



BUSINESS SPACE NEEDS IN THE METRO CORE TODAY

Land Use And Development - Profile Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

In the Downtown:

- Most businesses (83%) occupy less than 5,000 sq. ft. each.
- However, businesses in this size category occupy only one-third of total downtown office space.

Across the Metro Core:

- Businesses in the Broadway Corridor sub-area tend to occupy smaller floor areas.
- Businesses in the Metro Core industrial areas tend to occupy larger floor areas.



HOW IS DOWNTOWN SPACE DISTRIBUTED ACROSS BUSINESSES?

In the summer of 2005, the City of Vancouver conducted a survey of businesses in downtown Vancouver. Survey results show that while most businesses occupy small office spaces, the majority of total downtown office space is held by businesses in large spaces. As shown in Figures 1 and 2, 83% of businesses occupy less than 5,000 sq. ft. However, these businesses occupy only about one-third of total downtown office space (Figures 1 & 2).

Figure 1: Percent of downtown businesses by size category

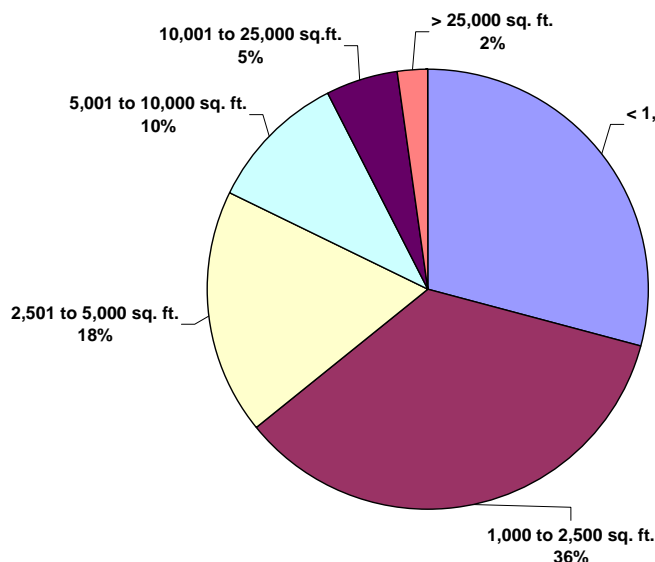
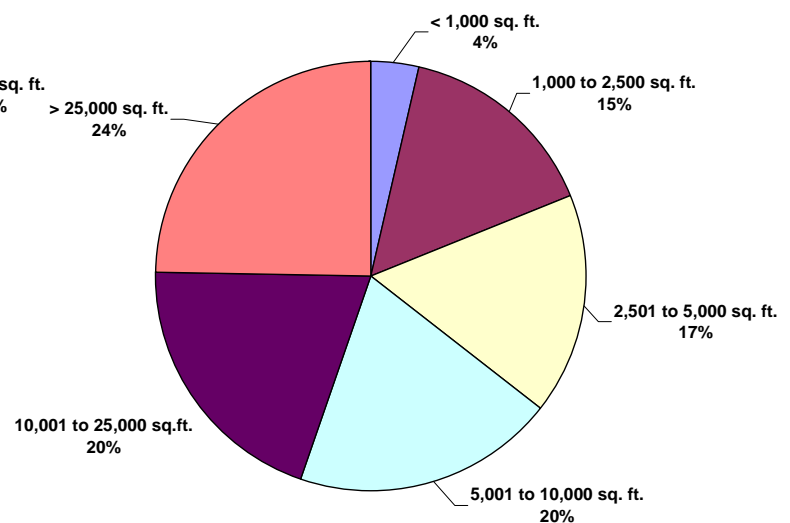


Figure 2: Percent of downtown space occupied by businesses in each size category



City of Vancouver Survey of Metro Core Businesses. 2005. Business Lease Sizes.xls.

HOW DOES THE CITY SURVEY VARY FROM OTHER ESTIMATES FOR THE DOWNTOWN?

In the summer of 2006, real estate analysts at CBRE conducted an extensive survey of office tenants in downtown Vancouver. Despite differences from the City of Vancouver survey, both sources confirm that while most businesses occupy less than 5,000 sq. ft., the majority of total downtown office space is held by businesses in over 5,000 sq. ft. (Tables 1 and 2).

	CBRE	City survey
Types of Businesses Surveyed	All types of businesses located in downtown Vancouver office space (except those in government owned office space).	All businesses in Downtown Vancouver except: restaurants; retail stores; hospitals; government offices; public schools; and crown corporations (i.e. BC Hydro).
Size of Businesses Surveyed	All businesses occupying 1,000 sq. ft. and over.	All business sizes (including those occupying less than 1,000 sq. ft.).
Sample Size	Approx. 85% of all downtown Vancouver office space.	Approx. 13% of all downtown Vancouver office space.

CB Richard Ellis. (2006). Downtown Vancouver Tenant Mix Analysis (2006). & City of Vancouver Survey of Metro Core Businesses. 2005. Occupied space in Metro Core - survey data.xls

As indicated in Table 1, tenants occupying less than 1,000 sq. ft. are excluded from the CBRE data. When these tenants are dropped from city survey data for comparison, the distribution of businesses and total space across size categories is similar to CBRE, with the CBRE survey finding a slightly higher percentage of businesses in over 25,000 sq. ft. (Table 2).

Square Feet	% of Businesses		% of Space	
	CBRE	City Survey	CBRE	City Survey
1,000 - 2,500	39%	50%	9%	16%
2501 - 5000	25%	25%	13%	17%
5001 - 10,000	18%	15%	16%	20%
10,000 - 25,000	11%	7%	23%	21%
over 25,000	6%	3%	39%	26%
	100%	100%	100%	100%

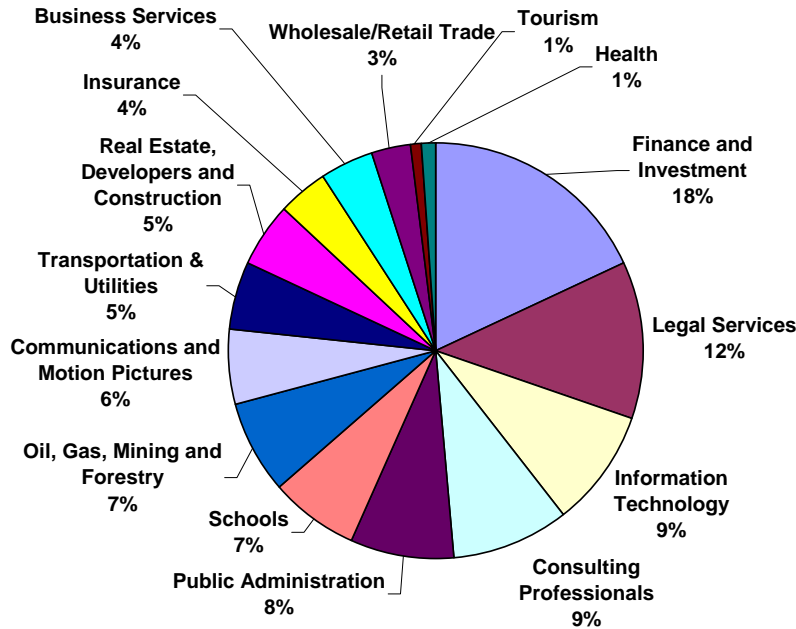
CB Richard Ellis. (2006). Downtown Vancouver Tenant Mix Analysis (2006). & City of Vancouver Survey of Metro Core Businesses. 2005. Occupied space in Metro Core - survey data.xls

Note: CBRE estimates that the average downtown tenant occupied 6,780 sq. ft. in 2006. City data for tenants in over 1,000 sq. ft. yields an average of 5,229 sq. ft. per business (vs. the average of 3,850 for all downtown city survey respondents). It should be noted that research conducted by CBRE in 2004 produced very similar results to those displayed in Table 2 above.

HOW IS DOWNTOWN OFFICE DISTRIBUTED OVER ECONOMIC SECTORS?

According to real estate analysts CBRE, the Finance and Investment sector holds the largest share of downtown office space with 18% (Figure 3).

Figure 3: Distribution of Downtown Office Space by Sector: 2006

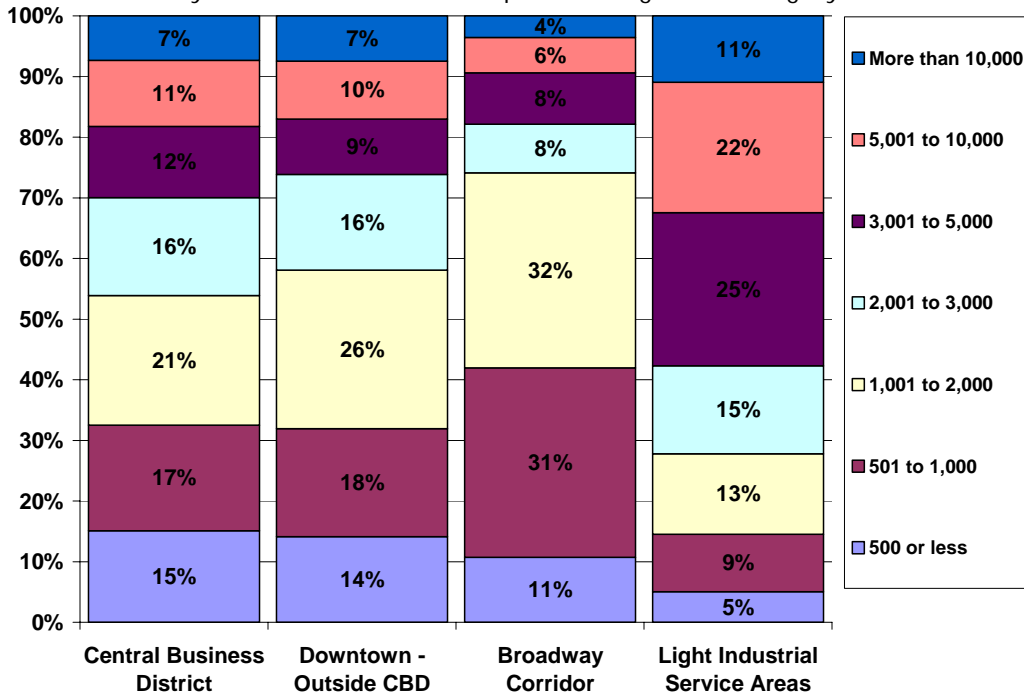


CB Richard Ellis. Office space by sector 1987, 1989, 2003, 2004 - CBRE.xls. It should be noted that research conducted by CBRE in 2004 produced very similar results to those displayed in Figure 3 above.

HOW DOES OCCUPIED SPACE VARY BY METRO CORE SUB-AREA?

Not surprising, Metro Core businesses in industrial areas are much more likely to report a high occupied floor space (e.g. > 5,000 sq. ft.) than those in commercial areas (Figure 3).

Figure 3: Percent of surveyed businesses in each square footage size category - Metro Core sub areas



City of Vancouver Survey of Metro Core Businesses. 2005. Occupied space in Metro Core - survey data.xls

Sources / Contacts

Sources of information are noted throughout this document.

This Information Sheet was published by the City of Vancouver. It is one in a series of Information Sheets produced for the Metropolitan Core Jobs and Economy Land Use Plan. The purpose of this initiative is to develop a long term land use policy plan to accommodate future economic activity and jobs in the Metro Core. For further information, please e-mail corejobs@vancouver.ca or visit the website www.vancouver.ca/corejobs