

MARKET CONDITIONS REPORT

2023 | QUARTER 3



**NASHVILLE
DOWNTOWN
PARTNERSHIP**

29
CRANES

20
DEVELOPMENT
PROJECTS

Under Construction
as of Q3

93%
RESIDENTIAL
Occupancy

13%
OFFICE
Vacancy

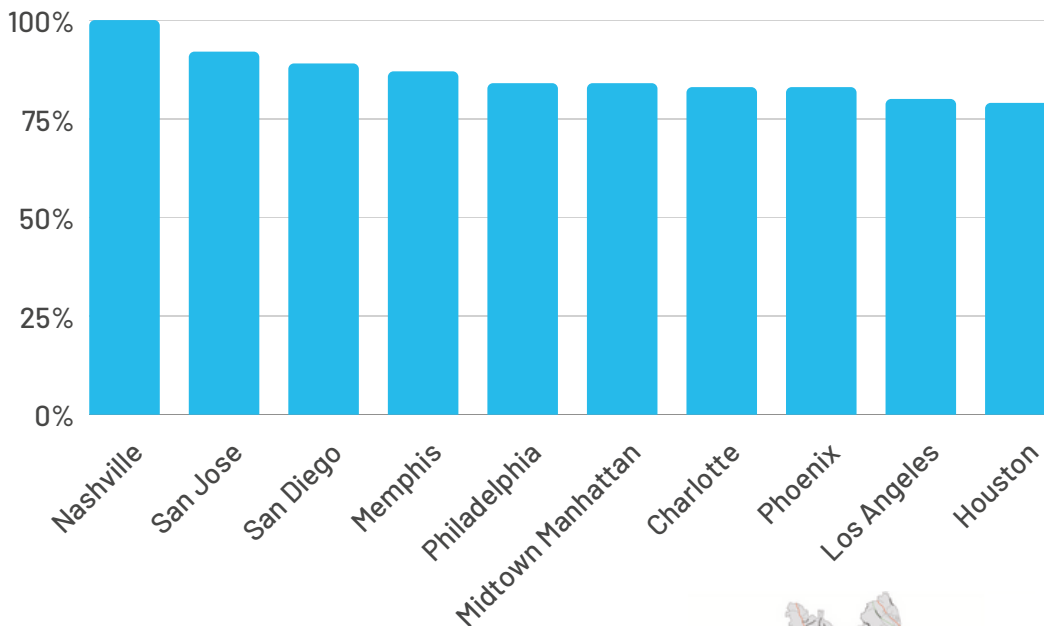
2.9%
RETAIL
Vacancy

“Nashville is the #1 city in post-pandemic recovery.”

–“Downtown Rebound: The Data Driven Path to Recovery,”
Philadelphia Center City District

RESIDENTS, WORKERS AND VISITORS IN CORE DOWNTOWN

In 2023 Q2 compared to 2019 Q2



ECONOMIC ENGINE

Downtown Nashville collects **11.8%** of property taxes and **18.8%** of retail taxes generated on less than **0.4%** of the county's land area.



NASHVILLE/DAVIDSON COUNTY

OFFICE HIGHLIGHTS



Pinnacle Tower

RECENTLY COMPLETED - 1.1M SF

4 recently completed projects combined: 76% leased

501 Commerce: 372,000 SF (90.9% leased)

Gulch Union: 325,000 SF (89.1% leased)

One22One: 365,000 SF (54.3% leased)

Paseo South Gulch: 38,800 SF (30% leased)

UNDER CONSTRUCTION - 1.7M SF

4 projects under construction combined: 61% leased

Amazon - Juno: 500,000 SF (100% leased) / 2023

Nashville Yards Creative Office: 275,000 SF (28.1% leased) / 2025

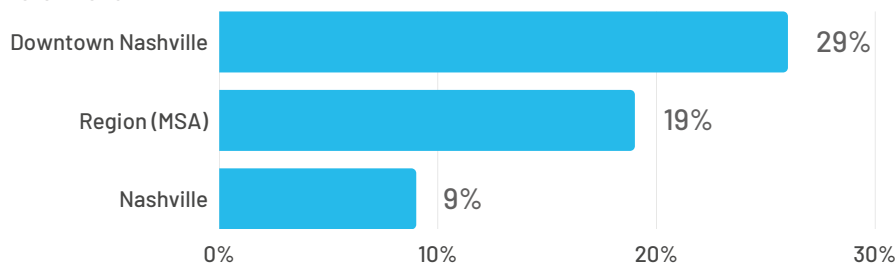
Nashville Yards - Pinnacle: 650,000 SF (62.7% leased) / 2025

Peabody Union: 229,000 SF (17.2% leased) / 2024

PLANNED - 2.7M SF

JOBS PERCENT INCREASE

2018 - 2023



13%
OFFICE
Vacancy

14.8%
CLASS A
Vacancy

18.8M SF
TOTAL OFFICE
Inventory

9.5M SF
TOTAL CLASS A
Inventory

\$39.64
CLASS A
Rent PSF

Nashville ranks as the third fastest growing city in the nation for year-over-year employment growth in the leisure, hospitality, and tourism industry.

-Colliers Nashville

HOTEL HIGHLIGHTS



Ritz Carlton

12,074
CURRENT
ROOMS

1030
ROOMS
Under Construction

22
PLANNED
Hotels

UNDER CONSTRUCTION

Canopy by Hilton

Rooms: 181 / Delivery: 2024

Hilton Tempo

Rooms: 306 / Delivery: 2024

Homewood Suites

Rooms: 152 / Delivery: 2024

Hyatt Caption

Rooms: 210 / Delivery: 2024

The Printing House

Rooms: 181 / Delivery: 2024

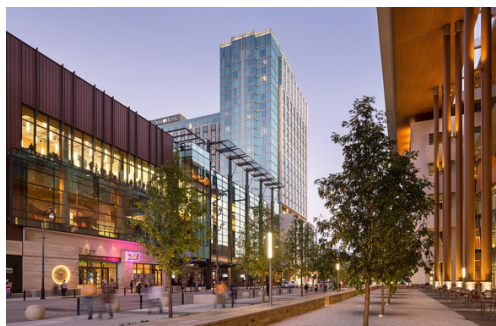
Nashville is No. 2 for Top Meeting Destinations in North America

-Cvent

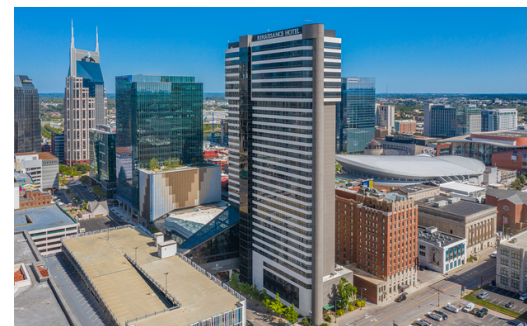
Cvent ranked 3 downtown Nashville hotels in the top 10 Meeting Hotels in North America:



#1 Grand Hyatt Nashville

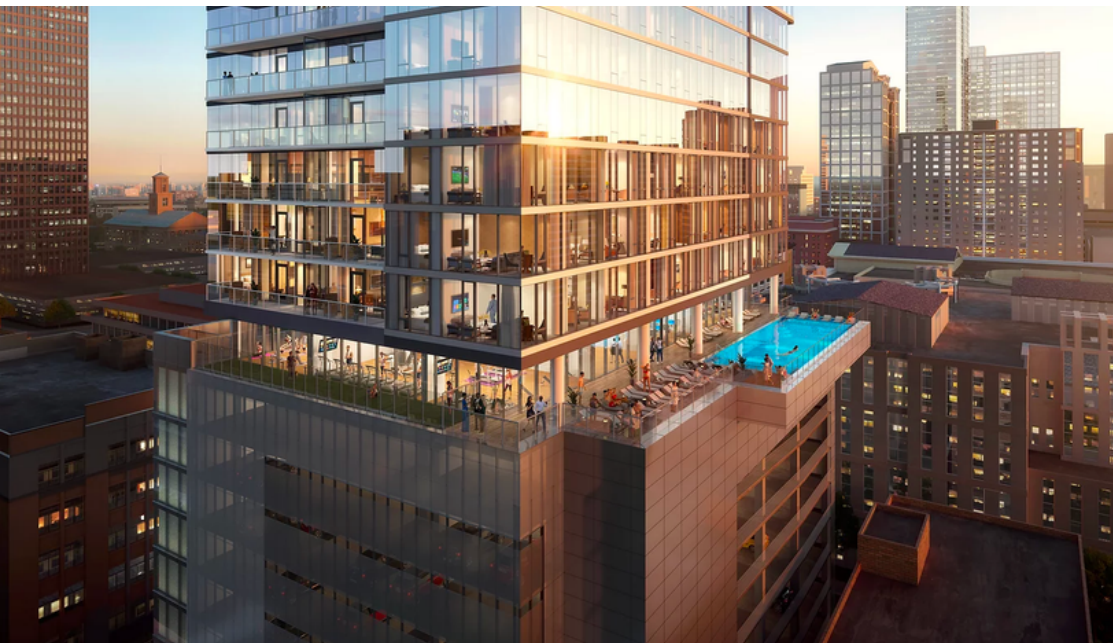


#2 Omni Nashville



#9 Renaissance Nashville

RESIDENTIAL HIGHLIGHTS



Prime

17,000

RESIDENTS

Downtown

90%

RENTAL

Occupancy

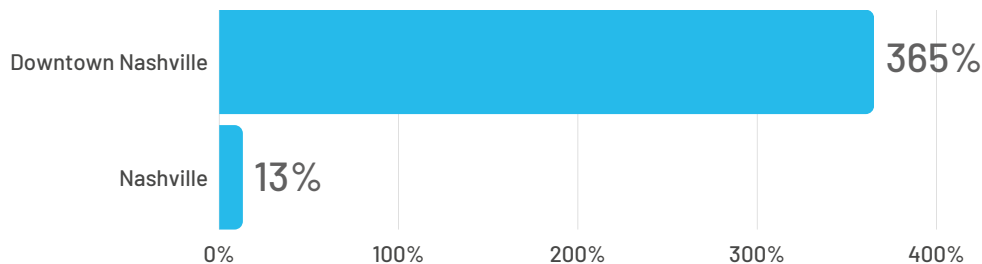
4,411

UNITS

Under Construction

RESIDENTIAL POPULATION PERCENT INCREASE

2013 - 2023



14,609

UNITS

Planned

4,760

DOGS

Downtown

“Nashville is the No. 1 real estate market to watch in 2023” -PWC



Starling



The Pullman at Gulch Union

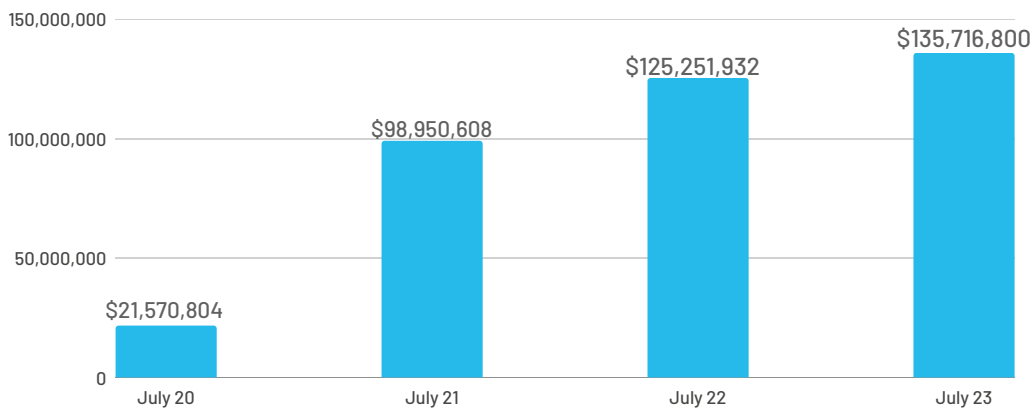
RETAIL HIGHLIGHTS



Hi-Wire Brewing: 820 Division Street

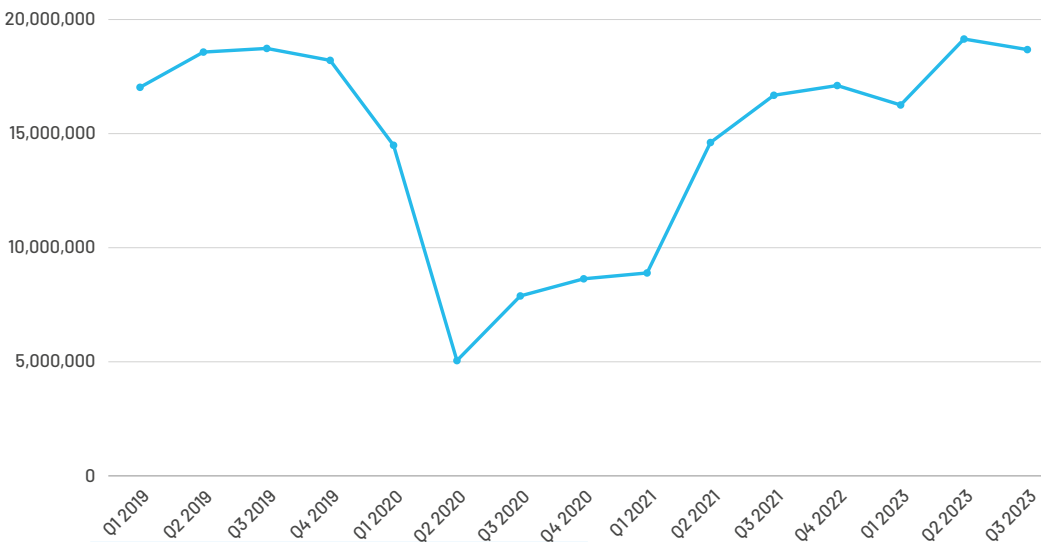
CBID RETAIL SALES

*excludes certain retail sales (lodging, liquor by the drink, long term parking, ticketed events)



QUARTERLY PEDESTRIAN ACTIVITY IN DOWNTOWN NASHVILLE

2019 - 2023



2.9%

RETAIL

Vacancy Rate

3.7M

TOTAL RETAIL

SF

352

DINING

55 WITH OUTDOOR DINING

126

SHOPPING

Options

155

NIGHTLIFE

Options

78

RETAIL &

RESTAURANTS

Have announced an opening in 2023

RETAIL CONTINUED

NEW RETAIL 2023

Food & Beverage

Barrel Proof
Barstool Nashville
Black Market Bar + Grill
Black Tap Craft Burgers & Beer
Crisp & Green
Elegy Coffee
Four Walls
Frank Sinatra Bar & Lounge
Gannon's
Hand Cut Chophouse
Hank Williams Jr.'s Boogie Bar
Harper's
Heirloom Rooftop Bar
Hi-Wire Brewing
Honest Coffee Roasters
HoneyFire Barbeque Co.
Joe Muer Seafood
Marble Fox
Ophelia's*



Prickly Pear Coffee Co.
Pullman Standard
Snooze A.M. Eatery
St. Vito Focacciarria
Teddy's Tavern*



The Co-Op Frose & Eatery
The Iberian Pig
Vui's Juice Cafe

Goods & Services

Freebird
Helen's Pop Art LLC
Indochino
Levis*



Orangetheory Fitness
The Drip Bar

COMING SOON IN 2023

Food & Beverage

Andiamo Presto
Back 40 Nashville
Bar Continental
BetMGM Sports Lounge
Blue Stone Lane
Catbird Seat
Chief's
Chotto Matte
DeSano Pizza
EVO Entertainment Nashville Yards
Far Better Distillery
Fat Bottom Brewery
Federales
First Watch
Five Daughters Bakery*



Fogg Street Lawn Club
Friends in Low Places
High Street Wine Co.
Jolie's Café
La Danse Bar

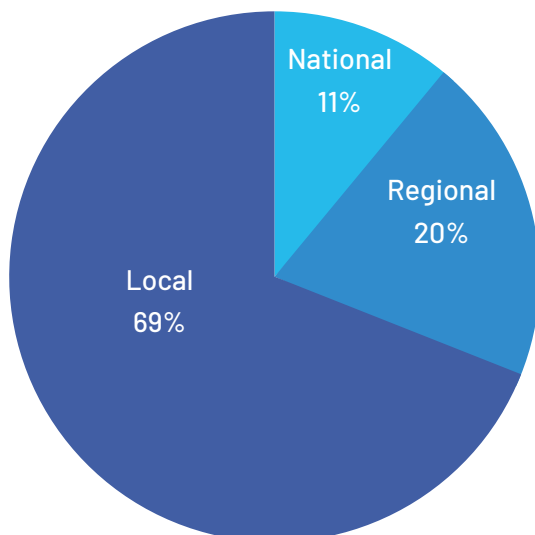
Maiz de la Vida
Mr. J's Original
Neighbors in the Gulch
Night We Met
Patterson House
Philippe Chow
PJ's Coffee
Raising Cane's
Retrograde Coffee
Saucy Brew Works
Sip SoBro
Social Cantina
Take Me Out To The Brewery
The Ariston
The Finch
Underground Cocktail Club
UpBeat
Vidorra
Villa Castrioti

Goods & Services

Blind Barber
Brilliant Earth Jewelry
Carter Vintage Guitars
P.Volve
Pure Sweat Studios
Rivian Showroom

**Location picture below*

PERCENTAGE OF
LOCAL/REGIONAL/NATIONAL MERCHANTS



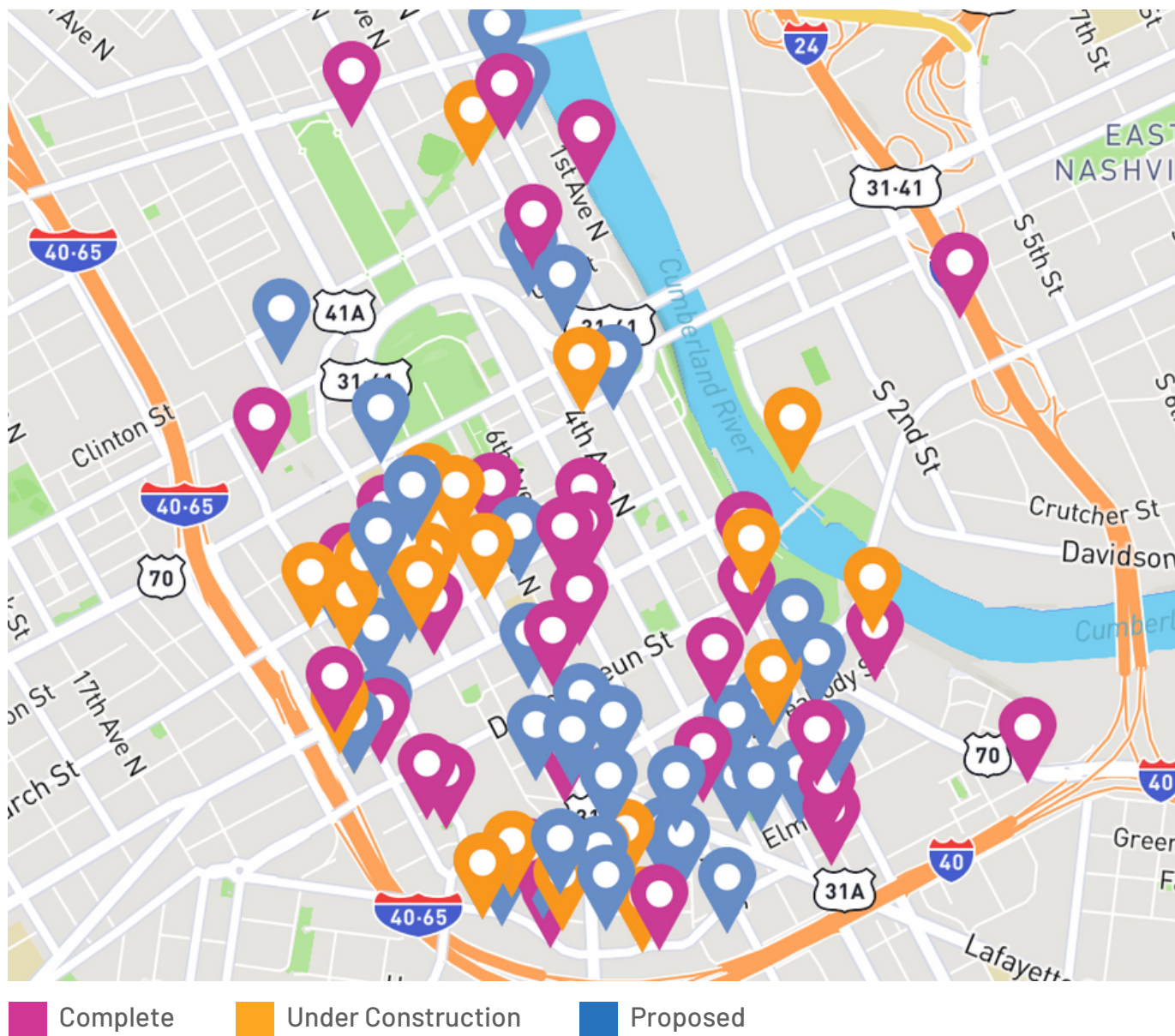
PROJECT SPOTLIGHT:

Paseo South Gulch is a new urban district with 4 mixed use towers along with the adaptive reuse of the Voorhees Building and The Former Antiques Building. Paseo South Gulch will offer an amazing LIVE, WORK, PLAY district in downtown Nashville!

Tenants Include: Good Vets, Two Hands, Maiz de la Vida, Blind Barber, Catbird Seat, The Patterson House



DOWNTOWN DEVELOPMENT



AN INTERACTIVE DEVELOPMENT MAP with updated listings of project information and timelines is available here:

nashvilledowntown.com/economic-development/development-map