

# City Stats

*General Demographic and Economic Data*

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*January 2005*

*Population*

*Labor Force and Employment*

*Income*

*Retail Sales*

*Major Employers*

*Housing Stock and Sales Prices*

*Office Leasing and Rental Rates*

*Recent Projects Completed*

*Projects Under Construction*

*Projects Proposed*

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On the cover: The massive crane of the Kvaerner Philadelphia Shipyard at the former Naval Base and Shipyard in South Philadelphia. The Navy Yard, as the 1,000 acre site is now known, is actively being transformed into a mixed-use complex for office, research, industrial, and residential activity.

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# City Stats

*General Demographic and Economic Data*

*January 2005*

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The attached tables include general demographic and economic data that are frequently requested from staff at the Philadelphia City Planning Commission. For additional information, or to suggest corrections or improvements to this document, please contact the City Planning Commission staff.

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TABLE 1 POPULATION: PHILADELPHIA CITY AND REGION (MSA\*), 1900-2000, (in thousands)

	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Philadelphia City	1,293.7	1,549.0	1,823.8	1,951.0	1,931.3	2,071.6	2,002.5	1,948.6	1,688.2	1,585.6	1,517.6
Philadelphia MSA	1,892.1	2,268.2	2,714.8	3,137.0	3,199.6	3,671.0	4,342.9	4,817.9	4,716.8	4,856.9	5,100.9

SOURCE: U.S. Bureau of the Census

TABLE 2 LABOR FORCE, EMPLOYMENT, AND UNEMPLOYMENT RATE: PHILADELPHIA CITY AND REGION (MSA\*), 1993-2003, (in thousands)

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
<b>Labor Force</b>											
Philadelphia City	681.3	662.1	651.3	650.1	652.9	644.2	643.0	661.8	668.9	676.1	666.9
Philadelphia MSA	2,463.7	2,448.8	2,457.2	2,499.0	2,542.2	2,540.4	2,569.0	2,552.5	2,596.3	2,647.6	2,626.6
<b>Resident Employment</b>											
Philadelphia City	616.8	609.2	600.9	604.2	607.5	603.9	603.9	623.2	627.6	624.4	616.0
Philadelphia MSA	2,288.5	2,299.6	2,313.3	2,367.1	2,418.7	2,431.0	2,462.0	2,452.1	2,484.8	2,500.9	2,481.1
<b>Establishment Employment</b>											
Philadelphia City	689.1	687.6	676.2	673.7	667.5	675.3	685.2	695.9	688.2	683.5	679.0
Philadelphia MSA	2,140.9	2,171.6	2,186.9	2,218.3	2,264.8	2,322.1	2,361.4	2,397.5	2,410.9	2,408.8	2,407.5
<b>Unemployment Rate (%)</b>											
Philadelphia City	9.5	8.0	7.7	7.1	7.0	6.2	6.1	5.8	6.2	7.6	7.6
Philadelphia MSA	7.1	6.1	5.9	5.3	4.9	4.3	4.2	3.9	4.3	5.5	5.5

NOTE: Labor force, resident employment, and unemployment are derived from household surveys and include self-employed persons. Establishment employment is derived from surveys of employers and includes only non-agricultural wage and salary workers. Self-employed persons are not included under establishment employment.

NOTE: \* MSA is the Metropolitan Statistical Area. In Pennsylvania, the MSA includes Bucks, Chester, Delaware, Montgomery and Philadelphia Counties. In New Jersey, the MSA includes the counties of Burlington, Camden, Gloucester, and Salem.

SOURCE: Labor Force, Resident Employment, Unemployment Rate: Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis. Establishment Employment: U.S. Department of Labor, Bureau of Labor Statistics

TABLE 3 ESTABLISHMENT EMPLOYMENT BY ECONOMIC SECTOR, PHILADELPHIA CITY AND REGION (MSA\*), 1993-2003, (in thousands)

	1993	1994	1995	1996	1997(1)	1998	1999	2000	2001	2002	2003
<b>City of Philadelphia</b>											
Total Establishment Employment	689.1	687.6	676.2	673.7	667.5	675.3	685.2	695.9	688.2	683.5	679.0
<b>Sector</b>											
Manufacturing	54.9	52.8	50.1	47.3	45.0	44.5	43.9	43.2	39.9	37.3	33.9
Transportation & Utilities	26.2	26.4	24.8	24.1	25.1	24.8	25.1	25.7	25.5	26.4	27.5
Information	18.1	17.5	17.1	15.6	14.7	15.7	16.1	16.8	17.0	16.8	17.4
Wholesale and Retail Trade	86.0	84.6	83.0	79.8	75.5	76.8	77.8	77.2	73.4	71.3	70.3
Financial Activities	61.0	61.2	57.8	56.4	54.7	53.9	52.4	53.0	52.2	51.8	51.2
Services	263.1	266.9	268.1	273.0	275.2	281.5	286.4	291.6	293.1	296.4	299.2
Leisure & Hospitality	43.4	42.7	43.4	46.1	47.0	49.7	54.1	56.5	56.0	53.7	52.4
Construction and Mining	10.5	11.0	10.0	10.6	11.8	11.6	12.2	12.5	13.4	12.8	12.5
Government	126.0	124.6	121.9	120.8	118.7	116.8	117.2	119.6	118.0	117.1	114.5
<b>Philadelphia Region (MSA*)</b>											
Total Establishment Employment	2,140.9	2,171.6	2,186.9	2,218.3	2,264.8	2,322.1	2,361.4	2,397.5	2,410.9	2,408.8	2,407.5
<b>Sector</b>											
Manufacturing	280.1	279.6	276.2	269.1	269.3	271.5	267.7	267.0	254.8	235.8	222.8
Transportation & Utilities	74.5	76.9	76.1	77.6	78.8	80.4	82.0	82.8	83.5	83.3	84.3
Information	53.3	54.5	55.8	55.0	56.7	59.1	60.3	63.5	64.1	60.8	58.9
Wholesale and Retail Trade	348.8	357.2	363.7	368.2	369.0	377.1	384.5	391.2	390.1	385.8	387.1
Financial Activities	167.0	168.2	165.9	166.8	169.3	173.0	177.7	179.1	178.4	177.7	180.0
Services	701.8	717.5	729.4	755.5	783.7	817.1	831.1	842.8	861.2	878.7	884.4
Leisure & Hospitality	141.1	139.9	143.3	149.0	154.7	160.1	166.4	169.6	172.5	177.0	179.5
Construction and Mining	76.6	79.4	78.5	80.8	87.6	91.2	95.5	98.9	101.7	100.8	102.2
Government	297.9	298.5	298.0	296.6	295.5	292.7	296.2	302.5	304.8	309.0	308.3

NOTE: Sectors may not add to totals due to rounding. Establishment data do not include self-employed persons or proprietors.

(1) 1997 and later estimates for total and total government employment are not directly comparable to earlier years due to a change in the methodology for reporting US Dept. of Defense employment.

NOTE: \* MSA is the Metropolitan Statistical Area. In Pennsylvania, the MSA includes Bucks, Chester, Delaware, Montgomery and Philadelphia Counties. In New Jersey, the MSA includes the counties of Burlington, Camden, Gloucester, and Salem.

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics

TABLE 4 SELECTED INCOME DATA AND CONSUMER PRICE INDEX: PHILADELPHIA CITY AND REGION (MSA), 1993-2003

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Personal Per Capita Income											
Philadelphia City	\$19,414	\$19,414	\$19,938	\$20,792	\$21,342	\$22,444	\$23,137	\$24,572	\$ 25,266	\$26,369	n.a.
Philadelphia Region (MSA) <sup>(1)</sup>	\$24,516	\$25,165	\$26,177	\$27,515	\$28,823	\$30,763	\$31,832	\$34,062	\$ 34,856	\$35,753	n.a.
Median Household Effective Buying Income											
Philadelphia City	\$30,086	\$31,682	\$27,542	\$28,557	\$29,561	\$30,127	\$31,621	\$33,297	\$29,995	\$28,015	\$28,150
Philadelphia (PMSA/MSA) <sup>(2)</sup>	\$42,562	\$44,815	\$39,470	\$41,192	\$42,852	\$44,425	\$47,152	\$49,717	\$43,800	\$41,820	\$42,852
Philadelphia Urban CPI (1982-84 = 100)											
	150.2	154.6	158.7	162.8	166.5	168.2	171.9	176.5	181.3	184.9	188.8

SOURCE: Personal Per Capita Income from the U.S. Department of Commerce, Bureau of Economic Analysis (BEA), Regional Economic Information System Since 2001, BEA has estimated sources of personal income according to the North American Industrial Classification System (NAICS)

(1) BEA uses February 2004, Office of Management and Budget (OMB) definitions of the Philadelphia Metropolitan Statistical Area (MSA) These definitions include: Pennsylvania counties of Bucks, Chester, Delaware, Montgomery, and Philadelphia; New Jersey Counties of Burlington, Camden, Gloucester, and Salem; New Castle County, DE, and; Cecil County, MD.

Effective Buying Income from "Sales and Marketing Management", Survey of Buying Power (note:decrease 1994-1995 due to rebenchmarking)

(2) Prior to 2003, data is for the Primary MSA, which does not include New Castle County, DE, and Cecil County MD.

Consumer Price Index (CPI) from the U.S. Department of Labor, Bureau of Labor Statistics, for Philadelphia-Wilmington-Atlantic City Consolidated Metropolitan Statistical Area (CMSA).

TABLE 5 TOTAL RETAIL SALES: PHILADELPHIA CITY AND REGION (PMSA), 1993-2003

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Retail Sales (in \$million)											
Philadelphia City	\$8,323	\$8,986	\$8,950	\$9,361	\$9,495	\$9,605	\$10,874	\$11,271	\$11,173	\$11,533	\$11,367
Philadelphia Region (PMSA)	\$40,858	\$43,481	\$44,309	\$47,088	\$48,187	\$50,381	\$58,259	\$65,741	\$65,090	\$67,333	\$70,032

SOURCE: Retail sales estimates from "Sales and Marketing Management", Survey of Buying Power. For this table, the region is defined as the Primary MSA, including Bucks, Chester, Delaware, Montgomery and Philadelphia Counties in Pennsylvania, and Burlington, Camden, Gloucester, and Salem Counties in New Jersey. Does not include New Castle County, DE, and Cecil County MD.

TABLE 6 MAJOR EMPLOYERS: CITY OF PHILADELPHIA, 2003

Employer	Number of Employees
Federal Government	32,000
City of Philadelphia (general fund and self-supporting departments)	26,580
Philadelphia School District (includes professional and support staff)	22,500
University of Pennsylvania	14,300
Jefferson Health System	14,300
Commonwealth of Pennsylvania	11,100
Southeastern Pennsylvania Transportation Authority (SEPTA)	8,500
University of Pennsylvania Health System	8,300
Temple University	7,000
Tenet Health System	7,000
Temple University Health System	6,200
US Airways	5,500
Children's Hospital of Philadelphia	5,100
Independence Blue Cross	5,000
Wachovia	4,500
Thomas Jefferson University	4,400
Verizon Corporation	4,300
Cardone Industries	4,000
American Express/Rosenbluth	3,000
Comcast Corporation	3,000
Mercy Health System	2,800
AMTRAK	2,400
PECO Energy	2,300
Rohm and Haas Co.	2,224
Drexel University	2,200
PNC Financial Services Group	2,200
Glaxo SmithKline	2,200
Sunoco	2,158
Fox Chase Cancer Center	2,100
Aramark Corporation	2,000
Acme Markets	1,600
CIGNA Corporation	1,600

SOURCE: Philadelphia City Planning Commission, Philadelphia Business Journal, Greater Philadelphia Chamber of Commerce. Federal government and Commonwealth employment data from PA. Dept. of Labor. Figures are intended to reflect full-time employment.



TABLE 7 HOUSING STOCK CHARACTERISTICS: PHILADELPHIA CITY AND REGION (PMSA), 2000

	Philadelphia City		Philadelphia PMSA	
<b>Households</b>				
Total Households	590,071		1,914,246	
Persons per Household	2.48		2.62	
% Elderly Households	27.0%		25.6%	
% One-person Households	33.8%		27.1%	
Median Family Income	\$37,036		\$58,395	
<b>Housing Units</b>				
Total Housing Units	661,958		2,047,843	
Owner-occupied Units (%)	349,633	59.3%	1,337,667	69.9%
Renter-occupied Units (%)	240,438	40.7%	576,579	30.1%
Census Vacancy Rate	10.9%		6.5%	
<b>Age of Housing Stock</b>				
% of Units Built, 1990-2000	2.2%		9.4%	
1980-1989	3.3%		10.0%	
1970-1979	6.9%		13.0%	
1960-1969	12.3%		14.0%	
1950-1959	17.0%		17.2%	
1940-1949	16.6%		11.1%	
1939 or Earlier	41.7%		25.3%	

SOURCE: U.S. Department of Commerce, Bureau of the Census

NOTE: \* PMSA is the Primary Metropolitan Statistical Area. In Pennsylvania, the PMSA includes Bucks, Chester, Delaware, Montgomery and Philadelphia Counties. In New Jersey, the PMSA includes the counties of Burlington, Camden, Gloucester, and Salem.

# Map A City of Philadelphia Planning Analysis Sections (PAS)

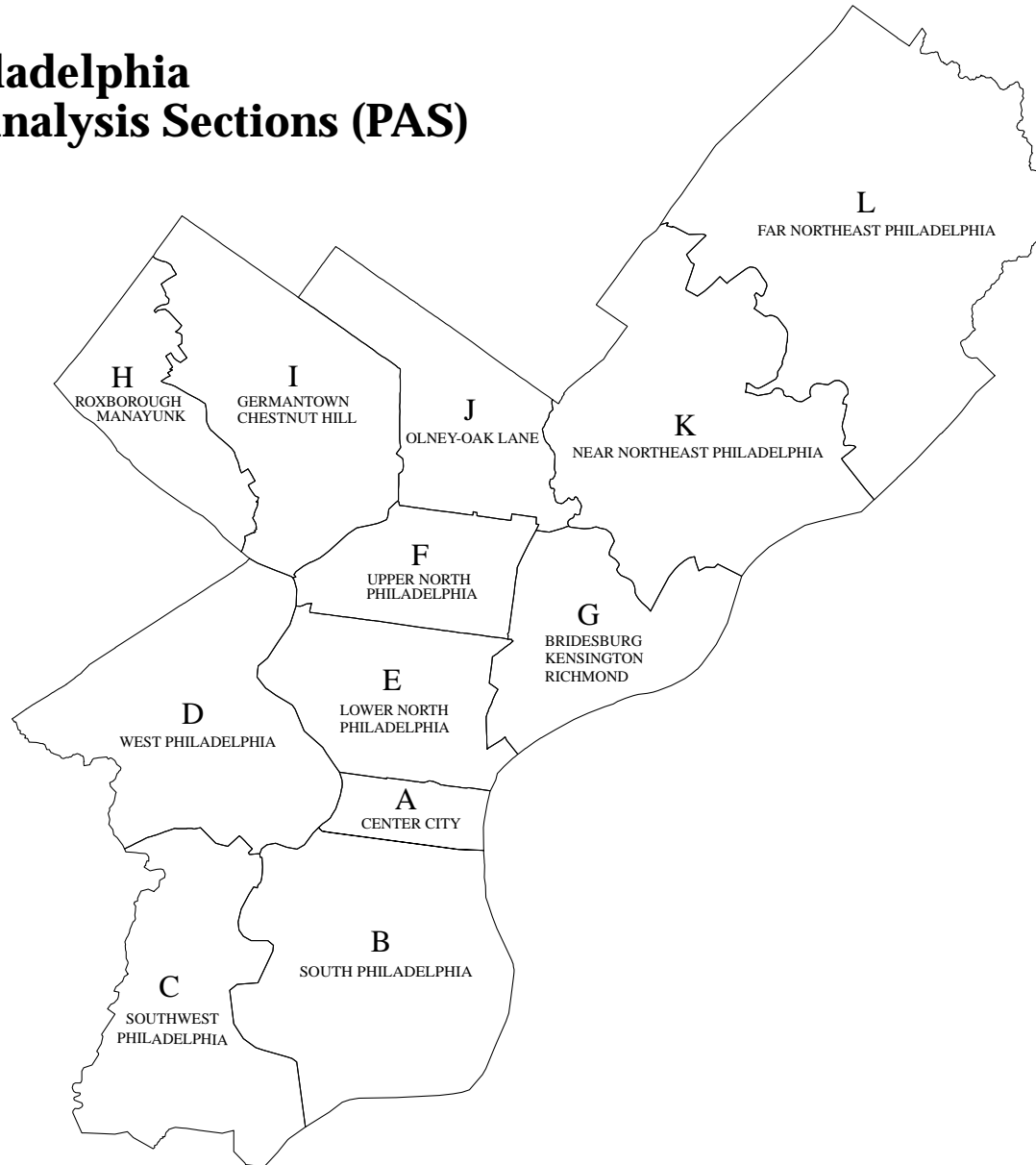


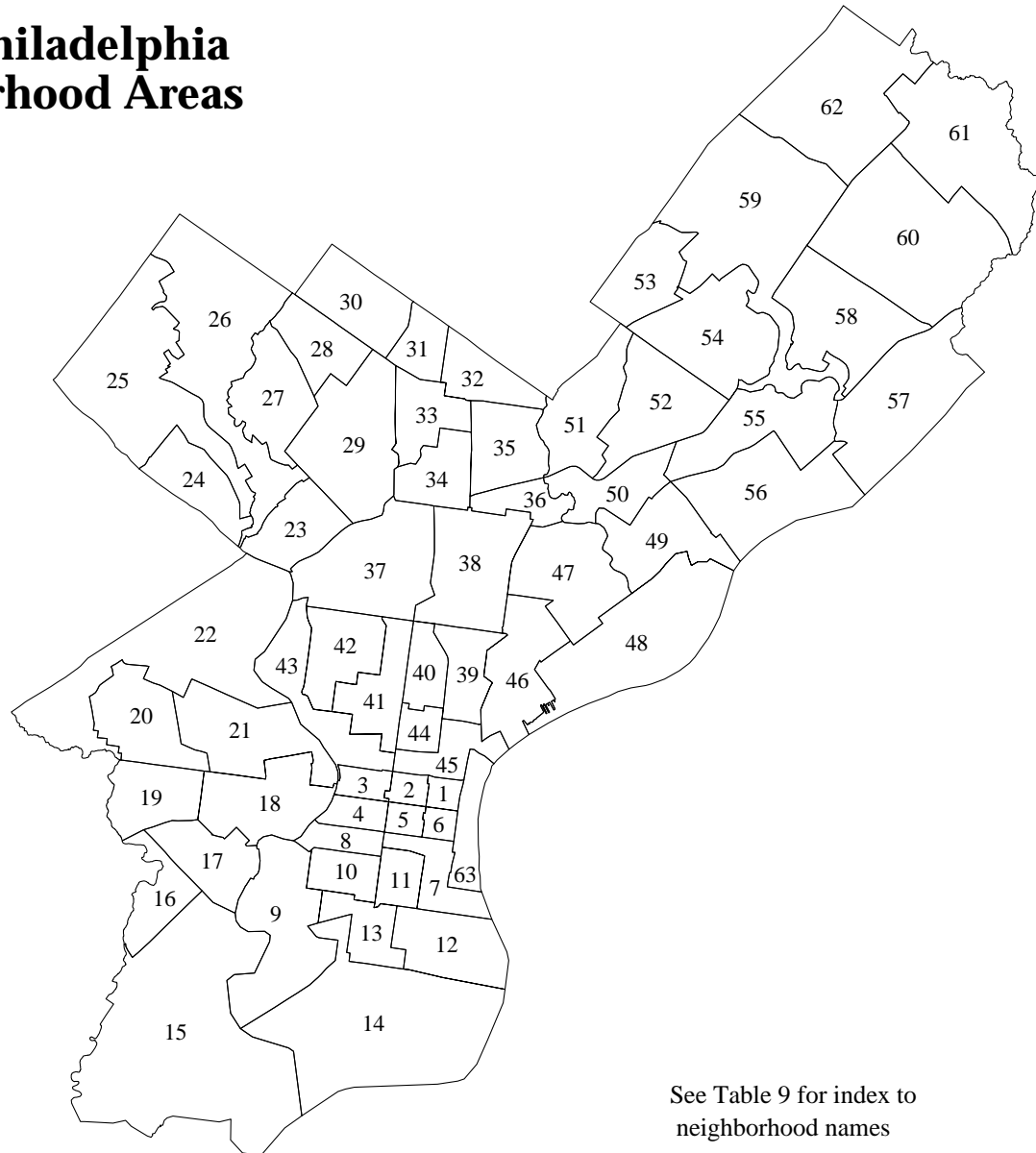
TABLE 8 PHILADELPHIA CITY POPULATION BY PLANNING ANALYSIS SECTION (PAS) AND RACE, 1980, 1990, AND 2000

	Total Population			White Population			Black Population			Latino Population*			Asian Population		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
PAS															
A	43,552	45,645	49,855	39,220	38,826	39,247	2,572	3,620	4,042	715	1,083	1,760	1,343	2,778	5,017
B	188,318	170,944	155,531	126,569	107,635	82,797	57,752	54,446	53,051	3,345	3,972	5,367	1,990	6,948	13,913
C	86,328	81,885	75,716	39,155	30,226	14,410	45,969	49,439	55,812	773	780	1,266	664	1,772	3,432
D	232,979	219,713	209,130	63,850	52,664	36,571	162,448	158,188	157,087	2,558	3,008	4,024	4,319	7,144	8,757
E	170,611	146,491	125,875	28,405	25,376	24,679	125,230	104,442	85,418	19,575	18,651	16,845	746	1,559	2,228
F	113,693	106,045	93,763	28,559	13,244	11,238	67,197	64,336	57,217	22,725	33,740	33,126	926	1,257	875
G	100,865	94,715	94,434	99,464	90,640	66,395	466	960	9,608	1,129	3,004	20,053	496	1,390	2,866
H	45,440	42,525	41,568	43,542	40,164	37,216	1,267	1,616	2,544	335	461	736	517	548	963
I	110,455	103,266	100,152	44,748	35,277	28,307	63,568	66,084	67,119	1,416	1,610	1,846	1,001	950	1,343
J	184,039	176,550	171,538	72,370	43,809	19,935	102,865	114,028	123,839	6,503	13,726	18,988	4,197	10,334	11,027
K	248,559	237,251	241,865	240,962	223,337	189,971	4,677	7,037	26,951	2,577	5,801	18,955	1,754	4,447	9,736
L	163,371	160,547	158,123	156,240	147,388	132,501	4,867	7,740	13,136	1,919	3,357	5,962	1,697	4,395	7,497
TOTAL	1,688,210	1,585,577	1,517,550	983,084	848,586	683,267	638,878	631,936	655,824	63,570	89,193	128,928	19,650	43,522	67,654

SOURCE: U. S. Bureau of the Census.

\*Note: Persons indicating Latino Population could be of any Race.

# Map B City of Philadelphia Neighborhood Areas



See Table 9 for index to neighborhood names

TABLE 9 SINGLE-FAMILY HOME, MEDIAN SALES PRICE AND SALES VOLUME, BY 63 NEIGHBORHOODS, 1997-2002

Neighborhood Number and Name		Median Sales Price (\$)			Sales Volume (Number of Sales)		
		1997	2002	Percent Change 1997-2002	1997	2002	Percent Change 1997-2002
1	Old City	\$85,000	\$318,750	275%	23	6	-74%
2	Chinatown <sup>(1)</sup>	\$0	\$125,500	-	-	6	-
3	Logan Square	\$130,000	\$354,500	173%	17	16	-6%
4	Rittenhouse Square	\$129,000	\$351,200	172%	147	142	-3%
5	Washington Square West	\$117,000	\$248,000	112%	65	62	-5%
6	Society Hill	\$119,500	\$477,500	300%	120	10	-92%
7	Queen Village - Bella Vista - Hawthorne	\$63,750	\$120,000	88%	192	395	106%
8	South of South	\$30,000	\$92,750	209%	40	244	510%
9	Grays Ferry - Southbrook	\$19,100	\$27,500	44%	122	193	58%
10	Point Breeze	\$11,000	\$23,000	109%	103	223	117%
11	Italian Market - Southwark	\$30,000	\$75,000	150%	137	400	192%
12	Pennsport - Snyder - Whitman	\$22,000	\$40,000	82%	149	463	211%
13	South Broad	\$38,000	\$55,000	45%	292	635	117%
14	Packer Park - Girard Estates	\$64,000	\$90,000	41%	61	112	84%
15	Eastwick	\$36,950	\$57,000	54%	306	664	117%
16	Elmwood	\$25,000	\$45,000	80%	138	158	14%
17	Kingsessing	\$13,500	\$21,500	59%	85	290	241%
18	University City	\$66,000	\$134,000	103%	53	106	100%
19	Cobbs Creek	\$19,600	\$40,000	104%	76	285	275%
20	Haddington - Overbrook	\$43,000	\$42,000	-2%	273	478	75%
21	Millcreek - Parkside	\$12,000	\$20,000	67%	63	151	140%
22	Overbrook Park - Wynnefield Heights	\$64,900	\$74,780	15%	299	310	4%
23	East Falls	\$64,500	\$104,500	62%	75	156	108%
24	Manayunk	\$61,250	\$115,500	89%	178	430	142%
25	Roxborough	\$99,500	\$134,900	36%	163	280	72%
26	Chestnut Hill	\$167,000	\$262,500	57%	81	101	25%
27	W. Mt. Airy	\$99,900	\$167,250	67%	85	148	74%
28	E. Mt Airy	\$77,250	\$98,450	27%	108	187	73%
29	Germantown	\$32,000	\$55,000	72%	195	366	88%
30	Cedarbrook	\$62,500	\$77,000	23%	151	276	83%
31	W. Oak Lane	\$43,000	\$61,000	42%	63	165	162%

Table 9 continued on next page

TABLE 9 SINGLE-FAMILY HOME, MEDIAN SALES PRICE AND SALES VOLUME, BY 63 NEIGHBORHOODS, 1997-2002

Neighborhood Number and Name	Median Sales Price (\$)			Sales Volume (Number of Sales)			
	1997	2002	Percent Change 1997-2002	1997	2002	Percent Change 1997-2002	
32	E. Oak Lane	\$69,450	\$80,000	15%	94	131	39%
33	Belfield - Ogontz - Fern Rock	\$23,125	\$47,000	103%	46	133	189%
34	Logan	\$25,000	\$30,500	22%	77	142	84%
35	Olney	\$46,000	\$49,000	7%	404	464	15%
36	Feltonville	\$36,750	\$38,000	3%	162	223	38%
37	Nicetown - Tioga	\$10,000	\$23,500	135%	105	209	99%
38	Hunting Park - Fairhill	\$5,975	\$10,099	69%	246	453	84%
39	W. Kensington	\$5,000	\$25,000	400%	84	172	105%
40	Temple - Yorktown	\$5,754	\$30,000	421%	16	45	181%
41	Francisville - Cabot - Cecil B. Moore	\$10,000	\$25,000	150%	19	110	479%
42	Strawberry Mansion	\$6,000	\$12,500	108%	55	195	255%
43	Fairmount - Spring Garden	\$86,000	\$211,000	145%	151	225	49%
44	Poplar	\$16,500	\$32,000	94%	3	10	233%
45	Northern Liberties	\$33,250	\$130,000	291%	14	27	93%
46	Kensington	\$17,500	\$26,000	49%	401	676	69%
47	Juniata Park - Harrowgate	\$34,900	\$38,900	11%	453	673	49%
48	Richmond - Bridesburg	\$33,950	\$42,500	25%	192	301	57%
49	Frankford	\$30,000	\$33,000	10%	204	365	79%
50	Northwood	\$50,500	\$58,700	16%	186	304	63%
51	Lawncrest	\$54,000	\$57,900	7%	280	267	-5%
52	Oxford Circle - Castor Gardens	\$58,000	\$68,900	19%	574	1057	84%
53	Fox Chase	\$93,500	\$126,000	35%	109	162	49%
54	Rhawnhurst	\$80,000	\$109,900	37%	210	389	85%
55	Mayfair - Holmesburg	\$62,000	\$74,000	19%	421	901	114%
56	Wissinoming - Tacony	\$50,000	\$59,700	19%	279	620	122%
57	Torresdale	\$72,000	\$80,400	12%	115	134	17%
58	Pennypack	\$86,600	\$116,000	34%	155	289	86%
59	Bustleton	\$97,750	\$149,950	53%	252	308	22%
60	Morrell - Modena - Millbrook	\$80,900	\$106,450	32%	201	132	-34%
61	Parkwood	\$81,250	\$95,000	17%	114	79	-31%
62	Somerton	\$104,450	\$150,000	44%	250	316	26%
63	Central Delaware Riverfront <sup>(1)</sup>	\$0	\$0	-	-	-	-
City of Philadelphia		\$50,000	\$60,000	20%	9,732	18,972	95%

Source: City of Philadelphia, Bureau of Revision of Taxes (BRT)

(1) too few sales were recorded in some years to allow for a valid estimate of median sales price.

TABLE 10 OFFICE LEASING ACTIVITY: CENTER CITY AND THE REGION, 1989-2004

Year	Leasing in Square Feet				Regional Total	Center City % Share of Region
	Center City	Pennsylvania Suburbs	New Jersey Suburbs			
1989	4,776,000	3,540,000	947,000		9,263,000	52%
1990	2,970,000	3,746,000	864,000		7,580,000	39%
1991	2,925,000	2,690,000	612,000		6,227,000	47%
1992	1,690,000	2,852,000	947,000		5,489,000	31%
1993	1,522,000	2,684,000	692,000		4,898,000	31%
1994	1,410,000	2,190,000	787,000		4,387,000	32%
1995	2,038,000	2,826,000	807,000		5,671,000	36%
1996	2,038,000	2,271,000	790,000		5,099,000	40%
1997	1,757,000	2,337,000	977,000		5,071,000	35%
1998	2,514,000	4,589,000	817,000		7,920,000	32%
1999	3,092,000	4,929,000	740,000		8,761,000	35%
2000	2,475,000	5,279,000	1,030,000		8,784,000	28%
2001	1,428,000	3,538,000	1,026,000		5,992,000	24%
2002	1,842,000	4,263,000	1,327,000		7,432,000	25%
2003	1,354,000	1,500,000	1,156,000		4,010,000	34%
2004 mid-year	2,052,000	1,470,000	775,000		4,297,000	48%
Annual Average 1989-2004	2,242,688	3,169,000	893,375		6,305,063	35%

SOURCE: CB Richard Ellis. Philadelphia Office

TABLE 11 COMPARISON OF AVERAGE CLASS "A", CBD\* OFFICE RENTS AND VACANCY RATES: SELECTED CITIES, MID-YEAR 2004

City	Rental Rate (\$ Per Square Foot Per Year)	Overall Vacancy Rate
New York City, NY (Midtown)	\$52.04	9.3%
Washington, D.C.	\$46.78	8.8%
Boston, MA	\$42.76	12.3%
New York City, NY (Downtown)	\$38.19	12.8%
San Diego, CA	\$29.12	9.3%
Chicago, IL	\$29.03	14.1%
Miami, FL	\$28.98	14.8%
Seattle, WA	\$28.09	15.3%
San Francisco, CA	\$27.38	17.7%
San Jose, CA	\$25.67	17.8%
Los Angeles, CA	\$25.20	15.8%
<b>PHILADELPHIA, PA</b>	<b>\$25.00</b>	<b>11.2%</b>
Phoenix, AZ	\$23.00	21.1%
Atlanta, GA	\$22.30	21.4%
Portland, OR	\$22.13	11.6%
Houston, TX	\$21.11	21.9%
Denver, CO	\$20.59	15.4%
Dallas, TX	\$19.95	24.1%
St. Louis, MO	\$18.90	17.7%
Tampa, FL	\$18.27	16.0%

\* Central Business District

SOURCE: CB Richard Ellis, Philadelphia Office



TABLE 12 MAJOR CONSTRUCTION PROJECTS COMPLETED, 2000-2004

Year	Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$mil.)	
2000	Kvaerner Shipyard	PNBC	B	R/C	Industrial	--	PIDC/Kvaerner	\$400	
	Loews Philadelphia Hotel	1200 Market St.	A	C	Hotel	590 rooms	12th St. Hotel Assn.	\$115	
	Wharton School-Huntsman Hall	3451 Walnut St.	D	N	Institutional	324,000 SF	U Penn	\$99	
	Ritz Carlton Hotel	1400 South Penn Square	A	C	Hotel	330 rooms	Arden Group	\$88	
	Southwark Plaza	4th St./Washington Ave.	B	N/R	Residential	940 units	SPLP	\$55	
	Penn's Landing Hyatt Hotel	Columbus Blv./Walnut St.	A	N	Hotel	350 rooms	Somerset	\$54	
	Sofitel Hotel	116-22 S. 17th St.	A	C	Hotel	300 rooms	Accor, N. America	\$45	
	The Drake	1512 Spruce St.	A	R	Residential	280 units	Forest City Residential	\$32	
	University City Science Center	3535 Market St.	D	C	Institutional	400,000 SF	Townsend Capital	\$30	
	Hilton Garden Inn	1100 Arch St.	A	N	Hotel	282 rooms	Switzenbaum	\$30	
	Terra Building	211 S. Broad St.	A	C	Institutional	300,000 SF	University of the Arts	\$30	
	Grover Washington Middle School	B St./Olney Ave.	J	N	Institutional	--	School District.	\$27	
	One Meridian Plaza Demolition	15th St./South Penn Sq.	A	N	Demolition	800,000 SF	E / R Associates	\$25	
	Parke Ridge Phase 2	8400 E. Roosevelt Blvd.	K	N	Residential	299 units	Pennypack Assoc.	\$25	
	Federal Detention Center	700 Arch St.	A	N	Institutional	100,000 SF	Federal Government	\$25	
	Drexel University Dormitory	101 N. 32nd St.	D	N	Residential	300,000 SF	Drexel University	\$20	
	Cricket Court Commons	549 W. Manheim St.	I	R	Residential	228 units	MWM Manor-LP/Ingerman	\$20	
	Avenue of Arts Building	1346 Chestnut St.	A	C	Residential	176 units	Ron Caplan	\$18	
	Independence Park Garage	501-35 Market St.	A	R	Parking	650 rooms	Parking Authority	\$16	
	Port of Technology	3624 Market St.	D	N	Institutional	144,000 SF	Urban America LP	\$16	
	W. Poplar Nehemiah Phase II	13th/Poplar Sts.	E	N	Residential	101 units	Poplar Enterprise	\$14	
	Elderly Housing 1	5500 block Arch Street	D	N	Residential	100 units	Salvation Army	\$10	
	Eagles Practice Facility	1 Novacare Way	B	N	Sports	108,000 SF	Eagles/NovaCare	\$10	
	One South Broad	Broad/Chestnut Sts.	A	R	Mixed	464,804 SF	One South Broad	\$7	
	Kelly Fieldhouse	17th St./Girard Ave.	E	N	Institutional	60,000 SF	St. Joseph's Prep	\$7	
	Super Fresh	12123 Knights Rd.	L	N	Retail	57,000 SF	Mills Corp.	\$5	
	Ricoh Business Systems	2727 Commerce Way	L	N	Industrial	63,000 SF	Ricoh Business Systems	\$5	
	Prime Plate Enterprises	Quarters L (PNBC)	B	C	Industrial	--	Ed Gleason	--	
	2001	Terminal F	Philadelphia Int'l Airport	C	N	Terminal	190,000 SF	US Airways	\$100
		1500 Spring Garden	1500 Spring Garden	E	C	Office	1.2 million SF	Amerimar	\$85
		The Left Bank	3100 Chestnut St.	D	C	Residential	700,000 SF/287 units	Carl Dranoff	\$55
League Island Boulevard		PNBC	B	N	Highway	--	PIDC	\$45	
Women's Detention Facility		State Rd/Rhawn St.	K	N	Prison	80,000 SF	City of Philadelphia	\$33	
Children's Village		Girard College	E	N	Residential	155,000 SF	Girard College	\$30	
Convention Center Parking		1201-39 Filbert St.	A	N	Parking	--	Parkway	\$29	

\*PAS = Planning Analysis Section. See map on Page 6

SOURCE: Phila. City Planning Commission and published reports

\*Type Code N - New C - Conversion R - Rehabilitation

TABLE 12 MAJOR CONSTRUCTION PROJECTS COMPLETED, 2000-2004

Year	Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$mil.)
2001	Adelphia House	1229 Chestnut St.	A	R	Residential	350 units	Lubert and Adler	\$25
(cont.)	Golf Course (Old Budd Plant)	1 Red Lion Rd.	L	N	Recreation	188 acres	Transit America , Inc.	\$23
	The Lofts @ 1835 Arch	1835 Arch St.	A	C	Residential	256,000 SF/192 units	Forest City	\$20
	Fresh Grocer	40th/Walnut Sts.	D	N	Mixed	50,000 SF	U Penn	\$20
	Hampton Inn	1301-09 Race St.	A	N	Hotel	240 rooms	Affordable Hosp. Assoc.	\$20
	Patriot Building	1601 Sansom St.	A	C	Residential	80 units	John Turchi	\$12
	Home Depot	2539 Castor Ave	G	N	Retail	151,000 SF	Home Depot	\$12
	Pier 70 Plaza	Columbus Blv./Mifflin St.	B	N	Retail	83,000 SF	Delaware 1851 Assoc. LP	\$10
	Presbyterian Housing Bldg	16th/Reed Sts.	B	N	Residential	67,000 SF	PSC Apartments Inc.	\$10
2002	Frankford EL Reconstruction	Spring Garden/Bridge-Pratt	E,G,K	R	Transit line	--	SEPTA	\$765
	Kimmell Center	Broad/Spruce Sts.	A	N	Theaters	3,280 seats	RPAC	\$255
	Richmond Frequency Converter	3801 N. Delaware Ave.	G	N	Transit	--	Amtrak	\$140
	Four Penn Center	1600 JFK Blv.	A	R	Office	525,000 SF	Leggat McCall	\$88
	Dockside	Pier 30 S. Columbus Blv.	B	N	Residential	242 units	DePaul Group	\$75
	The Phoenix Phase 1	1600 Arch Street	A	R/C	Residential	452,000 SF/267 units	Keating Development	\$73
	Marriott Residence Inn	Juniper/Market Sts.	A	R/C	Hotel	269 rooms	Marriott International	\$58
	Wills Eye Hospital	8th/Walnut Sts.	A	N	Institutional	125,000 SF	Wills Eye Hospital	\$40
	American College Of Physicians	190 Independence Mall W.	A	N	Office	150,000 SF	A.C.P	\$35
	Independence Visitor Center	501-35 Market St.	A	N	Institutional	50,000 SF	Visitor Center Corp.	\$32
	Fedex Distribution Center	3560 Grays Ferry Ave.	B	N	Industrial	110,000 SF	Cargex	\$15
	15th Street Garage	15th/Spruce Sts.	A	N	Mixed	668 spaces	Parkway Corp.	\$31
	The Barclay Phase 1	237-47 S. 18th St.	A	R	Residential	200 units	--	\$30
	Delaware Avenue	North of Vine Street	E,A	R	Highway	--	PennDOT	\$30
	Kardon/Atlantic Building	1801 N. 10th Street	E	R	Residential	240 units	Philadelphia Management	\$30
	University Crossings	15 N. 32nd St.	D	C	Residential	450,000 SF/254 units	Philadelphia Management	\$25
	2121 Market St.	2121 Market St.	A	C	Mixed	186,000 SF/168 units	Philadelphia Management	\$23
	Strawbridges	801 Market St.	A	C	Office	382,487 SF	Preferred Investments	\$20
	Origlio Beverage	3000 Meeting House Rd.	L	N	Industrial	230,000 SF	Antonio Origlio Inc.	\$15
	Target Corp.	Snyder Plaza	B	R	Retail	126,000 SF	Target Corp.	\$15
	Leonard Pearlstein Center	3220 Market St.	D	N	Institutional	40,000 SF	Drexel University	\$15
	Spring Lane Meadows	501 Spring Lane	H	N	Residential	78 units	Westrum	\$13
	Green Tree Apartments	400-14 Walnut St.	A	C	Residential	80 units	John Turchi	\$12
	Old Shoe Factory Lofts	314-22 N. 12th St.	A	C	Residential	96,844 SF/63 units	Old Shoe Partners/Orens	\$10
	The Bridge: Cinema De Lux	40th/Walnut Sts.	D	N/C	Commercial	8 screens	UPenn	\$8
	Almo Warehouse	Commerce Way	L	N	Industrial	114,000 SF	Almo	\$6
	F.M.I. Direct Mail	Cornery/Hornig Rds.	L	N	Industrial	55,000 SF	F.M.I. Direct Mail , Inc.	\$4

\*PAS = Planning Analysis Section. See map on Page 6

SOURCE: Phila. City Planning Commission and published reports

\*Type Code N - New C - Conversion R - Rehabilitation

TABLE 12 MAJOR CONSTRUCTION PROJECTS COMPLETED, 2000-2004 (continued)

Year	Complete Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$mil.)	
2003	Lincoln Financial Field	Pattison Ave/11th St.	B	N	Sports	68,532 seats	Eagles/City/State	\$512	
	Terminal One	Philadelphia Int'l Airport	C	N	Terminal	785,000 SF	U S Airways	\$325	
	Frankford Transport. Center	5200 Frankford Ave.	K	N	Transport	65,500 SF	SEPTA/Fed. Gov.	\$180	
	Greater Grays Ferry Estates	1806 Corlies Street	B	N	Residential	245 units	PHA	\$165	
	National Constitution Center	501 Arch St.	A	N	Museum	132,000 SF	National Constitution Cntr	\$130	
	Abramson Research Center	Civic Center Blv.	D	N	Institutional	125,000 SF	Children's Hospital	\$100	
	Falls Ridge	4301-4501 Ridge Ave.	I	N	Residential	288 units	Universal/Pennrose	\$74	
	MarMaxx Distribution Center	276 Red Lion Rd.	L	N	Industrial	1 million SF	Liberty Property	\$60	
	The Grande	111 S. 15th St.	A	R	Mixed	335,000 SF/258 units	Metro/Joshua Sloan	\$60	
	PA Academy of Fine Arts	Broad/Cherry Sts.	A	R	Institutional	90,000 SF	PA Academy of Fine Arts	\$35	
	CCP Business/Industry Center	Callowhill/Franklinton	E	N	Institutional	97,000 SF	Community College	\$29	
	Wilson Park	2500 Jackson St.	B	R	Residential	153 units	PHA	\$19	
	Levine Hall (UPenn)	3320 Walnut	D	N	Institutional	50,000 SF	Upenn	\$16	
	Temple Community Center	15th St./Cecil B. Moore	E	N	Mixed	61,000 SF	Temple University	\$16	
	Hunter Elementary School	Front/Cumberland	E	N	School	--	School District	\$16	
	Julia de Burgos Elementary	4th/Lehigh Ave.	F	N	School	--	School District	\$16	
	Suffolk Manor	1416 Clearview Ave.	I	R	Residential	137 units	PHA	\$14	
	2004	Citizen's Bank Park/Phillies	1 Citizens Bank Way	B	N	Sports	1.15 million SF	Phillies/City/State	\$458
		St. James Court	200 W. Washington Square	A	N	Mixed	307 units	P&A Assoc. / Boston Fin.	\$80
		Quartermaster Plaza	2300 Oregon Ave.	B	N	Retail	540,000 SF	Forest City Ratner Cos.	\$70
Richard Allen Homes		10th/Brown Sts.	E	R	Residential	408 units	PHA	\$60	
Columbus Commons		2206 S. Columbus Blv	B	N	Commercial	600,000 SF	Goldenburg	\$55	
30th St. Station Garage		N side 30th St. Station	D	N	Parking	2,100 spaces	Berwind Property Group	\$50	
Whitman Square		9701 Roosevelt Blv.	L	N	Retail	434,800 SF	The Goldenberg Group	\$40	
St. Joseph's University - Dorms		54th St./City Ave.	D	N	Mixed	400 units	St. Joseph's University	\$33	
Athletic Recreation Center		43rd and Woodland	D	N	Institutional	78,000 SF	University of the Sciences	\$30	
The Reserve at Packer Park		20th/Pattison-Oregon	B	N	Residential	230 units	Westrum	\$30	
Cambridge Plaza		920 Parrish Street	E	N	Residential	85 units	PHA	\$29	
AppTec Laboratory Services		4751 League Island Blvd	B	N	Industrial	75,000 SF	Liberty Property Trust	\$28	
Victory Building		1001 Chestnut St.	A	C	Residential	106,000 SF/75 units	Lupert Adler/Jefferson U.	\$25	
University Village		10th St./Cecil B. Moore	E	N	Residential	221 units	Titan Investments, Inc.	\$22	
World Café		3807 Spruce St.	D	C	Institutional	40,000 SF	U Penn	\$15	
E. Spencer Middle School		4300 Westminster	--	C	Institutional	--	School District	\$15	
Frankford Hospital-Torresdale		Knights/Red Lion Rd.	L	N	Hospital	51 beds	Frankford Hospital	\$15	
Schuylkill River Park		Spruce St. to Art Museum	A	N	Park	1.2 miles	City/SRDC	\$14	
The Cigar Factory Condos		1147 North 4th St.	E	C	Residential	96 units	Eric Blumenfeld	\$14	
Barthco International		Broad St./Delaware River	B	C	Office	45,000 SF	Barthco	\$10	

\*PAS = Planning Analysis Section. See map on Page 6

SOURCE: Phila. City Planning Commission and published reports

\*Type Code N - New C - Conversion R - Rehabilitation

TABLE 13 MAJOR PROJECTS UNDER CONSTRUCTION, 2004

Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$mil)
Frankford-Market EL	4600-6300 Market St.	D	R	Transit Line	--	SEPTA	\$370
U. S. Postal Distribution Center	7500 Lindbergh	C	N	Industrial	910,000 SF	U. S. Postal Service	\$289
Waterfront Square	900-999 Penn St.	E	N	Residential	789 units	Isle of Capri Associates	\$280
Navy Yard Corporate Center	PNBC	B	N	Office	1,400,000 SF	Liberty Property Trust/Synterra	\$250
The Piazza	2nd St./Girard Ave.	E	N	Mixed	416 units	Tower Investments	\$125
Cira Centre	30th St. Station	D	N	Mixed	650,000 SF	Brandywine Realty Trust	\$116
Girard Avenue Light Rail	6201 Girard-3300 Richmond	E,D,G	R	Transit Line	--	SEPTA	\$94
Lucien Blackwell Homes	46th/Aspen	D	N	Residential	120 units	PHA	\$94
Martin Luther King Plaza	770 S. 13th St.	B	N	Residential	245 units	PHA	\$90
School District Admin. Building	440 N. Broad St.	E	C	Office	850,000 SF	Phila. School Reform Comm.	\$81
National Products Building	109-31 N. 2nd St.	A	C	Mixed	325 units	Matrix/Hovnanian	\$75
Edgewater	23rd/Race Sts.	A	N	Residential	290 units	Realen	\$70
Tivoli	1900 Hamilton	A	N	Residential	122 units	ValHal Corporation	\$55
Microsoft School of the Future	39th and Girard Ave.	D	N	Institution	--	School District	\$50
Belber Building	22nd/Arch Sts.	A	C	Residential	176 units	Orens Brothers Inc.	\$41
Fox Chase Cancer Center	7701/7701R Burholme Ave.	L	N	Institutional	120,000 SF	Fox Chase Cancer Center	\$38
Westrum - 20th/Geary	20th/Geary Sts.	B	N	Residential	228 units	Westrum Development Co.	\$35
C.B. Moore Homeownership Zone	17th/Oxford Vicinity	E	N/R	Residential	296 units	HUD/City	\$30
The Metro Club	8th/Race Sts.	A	C	Residential	128 units	Metropolitan Hospital	\$30
La Salle University Housing	1825-27 Lindley Ave	J	N	Residential	119 units	La Salle University	\$26
Liberties Walk	2nd/George St.	E	N	Mixed R/C	35,000 SF	Tower Investments	\$25
Brewerytown Square	31st/Master Sts.	E	N	Residential	144 units	Westrum Dev. Co.	\$25
Jefferson Sq. Revitalization	Jefferson Square	B	N/R	Residential	94 units	Jefferson Square CDC	\$23
Suburban Station	1601 J.F. Kennedy	A	R	Transit	--	SEPTA	\$20
Feltonville School	210 East Courtland	J	N	Institutional	112,000 SF	Philadelphia School District	\$14
Elderly Housing 4	4200 Mitchell St.	H	C	Residential	65 units	Interac/Friends	\$12
The Lofts at Bella Vista	1101 Washington Ave.	B	C	Residential	78 units	Metro Development Co.	\$12
22 Front	14-22 S. Front St.	A	N	Residential	38 units	640 Devel./Revolution Devel.	\$10
The Studios	311 S. Juniper St.	A	C	Residential	85 units	Goldman Properties	\$6
Boone School Lofts	Northern Liberties	E	C	Residential	38 units	Tower Investments	\$6
1022 New Market	1022 New Market	E	C	Residential	18 units	Tower Investments	\$3

\*PAS = Planning Analysis Section. See map on Page 6

\* Type Code N - New C - Conversion R - Rehabilitation

SOURCE: Phila. City Planning Commission and published reports

TABLE 14 MAJOR PROPOSED CONSTRUCTION PROJECTS, 2004

Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$mil.)
Children's Hospital	34th St/Civic Center Blv.	D	N/R	Hospital	1,200,000 SF	Children's Hospital	\$650
Convention Center Expansion	Broad/Arch Sts.	A	N	Institutional	200,000 SF	City/State	\$464
Northern Shipping	7777, 7777R State Rd.	K	N	Mixed	tbd	TPS	\$300
One Pennsylvania Plaza	100 N. 17th St.	A	N	Office	--	Liberty Property Trust	\$250
Byberry Redevelopment	Byberry Site	L	N	Res./Office	105 acres	Westrum/Brandywine	\$150
Mariner Tower	1413-37 Chestnut St.	A	N	Mixed	809,400 SF	Mariner Commercial Prop.	\$140
10 Rittenhouse Square	10 Rittenhouse Square	A	N/C	Mixed	150 units	ARC Wheeler Group	\$140
Philadelphia Coke Site	Buckius/Richmond Sts.	G	N	Mixed	70,000 SF	Westrum/Hovnanian	\$125
One South Penn Square	15th/Chestnut Sts.	A	N	Residential	899,000 SF	Craig Spencer	\$120
Liberty Landing - Phase 1	1301 S. Columbus Blv.	B	N	Residential	350 units	Local 19/Hampton RE Grp	\$95
Symphony House	400 S. Broad	A	N	Mixed	160 units	Dranoff, Gamble, Lomax	\$92
15th/Arch Offices	15th/Arch Sts.	A	N	Office	440,000 SF	Parking Authority	\$85
1706 Rittenhouse Square St.	258-62 S. 17th St.	A	N	Residential	40 units	Parkway/Scannapieco	\$78
Holy Redeemer Senior Hsg	8550 Verree Rd.	K	N	Residential	1,015 units	Holy Redeemer	\$75
World Trade Center-Phase I A	Columbus Blv/Callowhill	E	N	Residential	358 units	Carl Marks & Co.	\$73
U.S. Naval Home/Naval Square	2300 Gray's Ferry Ave.	B	N/R	Residential	345 units, phase 1	Toll Brothers	\$60
Thurgood Marshall Center	4601 Market	D	N	Institutional	--	Dept. of Human Services	\$60
North Pointe	1600 N. Broad St.	E	N	Mixed	60,000 SF	Beech Interplex /Tower	\$50
4700 City Ave.	4700 City Ave.	D	--	Residential	451 units	Winther Investment	\$50
AAA Garage Conversion	23 S. 23rd St.	B	C	Residential	110 units	Turchi Inc.	\$40
University City Science Center	3777 Market St.	D	N	Institutional	400,000 SF	Townsend Capital	\$40
Urban Outfitters Relocation	PNBC	B	N	Office	--	PIDC	\$35
Mulford Building	640 N. Broad St.	E	C	Mixed	400,000 SF/215 units	Corvest Opportunity Fund	\$30
Tacony Army Warehouse	6801 State Rd.	K	N	Residential	tbd	TPS	\$30
Umbria Village	4862 Umbria Sts.	H	--	Residential	213 units	Stubbs Enterprises	\$28
Target	City Ave-Adams Mark Hotel	D	C	Retail/Mixed	tbd	--	\$25
3250 N. Broad St.	3250 N. Broad St.	E	N	Mixed	178,000 SF	Overbrook Investment	\$25
Western Union Building	1103 Locust	A	C	Mixed	218,210 SF	WU Locust Partners	\$25
Girard College Elementary	2101 S. College Ave.	E	N	Institutional	167,000 SF	City of Philadelphia	\$21
Enterprise Heights (Phase 1)	4628 Market St.	D	N	Office	84,000 SF	Enterprise Center CDC	\$20
Enon Tabernacle	Cheltenham/Mt. Pleasant	J	N	Institutional	94,000 SF	Enon Tabernacle Baptist	\$20
Target	Richmond/Castor	G	N	Commercial	33,000 SF	Salmon & Butler	\$20
Master Street Housing	3000-98 Master St	E	N	Residential	176 units	--	\$20
Susquehanna Village Senior Hsg	15th/Susquehanna	E	N	Residential	73 units	Susquehanna Village LP	\$11

\*PAS = Planning Analysis Section. See map on Page 6

SOURCE: Phila. City Planning Commission and published reports

\* Type Code N - New C - Conversion R - Rehabilitation

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