

Downtown Vitals Report

Published April 2026



DOWNTOWN
GRAND RAPIDS INC.

Scenes from the Saint Patrick's Day Parade →



VISITOR ACTIVITY

+5%

vs. last month (Feb 2026)
+1% vs. this time last year p. 3

DAILY EMPLOYEE POPULATION

-3%

vs. last month (Feb 2026)
+6% vs. this time last year p. 4

RESIDENT ACTIVITY

-0.02%

vs. last month (Feb 2026)
-7% vs. this time last year p. 5

NEW STOREFRONT BUSINESSES

0

in March
2 business opened this year to date p. 6

STOREFRONT VACANCY

20%

in March
2 businesses closed this year to date p. 7

OFFICE VACANCY

10.6%

in Q1 2026
vs. 10.4% this time last year p. 8

OFFICE BASE RENT

\$23.06/sqft

in Q1 2026
vs. \$23.00 this time last year p. 8

HOTEL OCCUPANCY

+14%

in Q1 2026
-4% vs. this time last year p. 9

HOUSING OCCUPANCY

-1%

vs. last quarter (Q4 2025)
+3% vs. this time last year p. 10

CURRENT ACTIVE INVESTMENT

\$518M

in building renovations,
housing developments
& entertainment venues p. 11

DASH CIRCULATOR RIDERSHIP

+14%

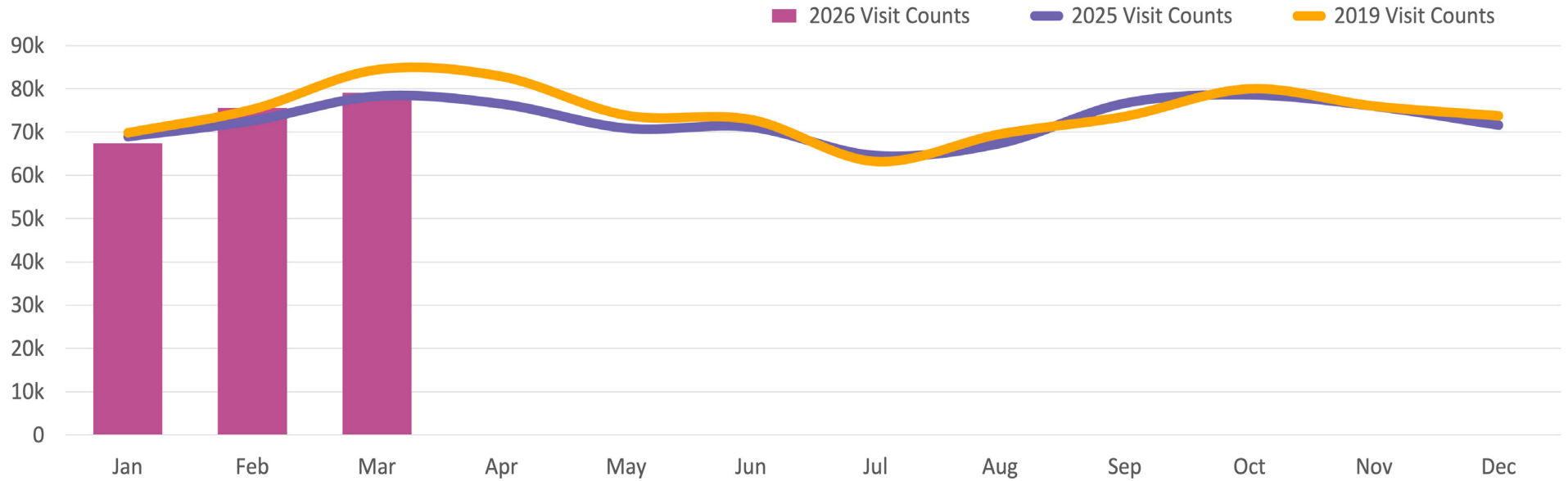
vs. last month (Feb 2026)
+16% vs. this time last year p. 17

DASH WORK RIDERSHIP

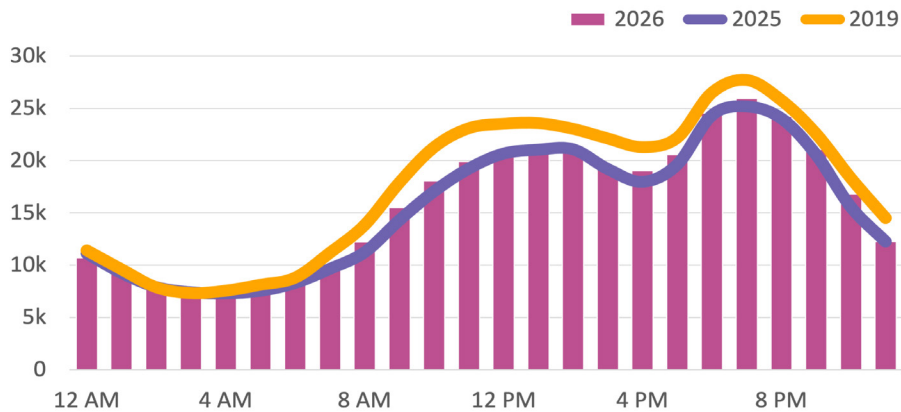
-3%

vs. last month (Feb 2026)
+10% vs. this time last year p. 18

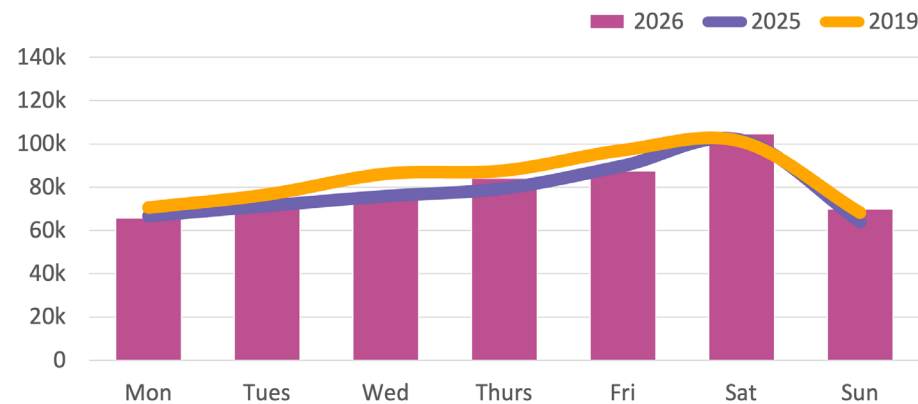
Daily average visit counts increased +5% in Mar 2026 vs. Feb 2026 / +1% vs. Mar 2025 / -6% vs. Mar 2019



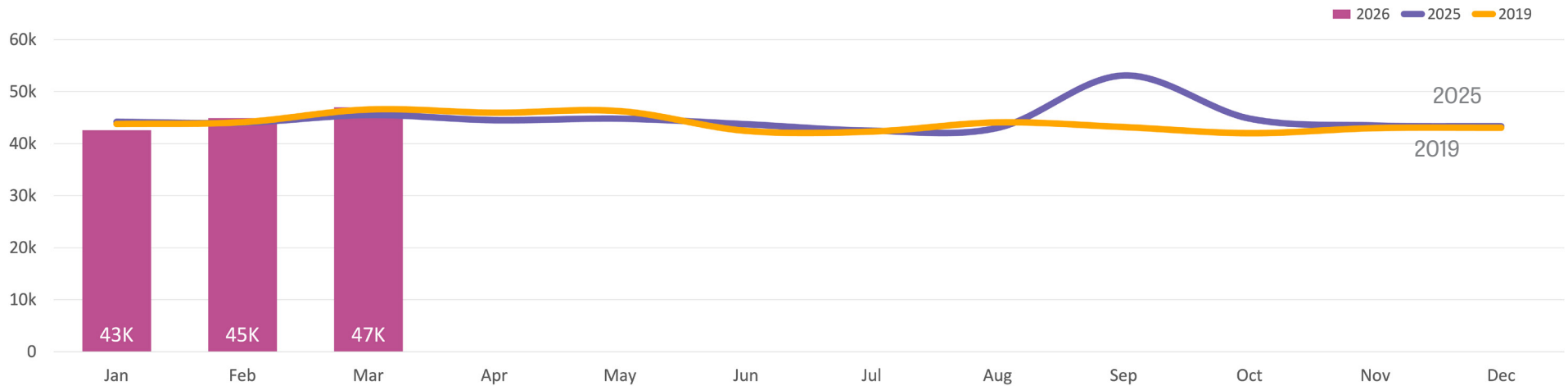
From 5 PM - 11 PM daily average hourly counts increased +3% in Mar 2026 vs. Mar 2025 / -8% vs. Mar 2019



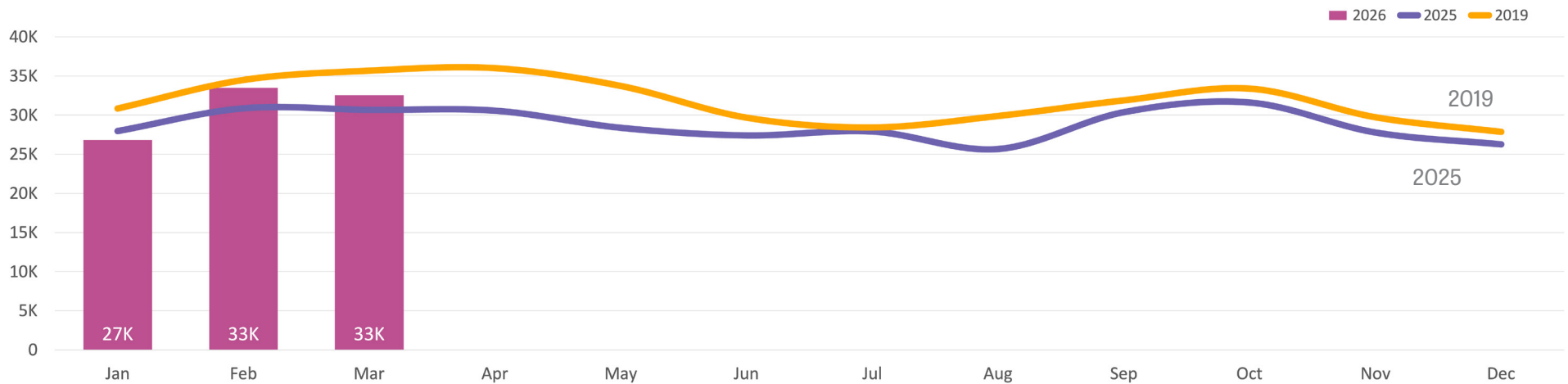
Wednesday average daily counts decreased -12% in Mar 2026 vs. Mar 2025 / -0.2% vs. Mar 2019



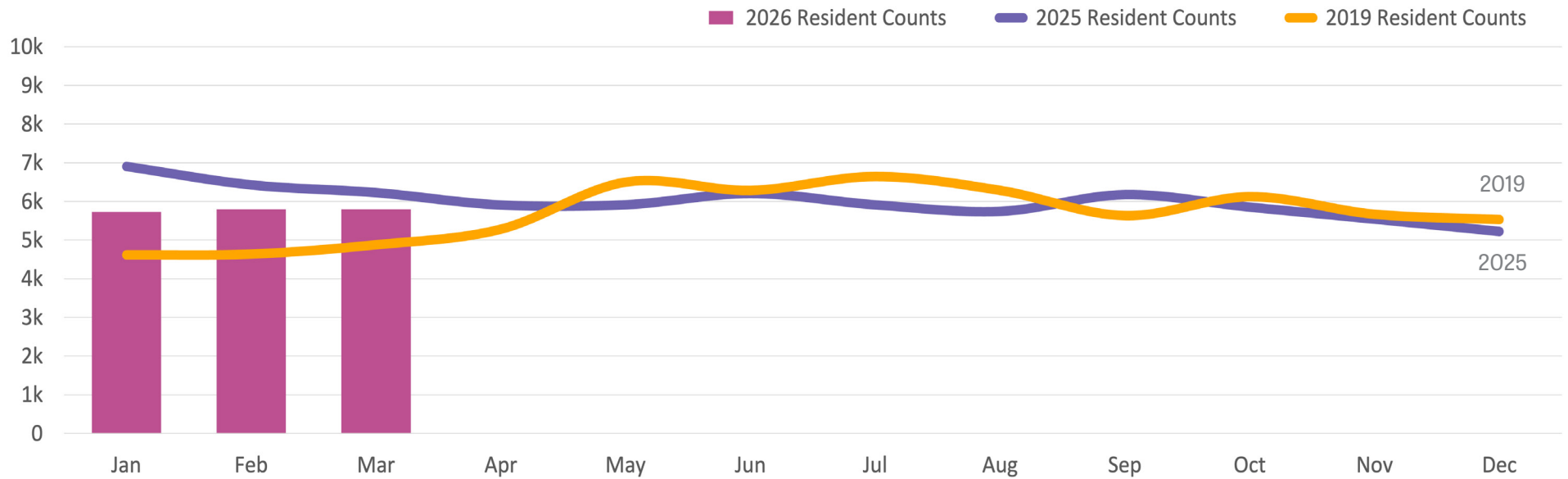
Unique employees¹ increased +5% in Mar 2026 vs. Feb 2026 / +3% vs. Mar 2025 / +1% vs. Mar 2019



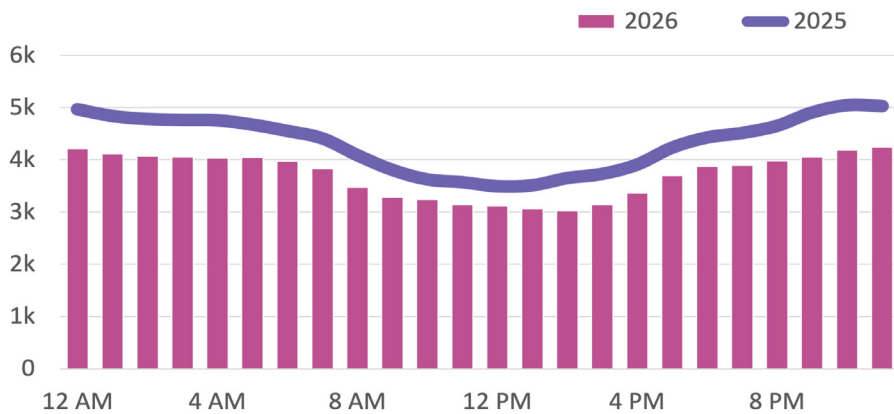
Average daily workforce² decreased -3% in Mar 2026 vs. Feb 2026 / +6% vs. Mar 2025 / -9% vs. Mar 2019



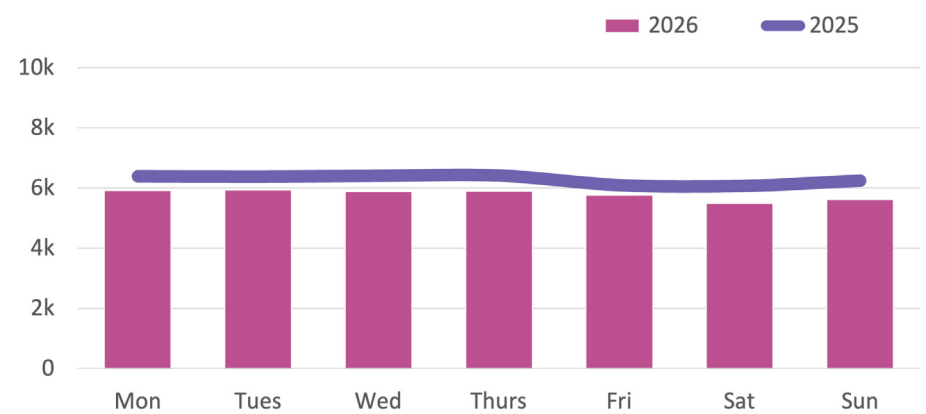
Daily average resident counts decreased **-0.02%** in Mar 2026 vs. Feb 2026 / **-7%** vs. Mar 2025 / **+19%** vs. Mar 2019



Overall daily average hourly counts decreased **-14%** in Mar 2026 vs. Mar 2025

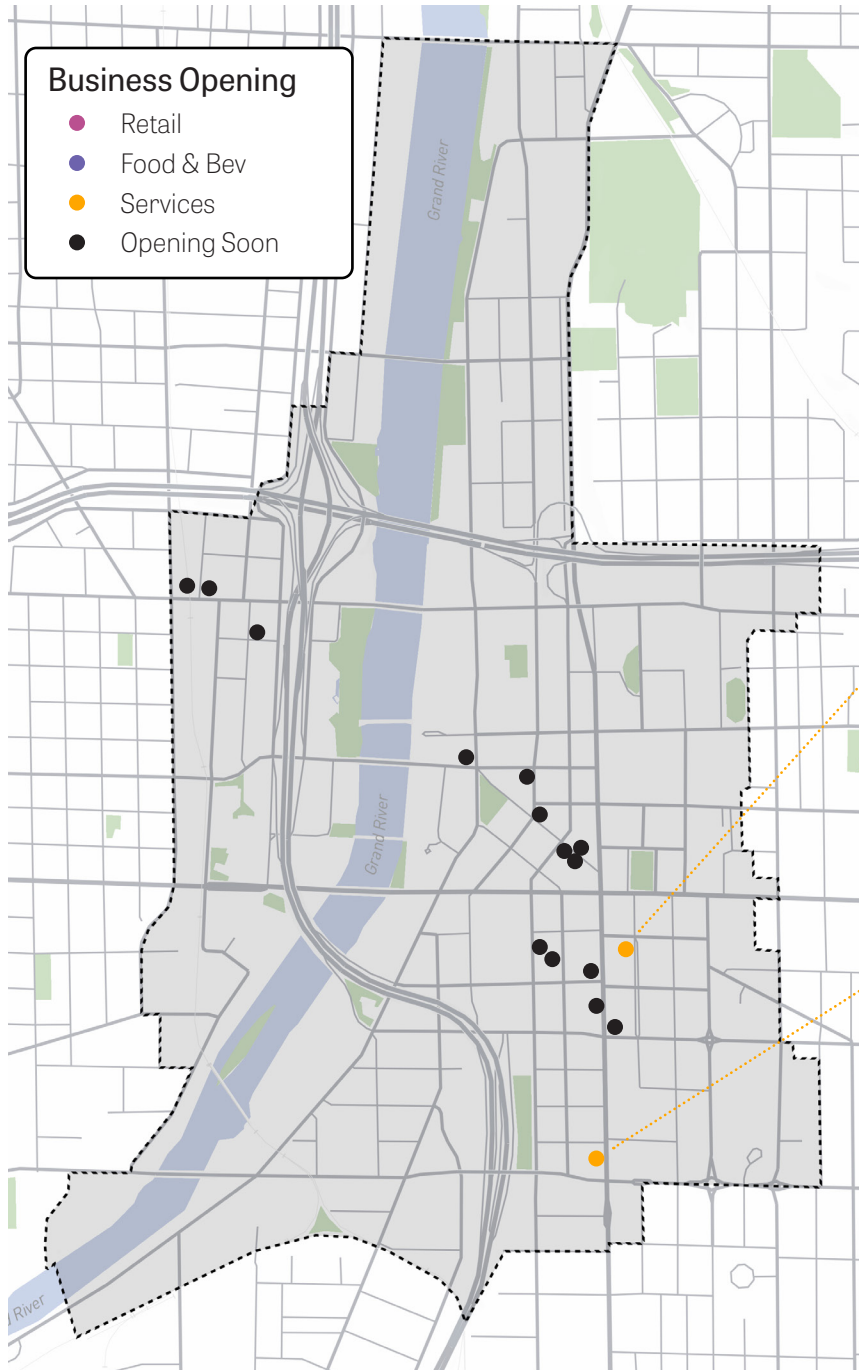


Weekend average daily counts decreased **-10%** in Mar 2026 vs. Mar 2025



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
Total	32	\$945,107.46



GRAAMA
Museum - February

Starbird Tattoo
Tattoo Parlor - January



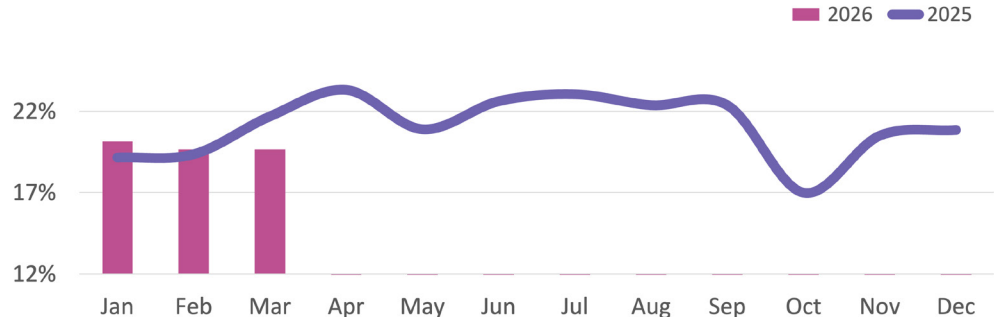
2 storefront businesses closed

Downtown in 2026 to date

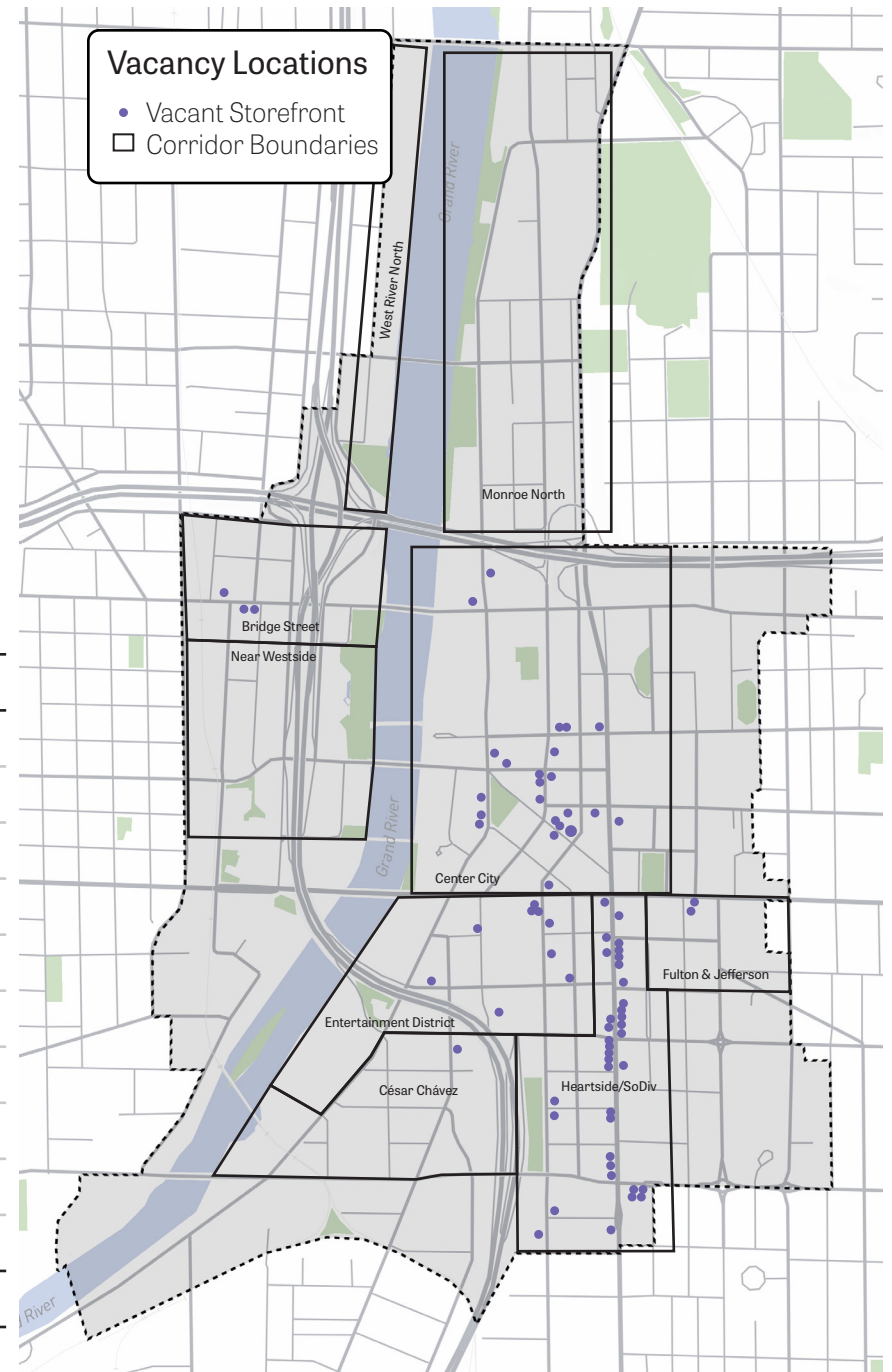
50% Food & Bev - 0% Retail - 50% Services

Storefront vacancy was 20% in March 2026

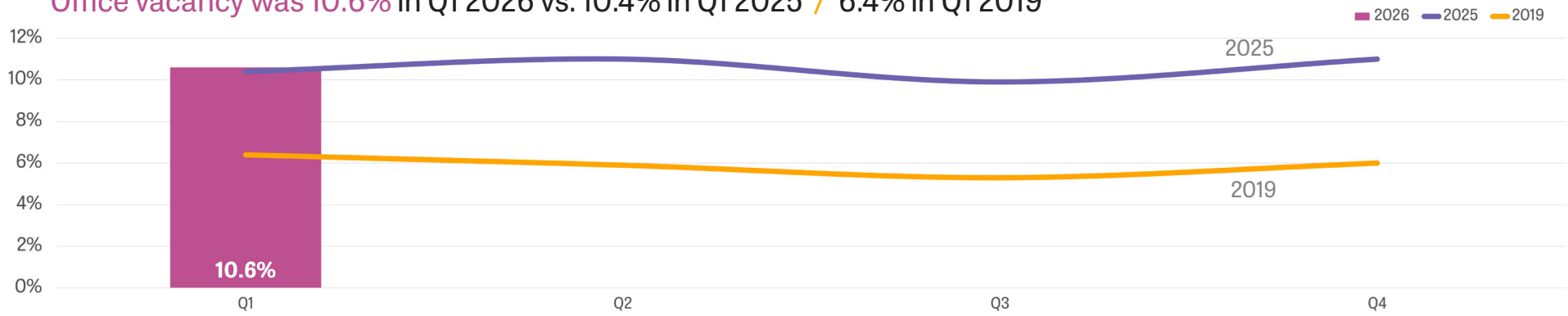
y-axis truncated to highlight month-over-month changes



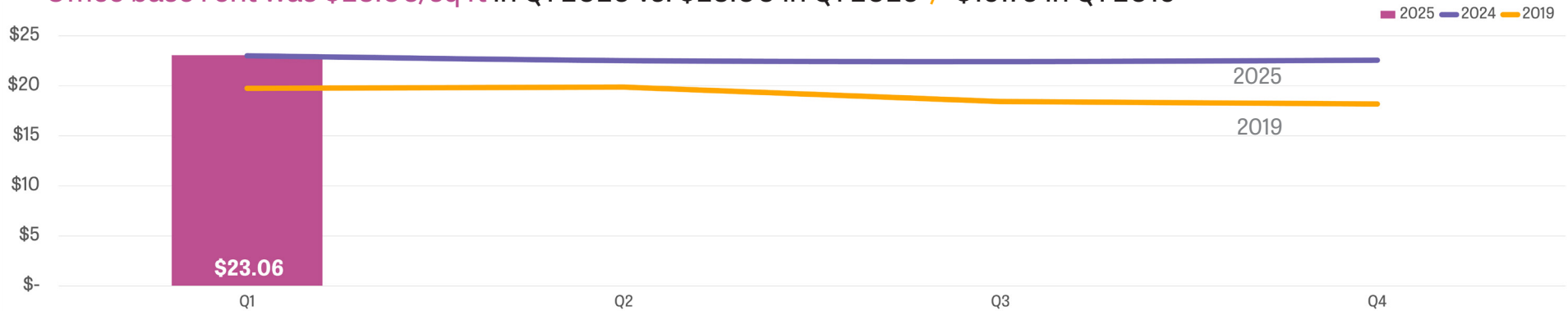
Corridor	Storefronts	Vacancies	Vacancy %
Bridge Street	23	3	13%
Center City	129	28	22%
Monroe Center ¹	55 ¹	10 ¹	18% ¹
César Chávez	8	1	13%
Entertainment District	65	10	15%
Fulton & Jefferson	21	2	10%
Heartside/SoDiv	110	34	31%
Monroe North	29	0	0%
Near Westside	14	0	7%
West River North	3	0	0%
DISTRICT TOTALS:	402	78	20%



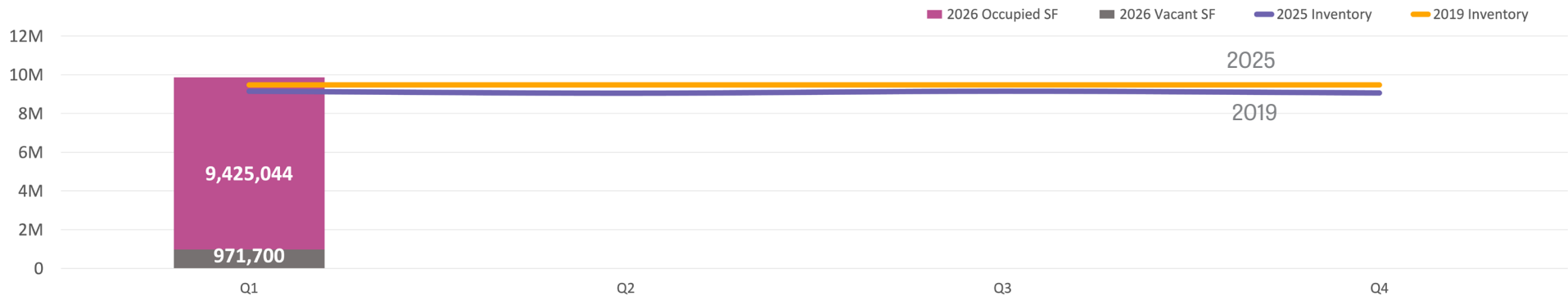
Office vacancy was 10.6% in Q1 2026 vs. 10.4% in Q1 2025 / 6.4% in Q1 2019



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

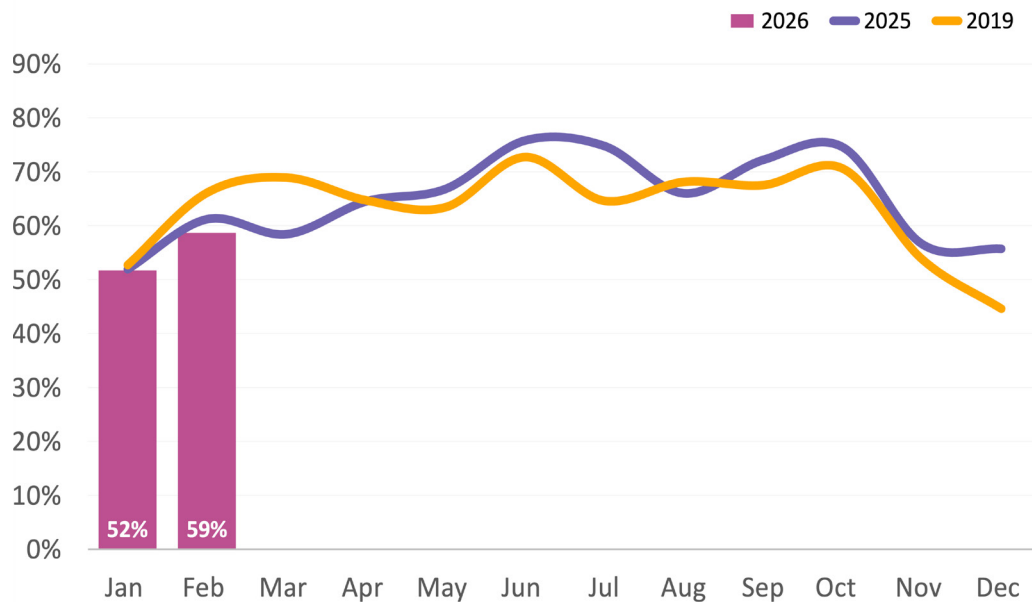


There were 9.9 million square feet of office inventory in Q1 2026

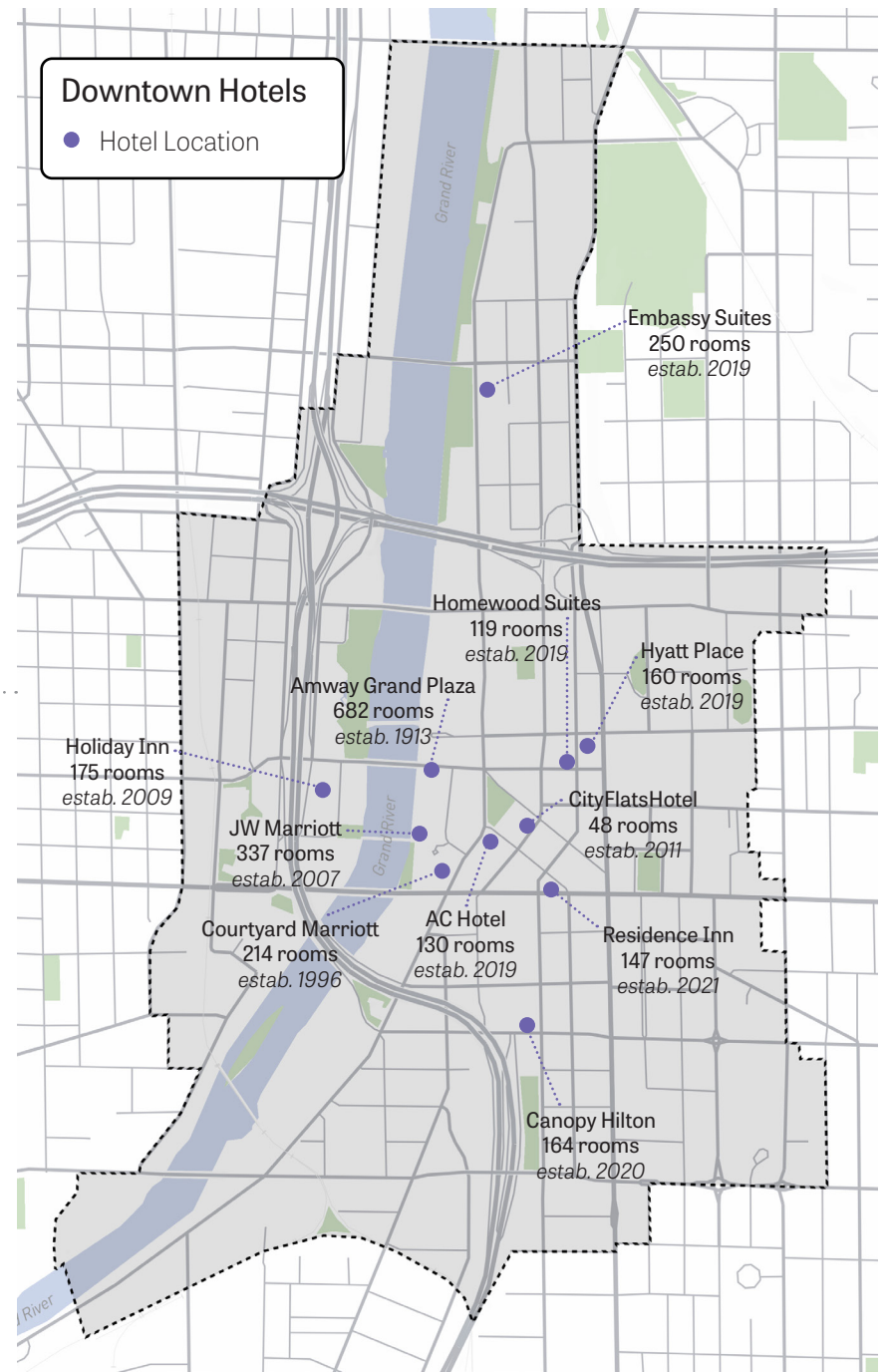
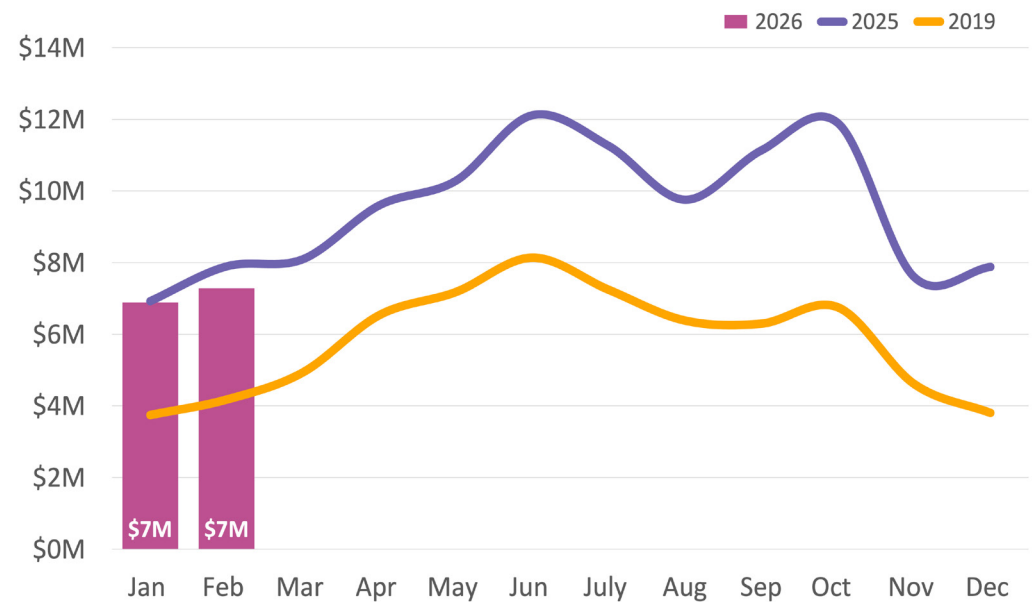


Hotel Occupancy | Updated February 2026

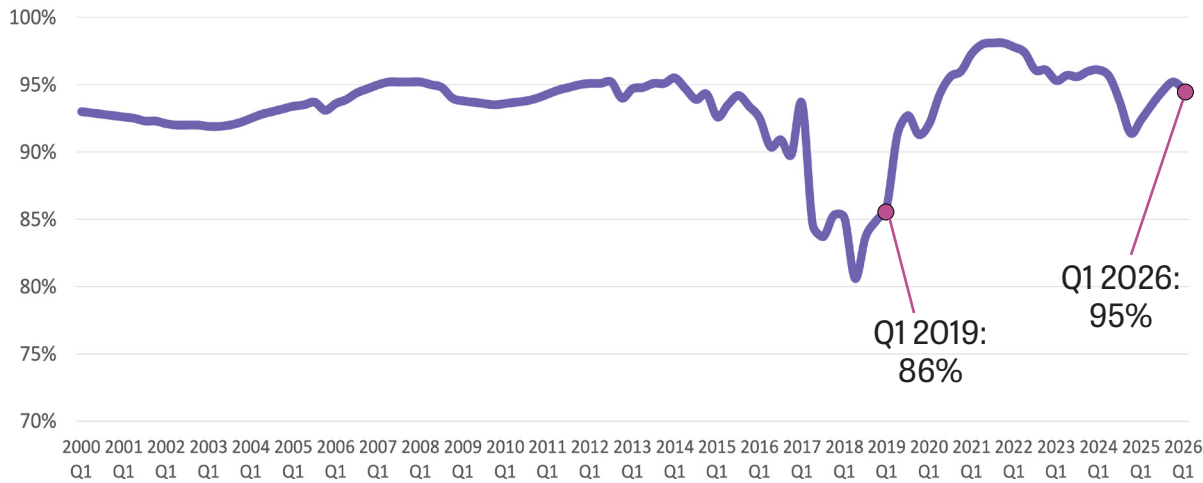
Occupancy increased **+14%** in Feb 2026 vs. Jan 2026 / **-4%** vs. Feb 2025 / **-11%** vs. Feb 2019



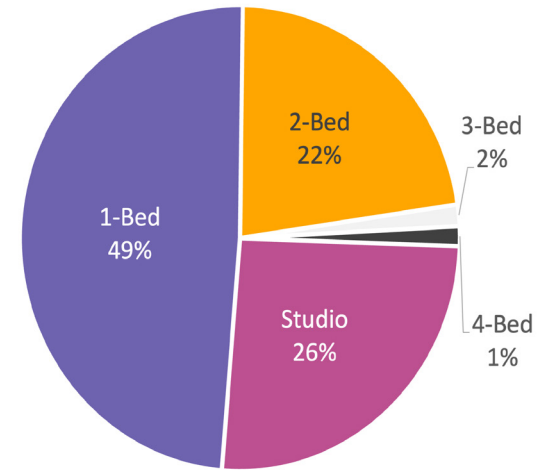
Revenue increased **+6%** in Feb 2026 vs. Jan 2026 / **-8%** vs. Feb 2025 / **+74%** vs. Feb 2019



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

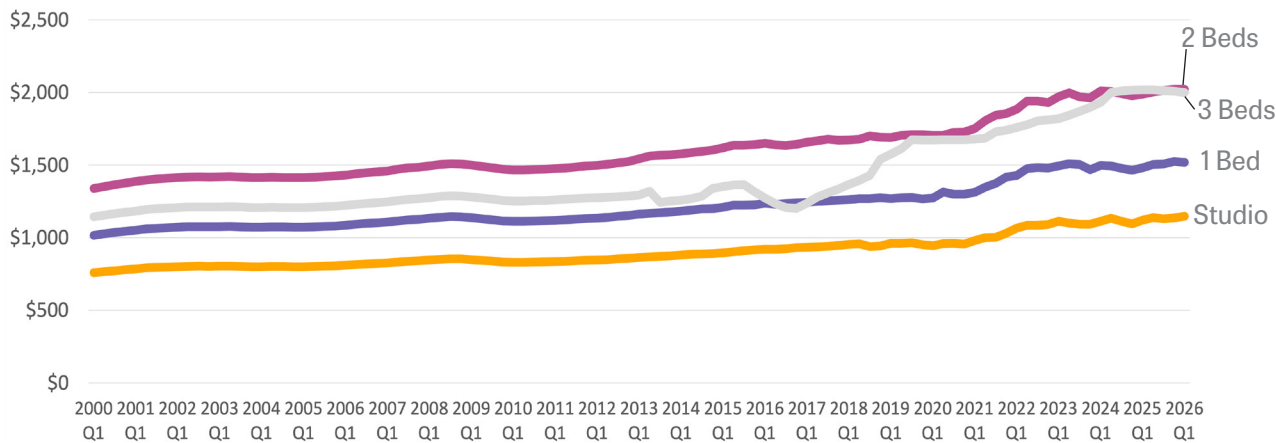


Distribution of Units by # of Rooms

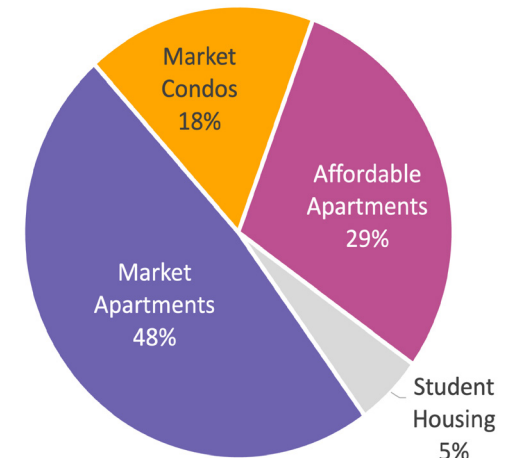


There are **258** units currently under construction and **1,898** in the planning & development pipeline

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



1 GRPM River's Edge Work
 anticipated completion: April 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

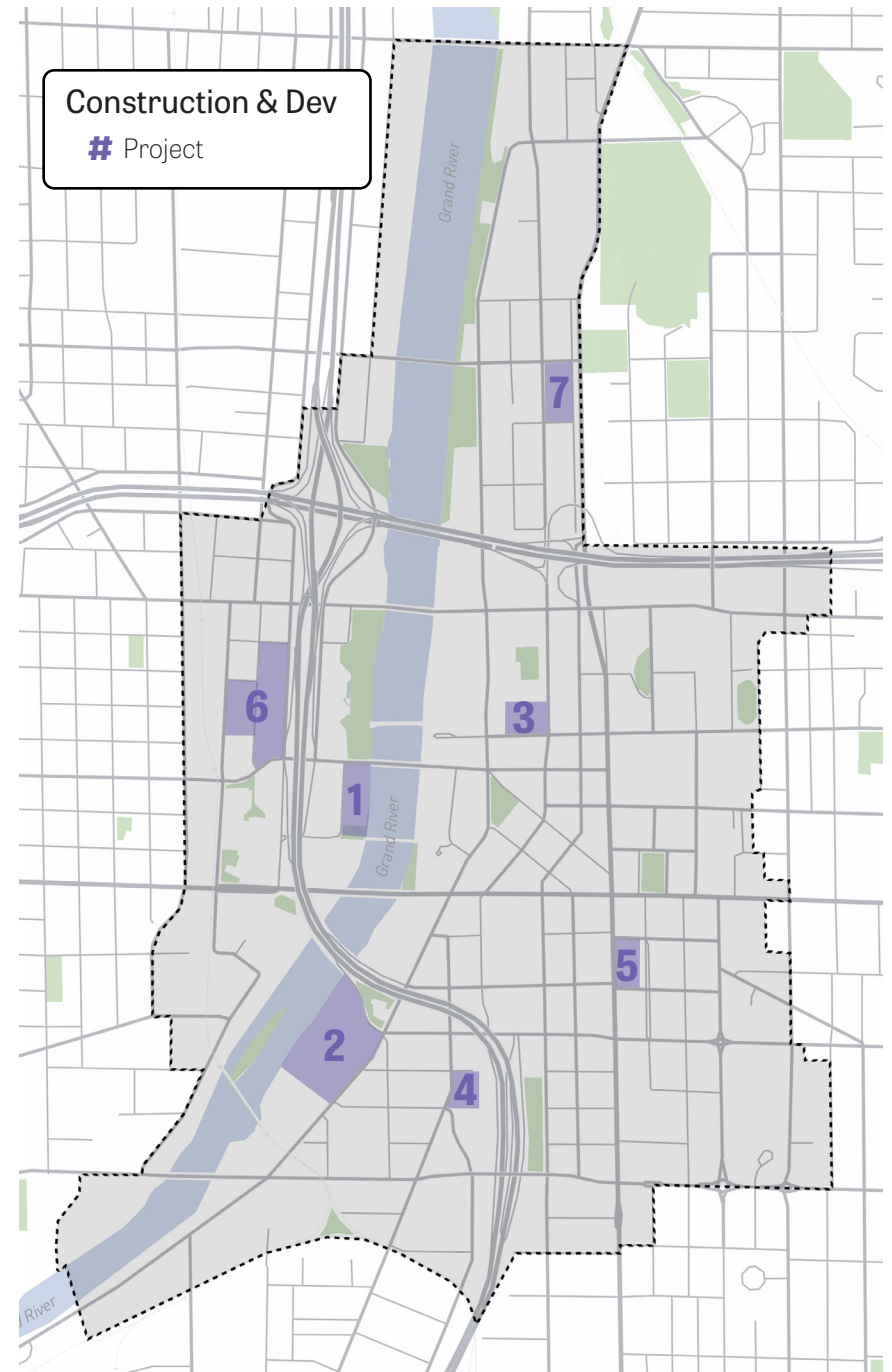
6k
 sq ft of commercial space

-125k
 sq ft of office space

929
 new jobs

190
 car parking spaces

258
 housing units



Grand River Greenway Progress - Local | Updated March 2026

198 total acres of park improvements

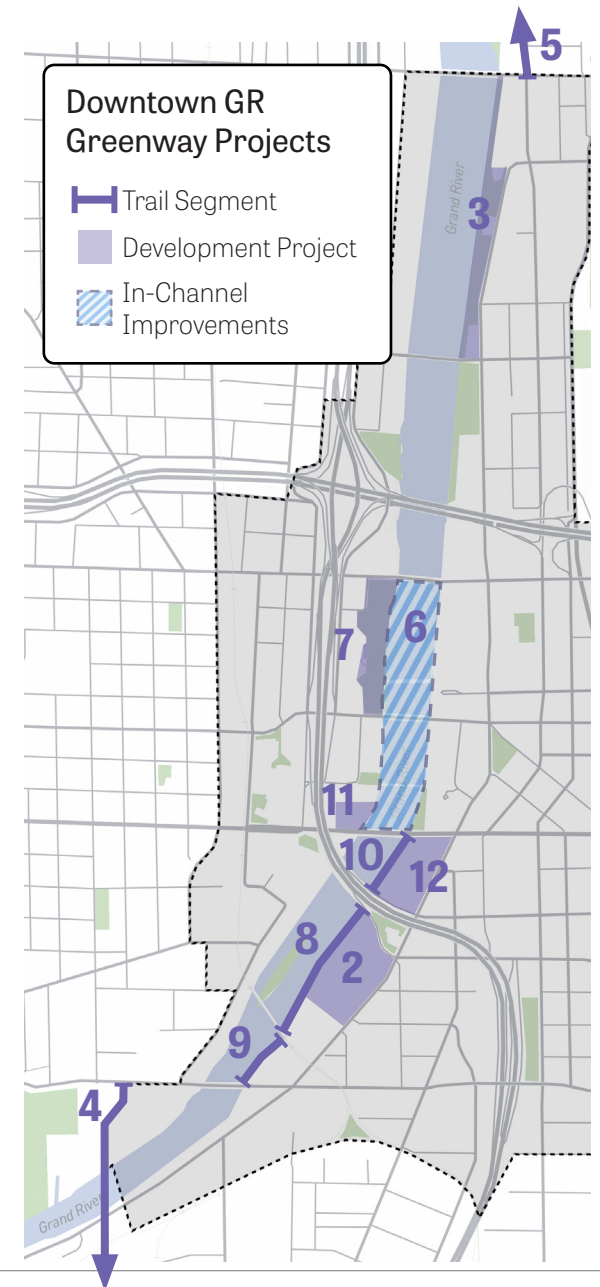
20 total miles of trail improvements¹

\$332M in total public space investment

\$1.7B in private river-adjacent investment²

\$70M in DGRI investment³ (DDA, MNTIFA, ARPA) in 2025

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



DOWNTOWN
GRAND RAPIDS INC.



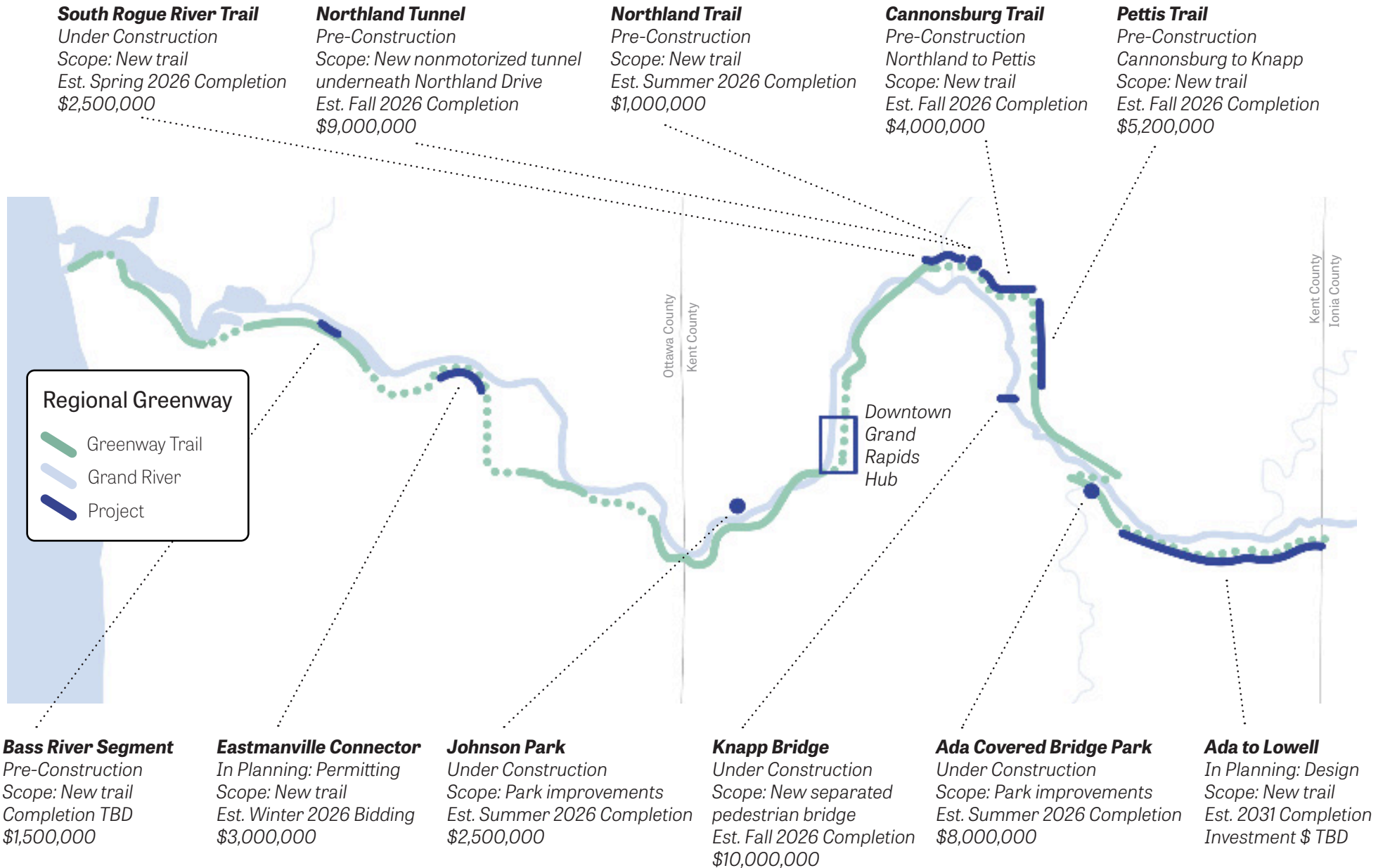
Grand River
Network

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 March 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.

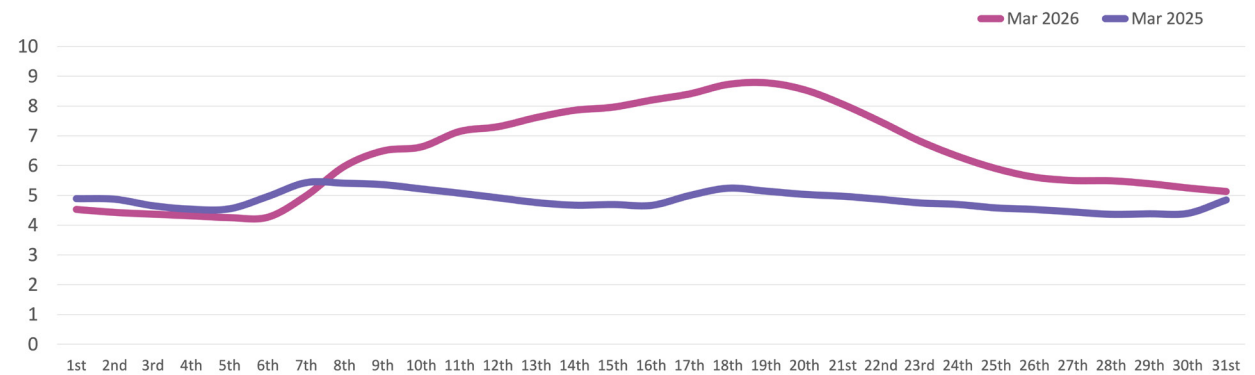


What is gage height? Gage height is the distance (or height) of the water surface above the streamgage datum reference point. Gage height is often observed as it relates to landmarks as well as historical data.²

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/

Gage height increased +1.54 feet on average in Mar 2026 vs. Mar 2025 / +1.49 feet vs. Feb 2026

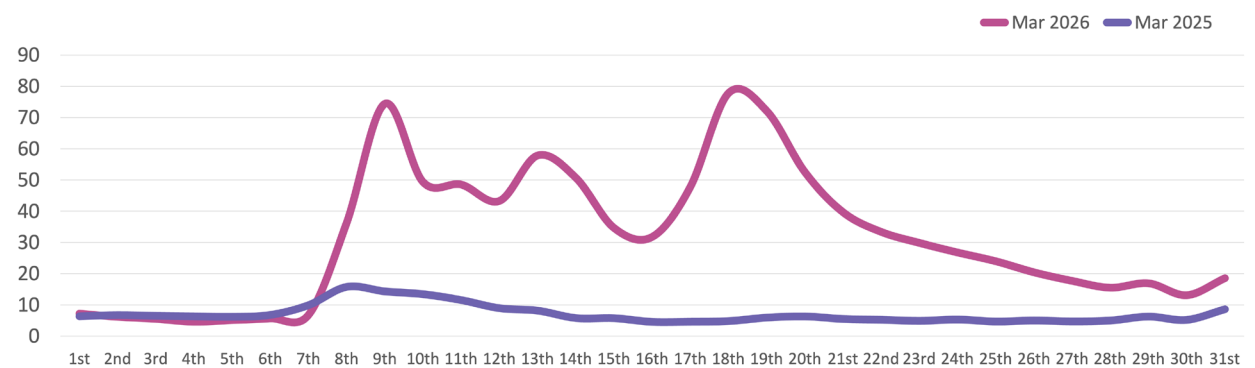


What is turbidity? Turbidity is the measure of relative clarity of a liquid. The higher the intensity of scattered light, the higher the turbidity.²

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.²

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

Turbidity increased +345% FNU³ on average in Mar 2026 vs. Mar 2025 / +443% vs. Feb 2026

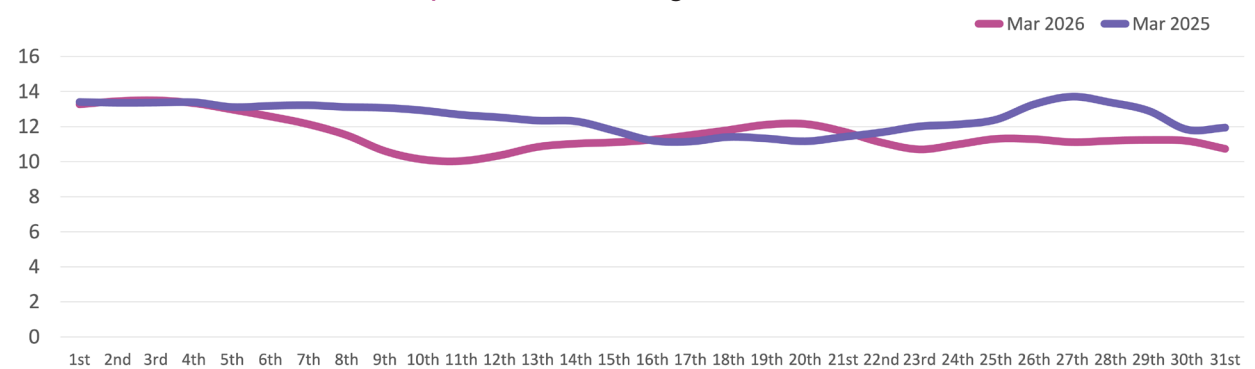


What is dissolved oxygen? Dissolved oxygen is a measure of how much oxygen is dissolved in the water - the amount of oxygen available to living aquatic organisms.²

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>

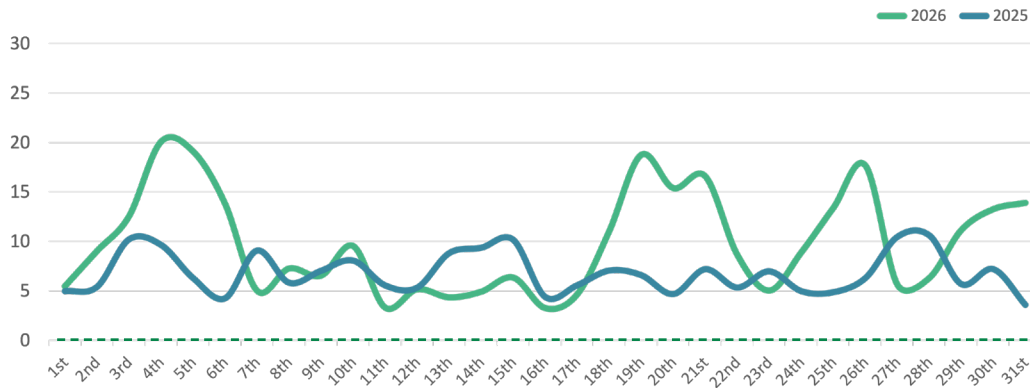
Dissolved O2 decreased -7% ml per liter on average in Mar 2026 vs. Mar 2025 / -7% vs. Feb 2026



What is AQI? The US Environmental Protection Agency (EPA) uses the Air Quality Index (AQI) to measure air pollution levels of both ozone and particulate materials. You'll sometimes see air quality issues described on your local news using AQI, which measures five major air pollutants known to be hazardous to our health: ground-level ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, and particulate pollution.¹

- 0 - 50** Perfect. Poses no health risks.
- 51 - 100** Acceptable but can be problematic for at-risk individuals.
- 101 - 150** Unhealthy for sensitive groups.
- 151 - 200** Healthy individuals will begin to feel effects. Sensitive groups may feel unwell.
- 201 - 300** Very unhealthy air for everyone. Stay indoors.
- 301 - 500** Highly unhealthy air for everyone. This is a dangerous situation.

Average daily maximum AQI increased +45% in Mar 2026 vs. Mar 2025²



March 2025 Recap

March 16
César Chávez
0.24

Best AQI Day

Community Garden
38.75 avg

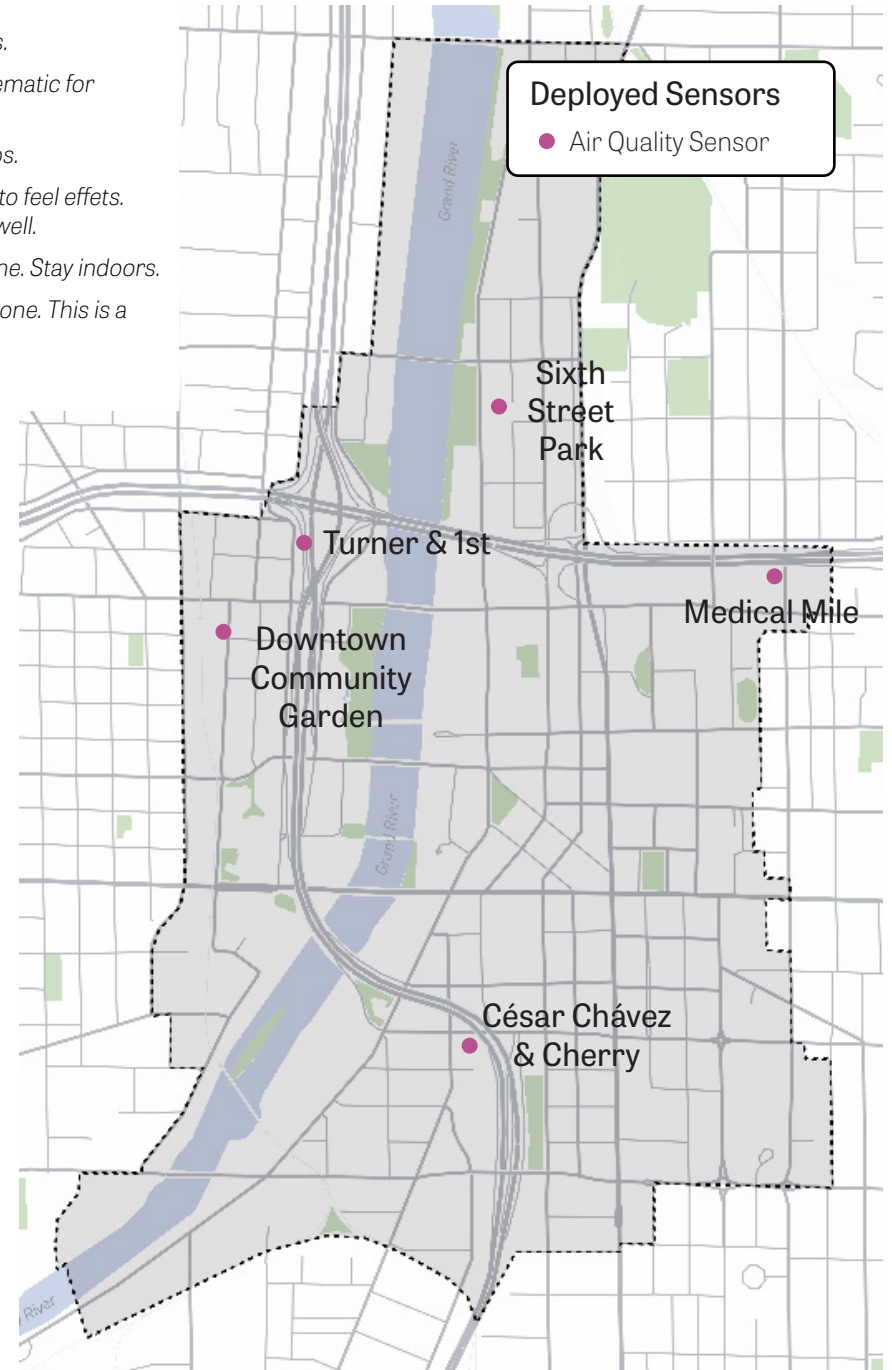
Best Average
December AQI

December 3
Sixth Street Park
95.12

Worst AQI Day

Sixth Street Park
52.28 avg

Worst Average
December AQI



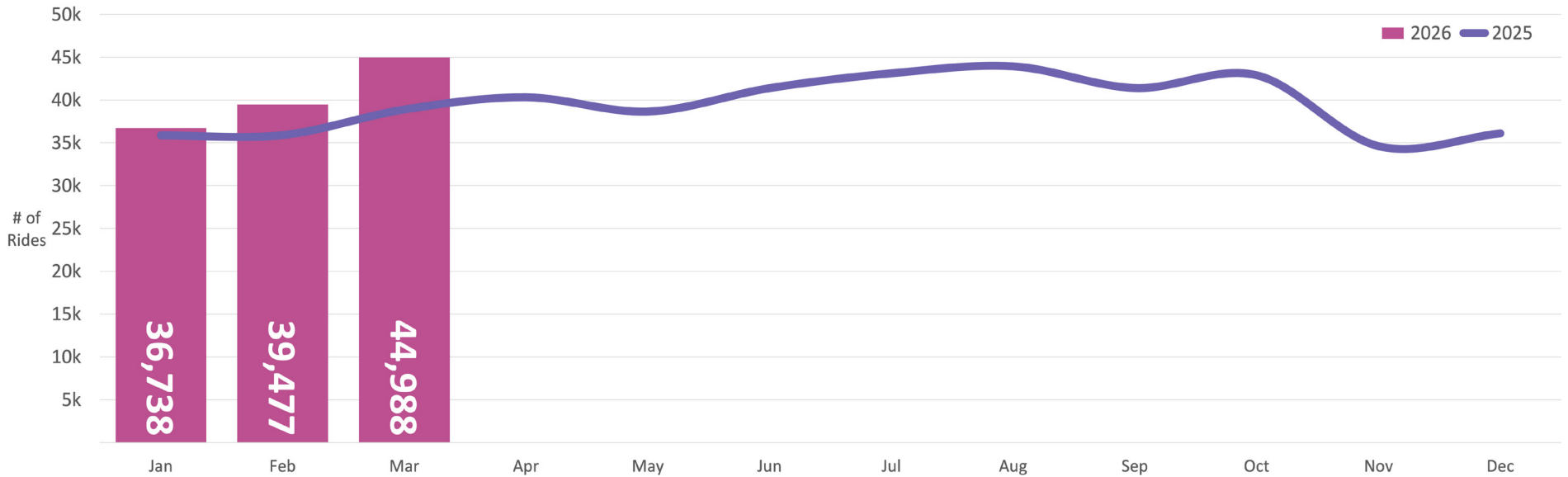
Downtown Ambassador Statistics | Updated March 2026

	March 2026	2026 YTD	2025 YTD	2019 YTD
Graffiti Removals	180	324	1,027	230
Lbs of Trash Removed	1,110	28,185	55,650	101,425
Snow Removals	0	5,217	6,402	7,812
Weeds Abated	85	96	8	1
Business Contacts	425	2,164	1,342	628
Pedestrian Assists	8,665	34,199	63,295	59,159
Mobility Assists	67	219	194	479

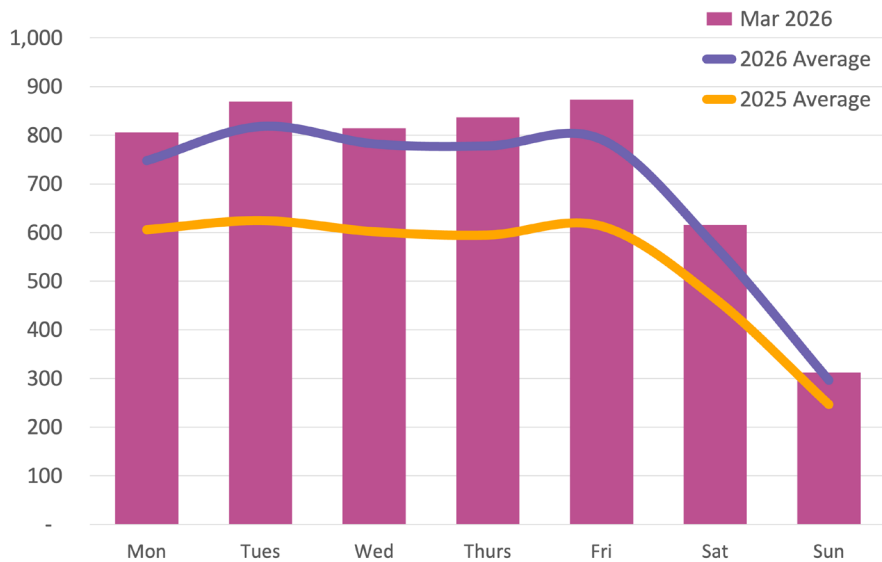


Total Ambassador Banked Hours ¹ as of February 2026:	1,099.50
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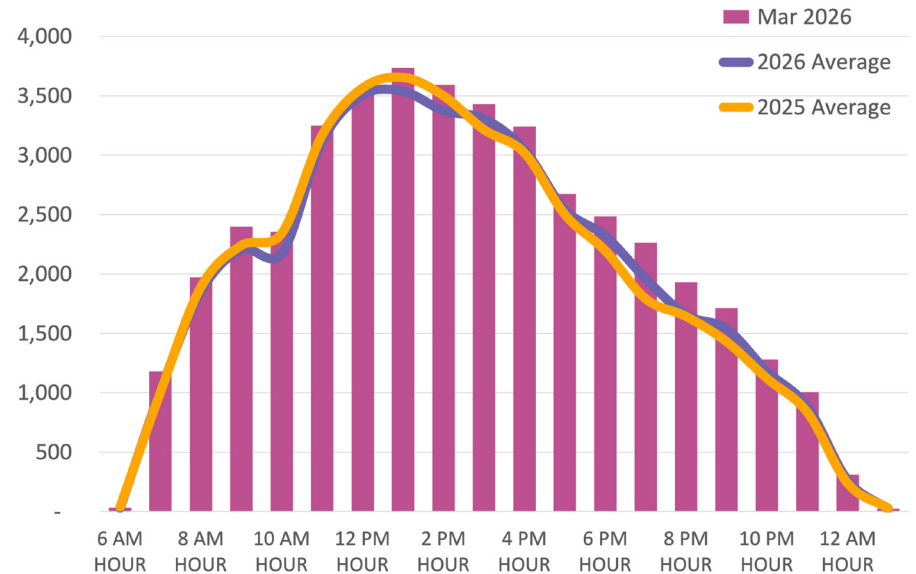
DASH Circulator ridership increased +14% in Mar 2026 vs. Feb 2025 / +16% vs. Mar 2025 / -23% vs. Mar 2019



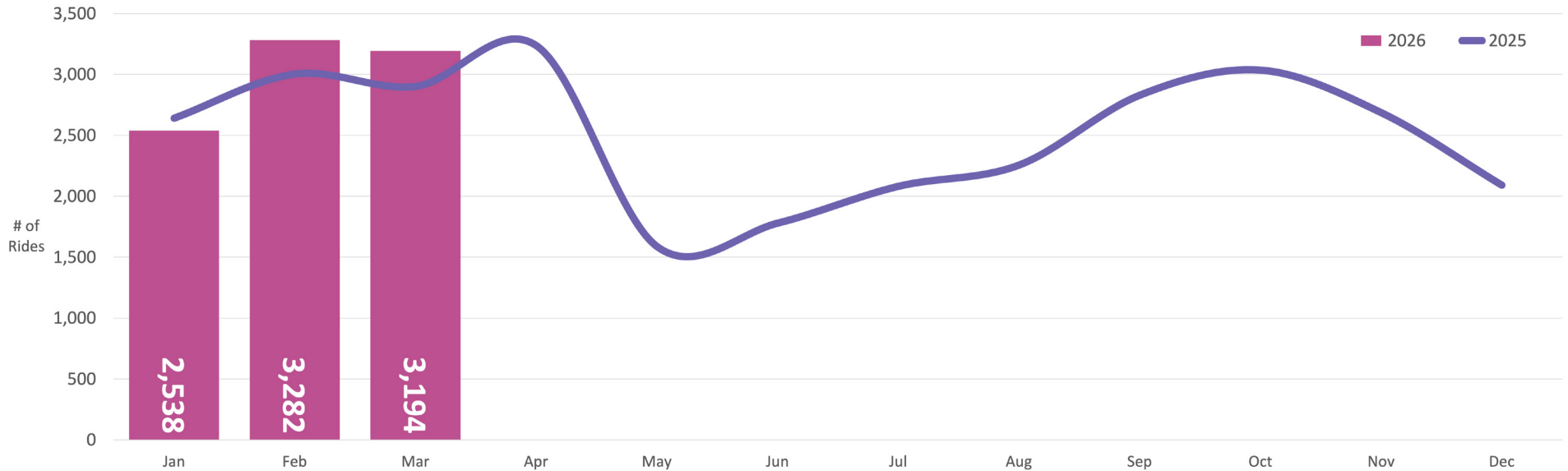
Tuesday average DASH Circulator ridership increased +31% in 2026 vs. 2025



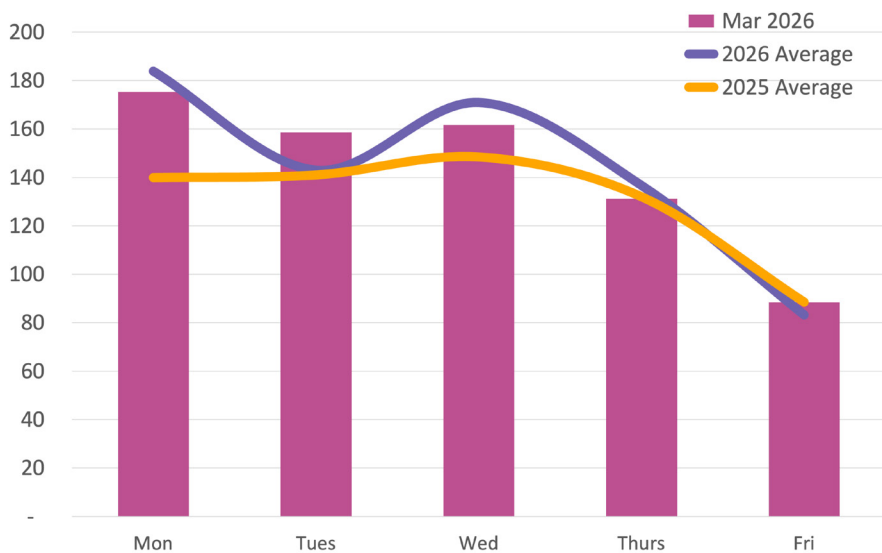
68% of DASH Circulator ridership occurred before 5 PM in March



DASH WORK ridership decreased -3% in Mar 2026 vs. Feb 2026 / +10% vs. Mar 2025



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



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

