup>

**Why it matters:** Gage height is a parameter used to measure water quantity. It is a key indicator in predicting floods, determining flow and informing decisions around infrastructure and water management.

**Learn more here:** [https://waterdata.usgs.gov/blog/gage\\_height/](https://waterdata.usgs.gov/blog/gage_height/)

Gage height increased +2.82 feet on avg. in Apr 2026 vs. Apr 2025 / +2.26 feet vs. Mar 2026

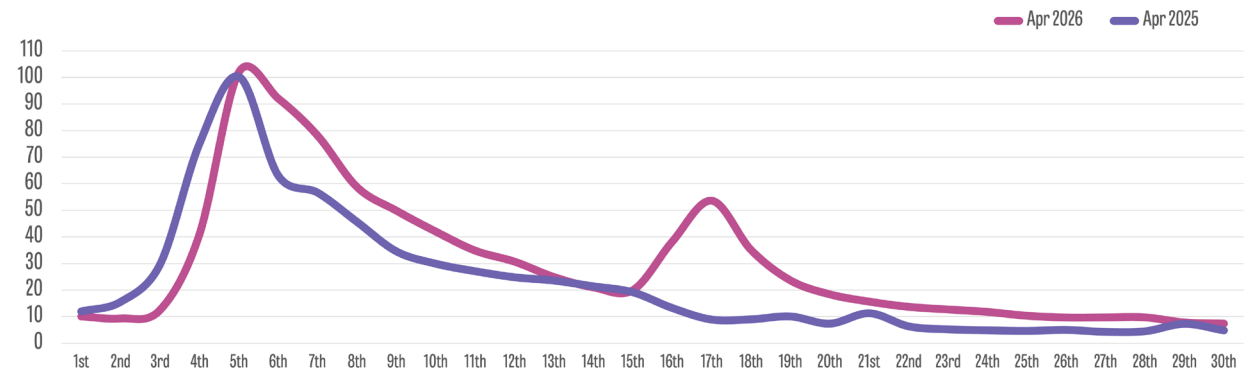


**What is turbidity?** Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.<sup>2</sup>

**Why it matters:** Increased sedimentation and siltation can occur, which can result in harm to habitat areas for fish and other aquatic life. Particles also provide attachment places for other pollutants, notably metals and bacteria. Thus, turbidity readings can be used as an indicator of potential pollution in a water body.<sup>2</sup>

**Learn more here:** <https://www.usgs.gov/water-science-school/science/turbidity-and-water>

Turbidity increased +32% FNU<sup>3</sup> on avg. in Apr 2026 vs. Apr 2025 / -4% vs. Mar 2026

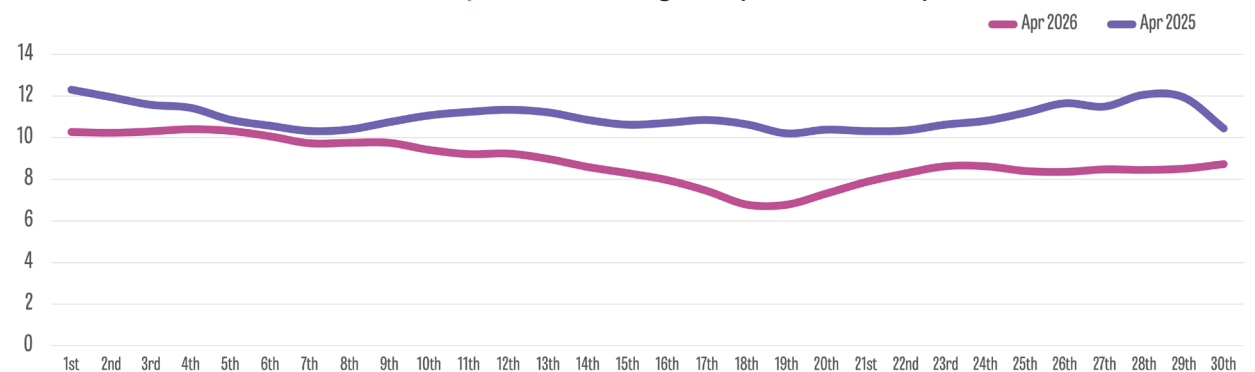


**What is dissolved oxygen?** Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.<sup>2</sup>

**Why it matters:** Fast-moving streams and rivers hold more oxygen, while stagnant waters hold less. When excess organic matter decays, bacteria use up oxygen, leading to eutrophication, i.e. low-oxygen conditions that can kill aquatic life.

**Learn more here:** <https://www.usgs.gov/water-science-school/science/dissolved-oxygen-and-water>

Dissolved O2 decreased -20% ml per liter on avg. in Apr 2026 vs. Apr 2025 / -24% vs. Mar 2026



# Downtown Ambassador Statistics | Updated April 2026

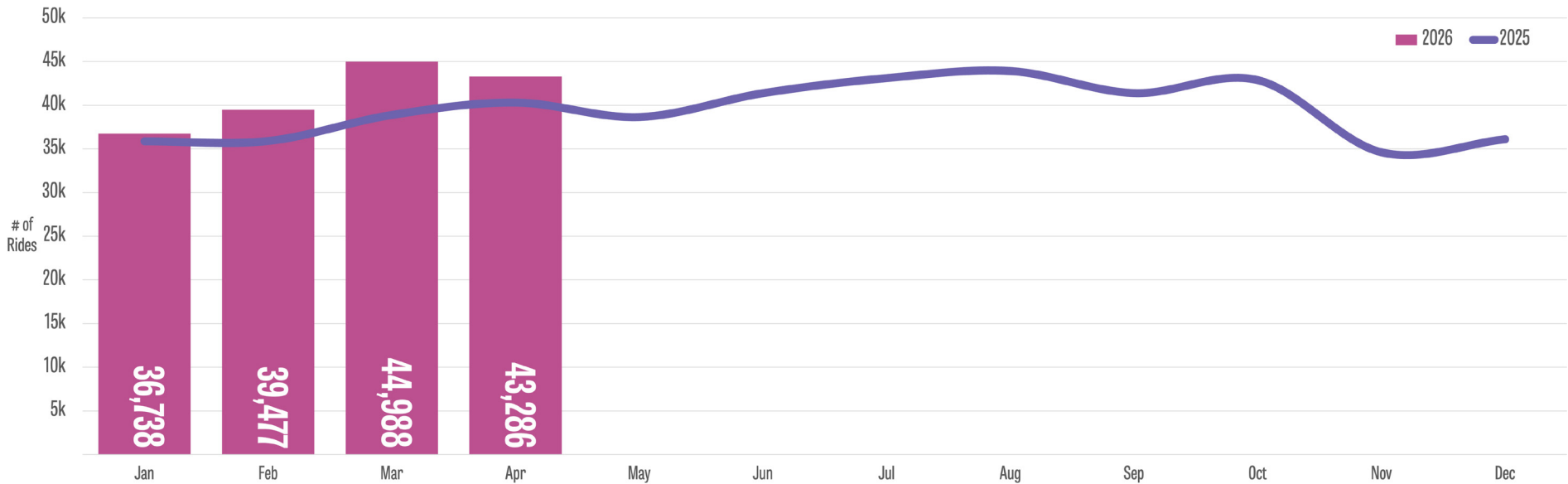
	April 2026	2026 YTD	2025 YTD	2019 YTD
Graffiti Removals	271	595	1,491	439
Lbs of Trash Removed	24,400	78,600	80,125	146,175
Snow Removals	0	5,217	6,402	8,036
Weeds Abated	11,283	11,379	3,335	2,061
Business Contacts	541	2,705	1,729	733
Pedestrian Assists	7,632	41,831	70,876	86,190
Mobility Assists	100	319	263	637
Residents Engaged	60	98	406	N/A



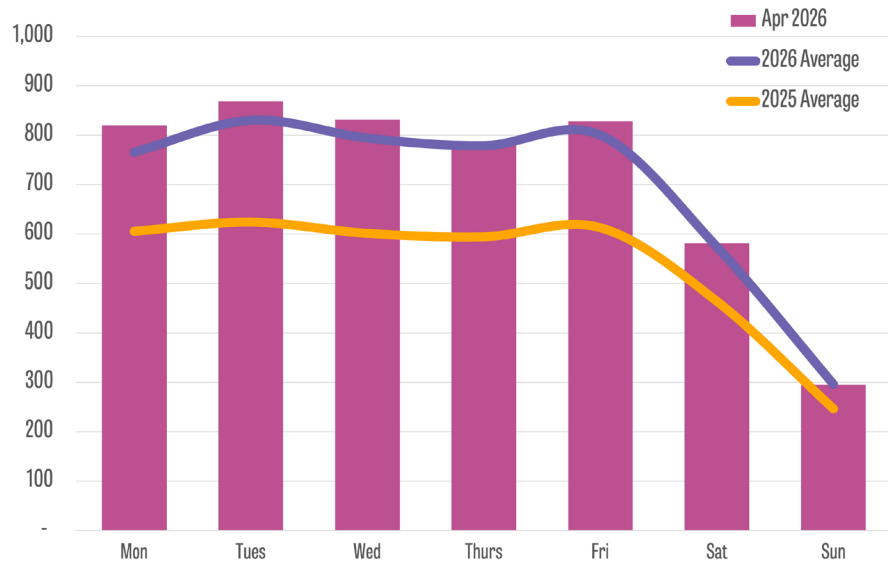
Total Ambassador Banked Hours<sup>1</sup> as of March 2026:

710.25

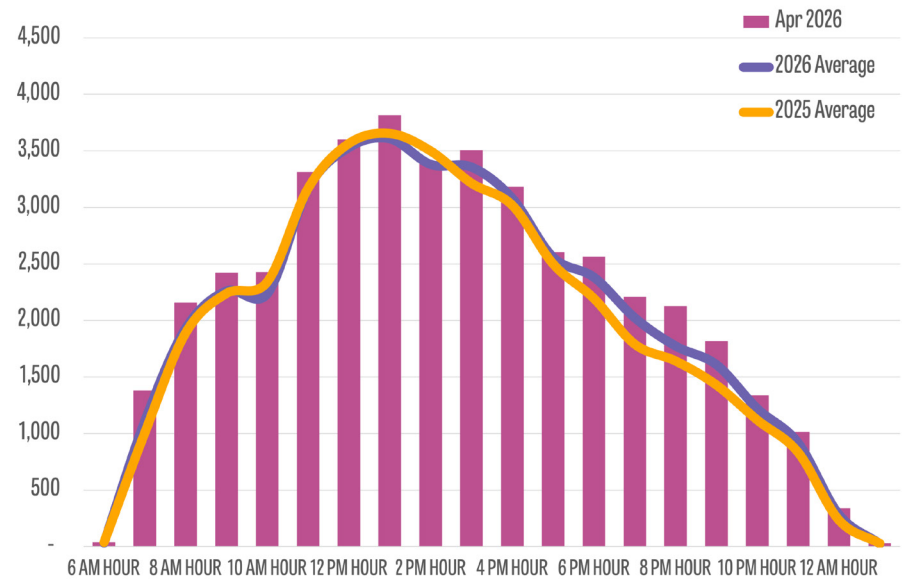
DASH Circulator ridership decreased -4% in Apr 2026 vs. Mar 2025 / +7% vs. Apr 2025 / -32% vs. Apr 2019



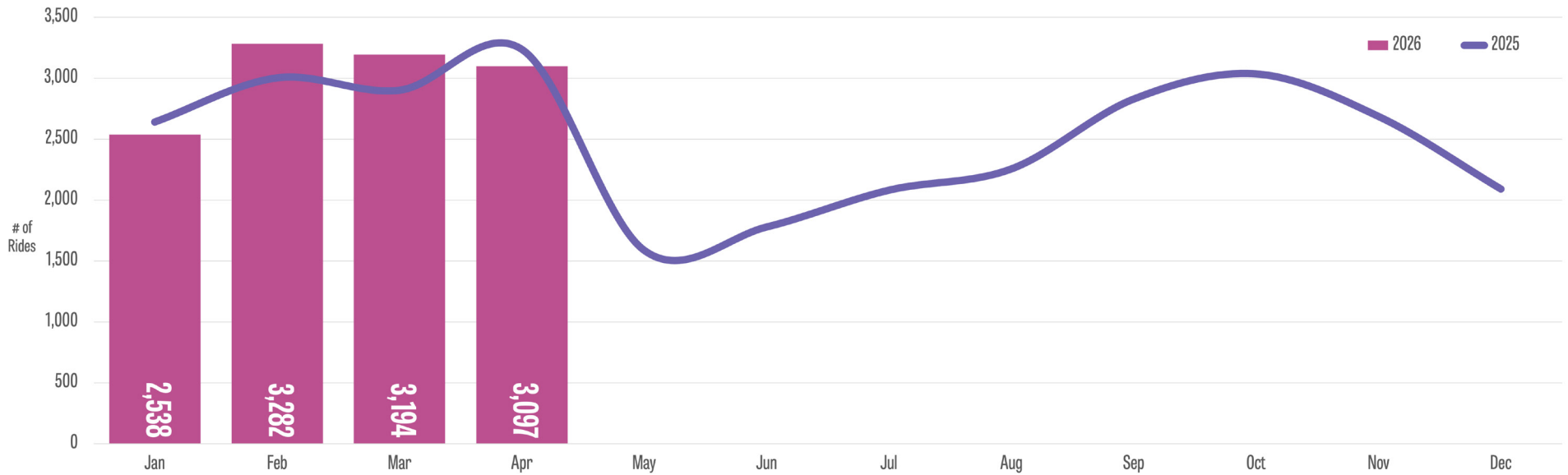
Tuesday average DASH Circulator ridership increased +33% in 2026 vs. 2025



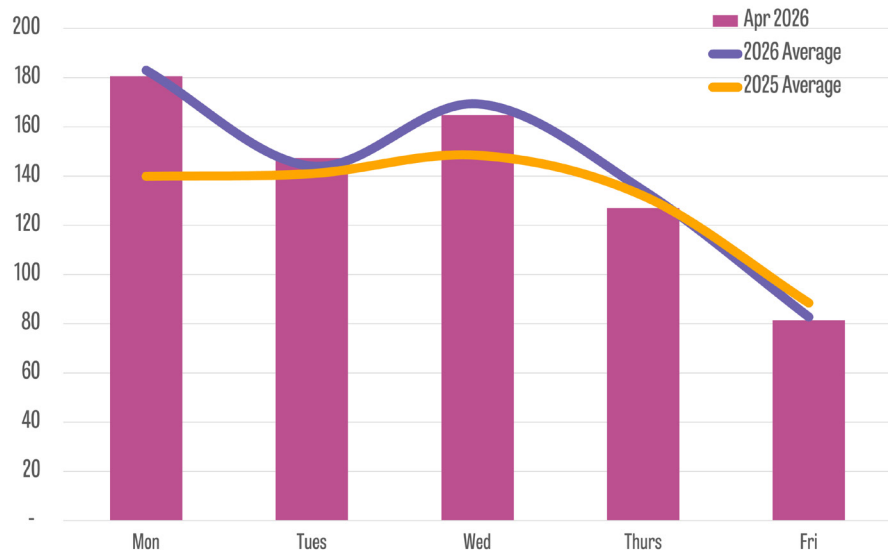
68% of DASH Circulator ridership occurred before 5 PM in April



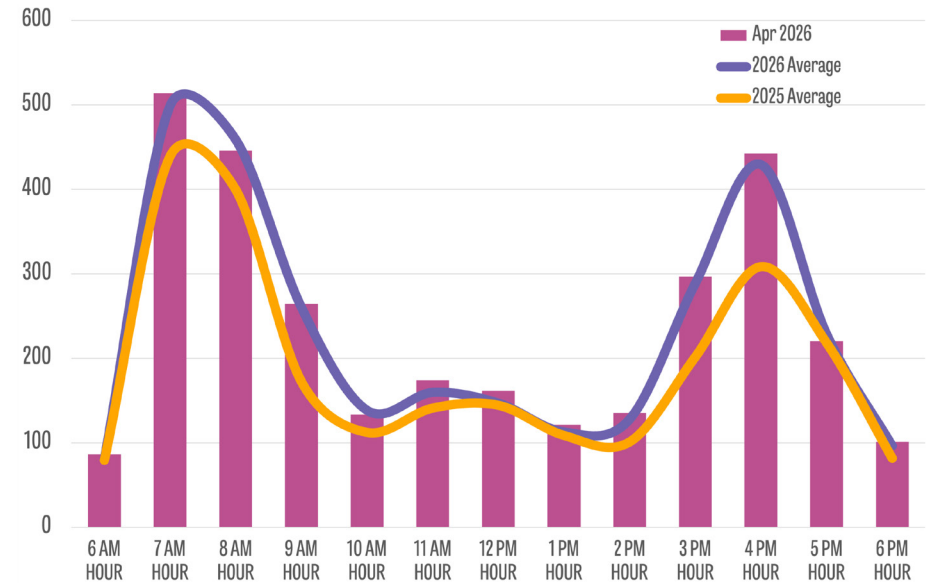
DASH WORK ridership decreased -3% in Apr 2026 vs. Mar 2026 / -4% vs. Apr 2025



Monday DASH WORK ridership increased +31% in 2026 vs. 2025

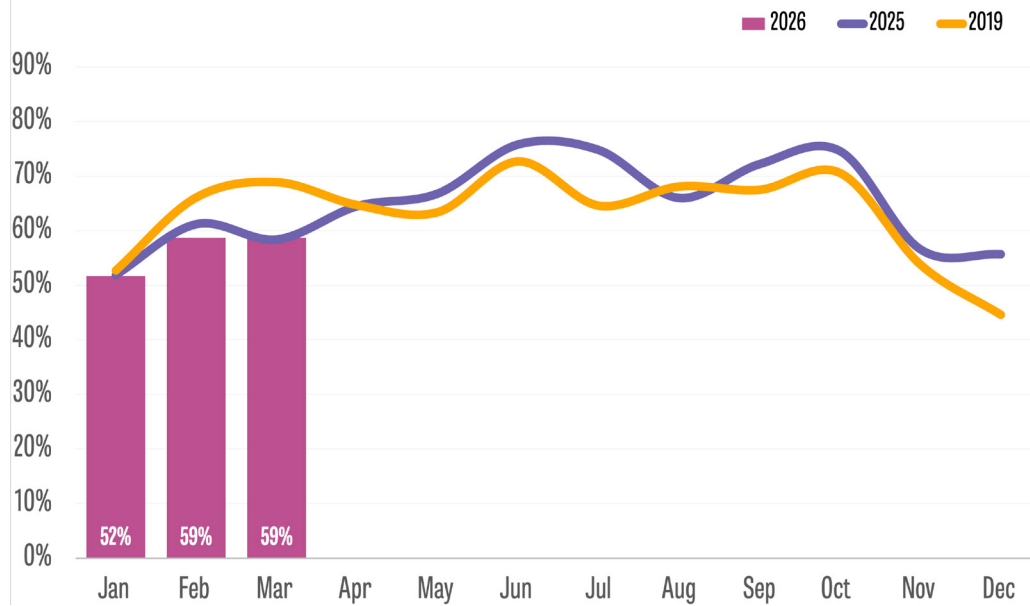


53% of DASH WORK ridership in April occurred between 7 AM - 9 AM

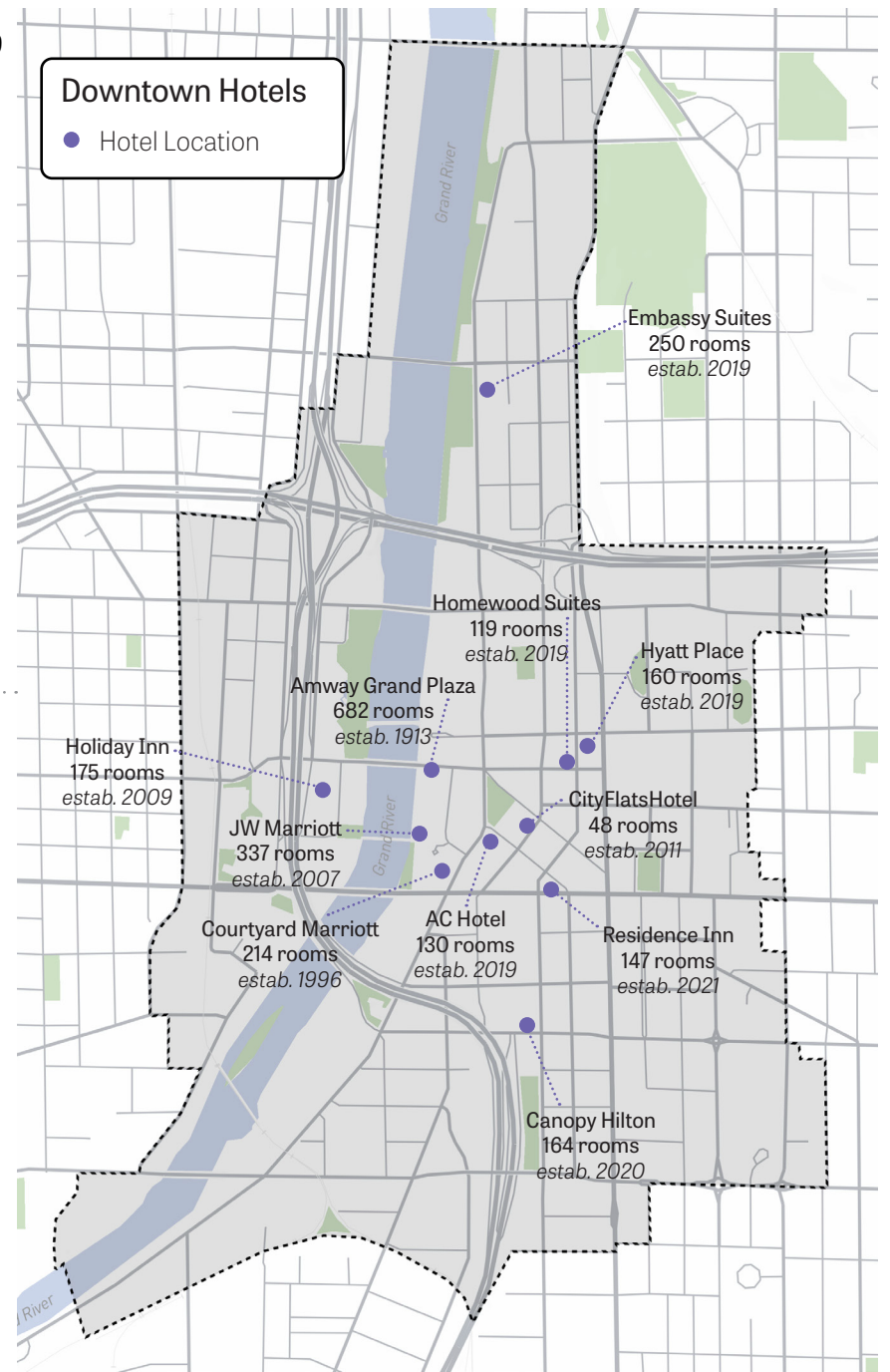
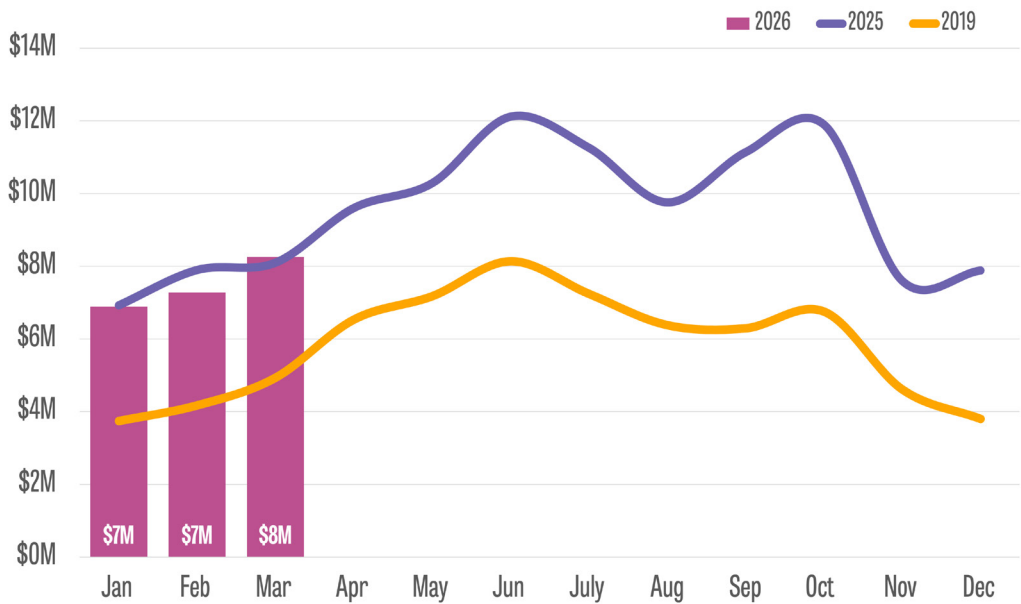


# Hotel Occupancy | Updated March 2026

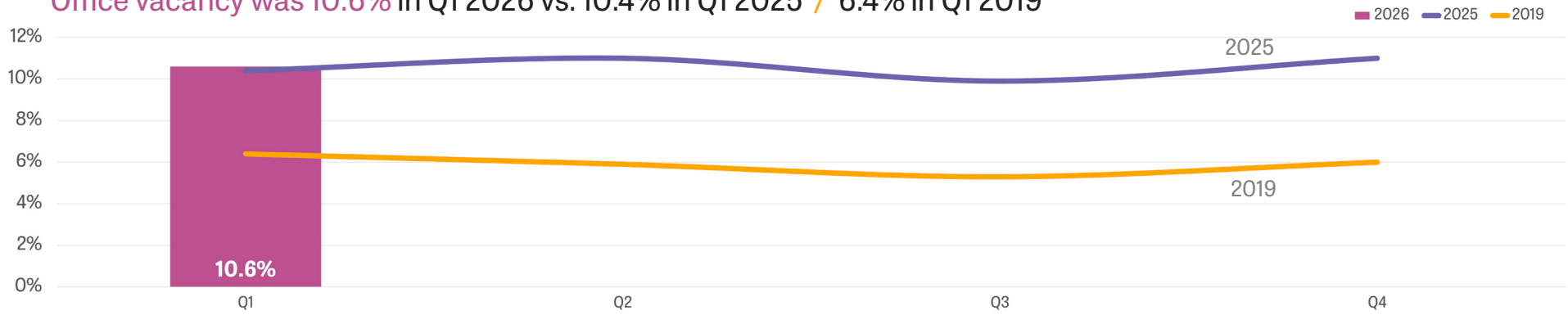
Occupancy increased 0% in Mar 2026 vs. Feb 2026 / +0.5% vs. Mar 2025 / -15% vs. Mar 2019



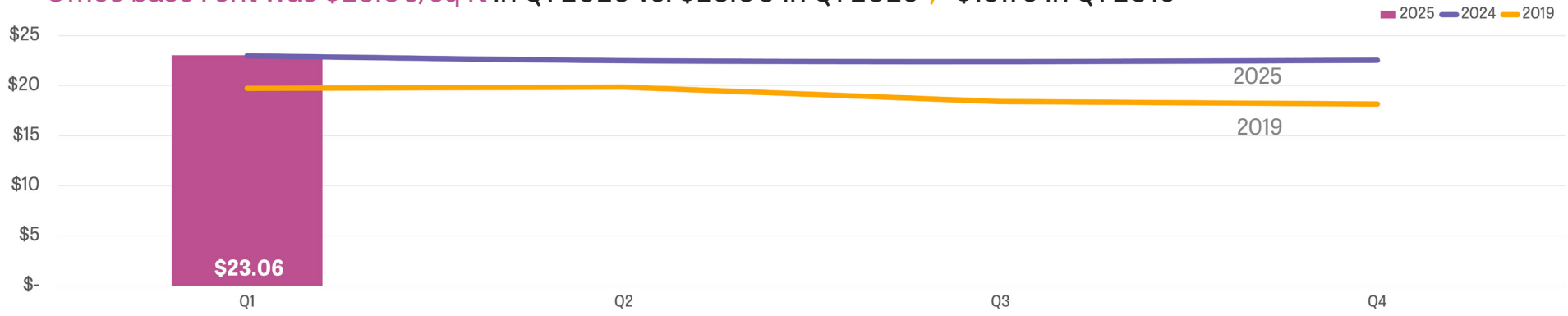
Revenue increased +13% in Mar 2026 vs. Feb 2026 / +2% vs. Mar 2025 / +67% vs. Mar 2019



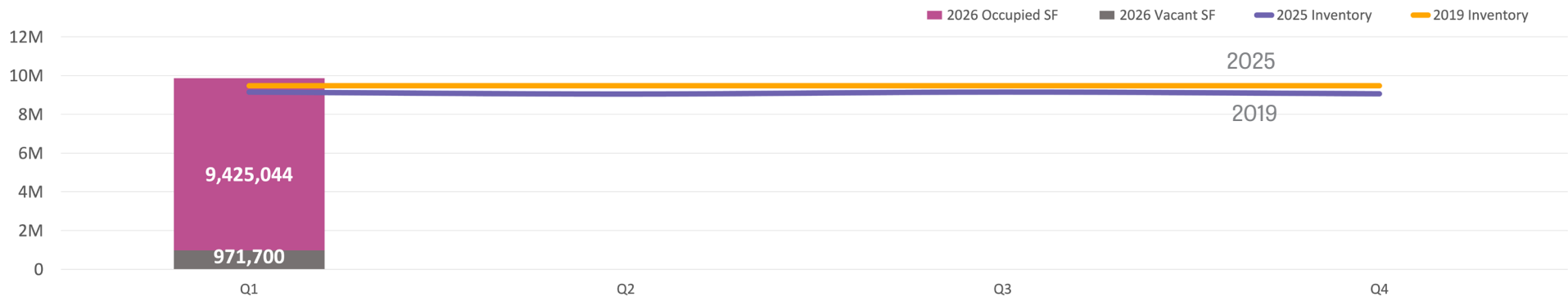
Office vacancy was 10.6% in Q1 2026 vs. 10.4% in Q1 2025 / 6.4% in Q1 2019



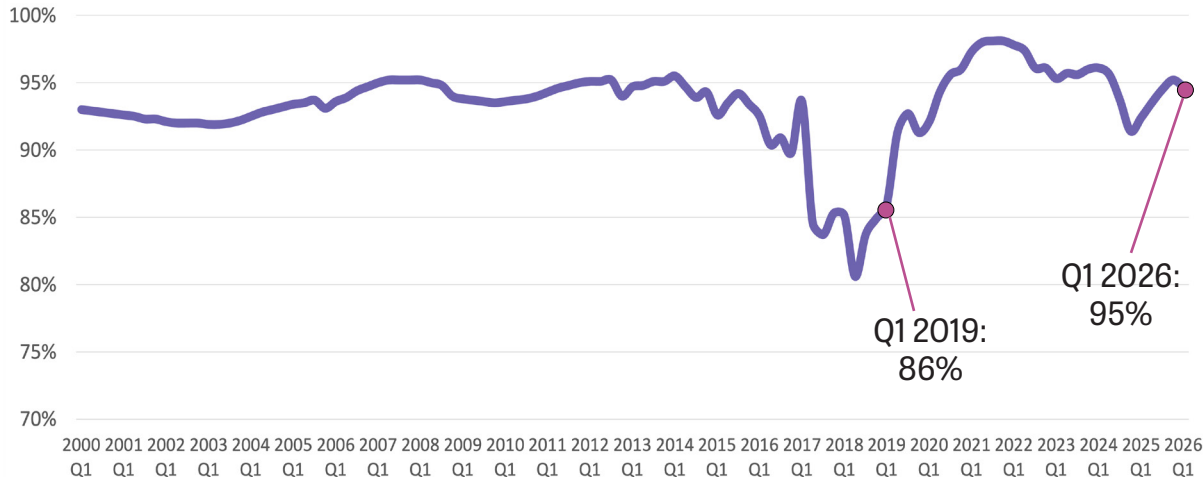
Office base rent was \$23.06/sq ft in Q1 2026 vs. \$23.00 in Q1 2025 / \$19.75 in Q1 2019



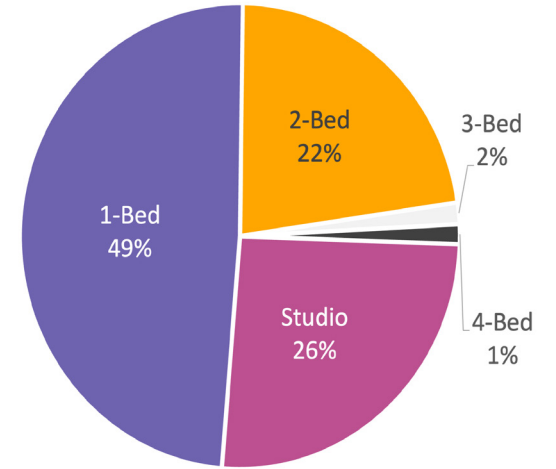
There were 9.9 million square feet of office inventory in Q1 2026



Housing occupancy decreased **-1%** vs. Q4 2025 / **+3%** vs. Q1 2025 / **+10%** vs. Q1 2019  
 y-axis truncated to highlight year-over-year changes

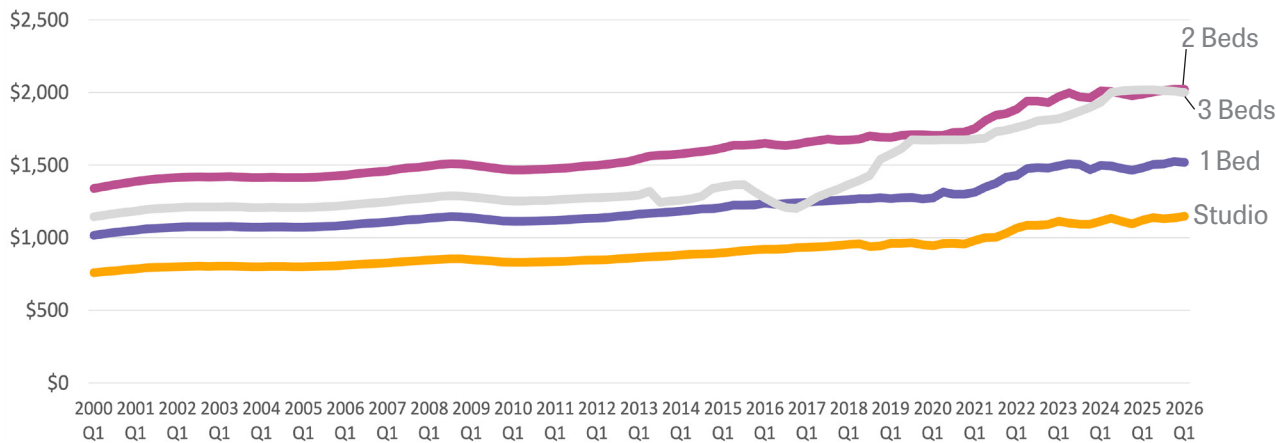


Distribution of Units by # of Rooms



There are **258** units currently under construction and **1,898** in the planning & development pipeline

Average asking rent per unit decreased **-0.1%** vs. Q4 2025 / **+1%** vs. Q1 2025 / **+20%** vs. Q1 2019



Distribution of Units by Rate Type

