



Downtown Riverside Update

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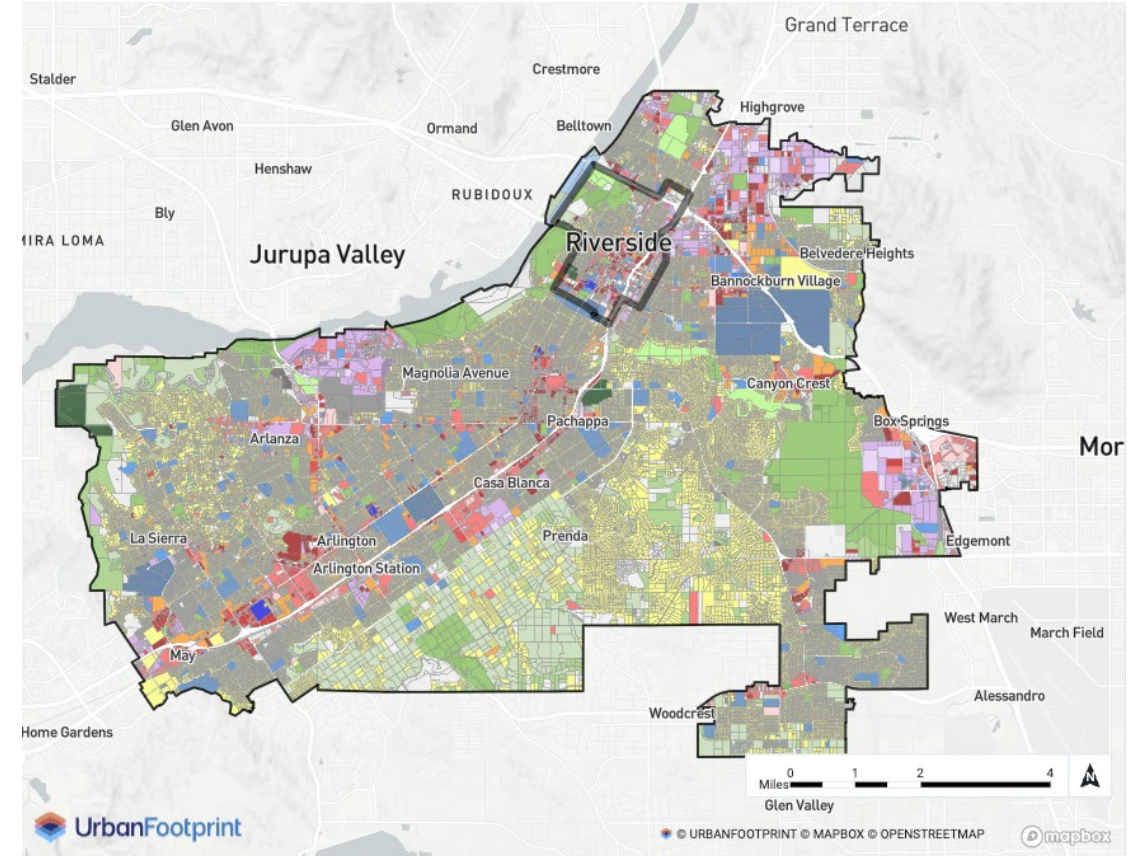
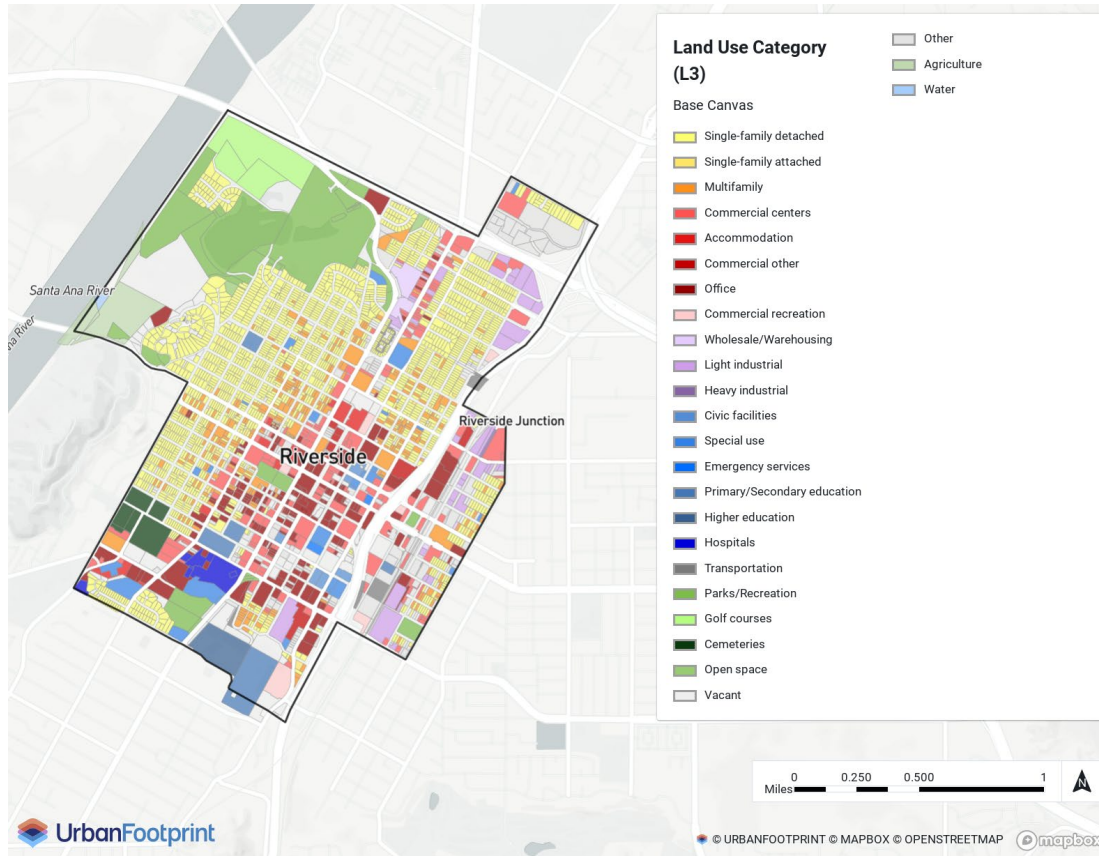
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Downtown Defined



Importance of Downtown(s)

- High-income sectors such as professional services, finance, and information technology tend to be clustered largely in areas with high job density, a choice driven by what economists refer to as ‘external economies of scale.’
- Scale economies are possible in dense, urban areas a result of reduced transport costs and what economists call “knowledge spillovers.”
- High-density regions have an above average concentration of cultural attractions from artistic, music, and sports venues to museums and zoos. The high concentration of restaurants in these areas allows for extreme cuisine specialization and a wide variety of choices.
- Downtown Riverside plays a crucial role in the city’s economy, producing a higher number of jobs and public revenue than its population proportion would indicate.
- Downtown Riverside accounts for 58% of the city’s Transient Occupancy Tax (TOT) or “hotel tax”, up 50% from 2014.
- While Downtown Riverside accounts for only 3.4% of the city’s resident population, it accounts for 5.5% of the city’s business tax revenues, 4.3% of its sales tax receipts, and 5.3% of its property tax receipts.
- The report focused on the private sector, but Downtown Riverside has a large public-sector employment base, representing 34% of Government employment citywide.



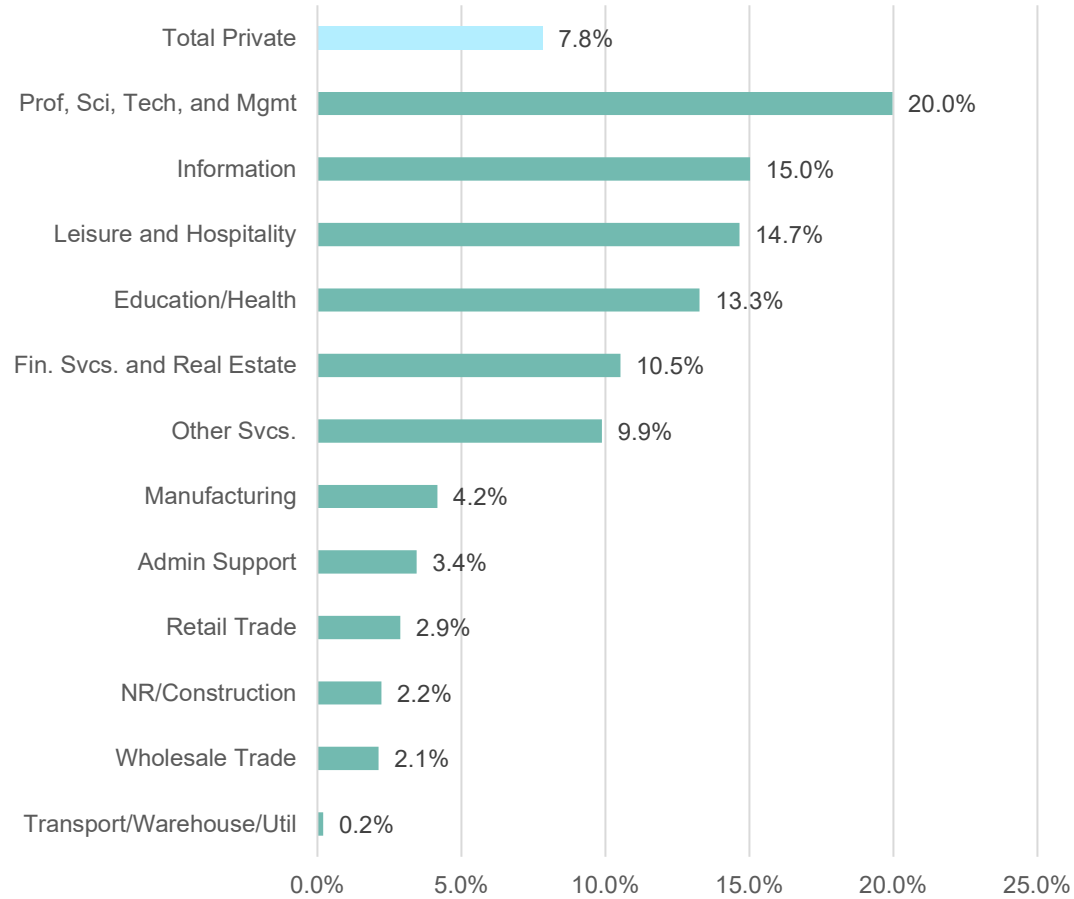
Industry Specialization

Industry	Downtown	Riverside City	Riverside County	California
Education/Health	2.12	1.25	1.00	1.03
Leisure and Hospitality	1.64	0.88	1.24	1.04
Prof, Sci, Tech, and Management	1.17	0.46	0.38	1.07
Other Services	1.10	0.87	0.90	0.97
Information	0.93	0.48	0.36	1.61
Financial Services and Real Estate	0.75	0.56	0.48	0.80
Admin Support	0.64	1.45	1.02	1.02
NR/Construction	0.46	1.61	1.64	1.13
Manufacturing	0.41	0.76	0.69	0.88
Retail Trade	0.36	0.97	1.17	0.88
Wholesale Trade	0.28	1.03	0.86	0.93
Transport/Warehouse/Util.	0.04	1.38	2.04	0.99

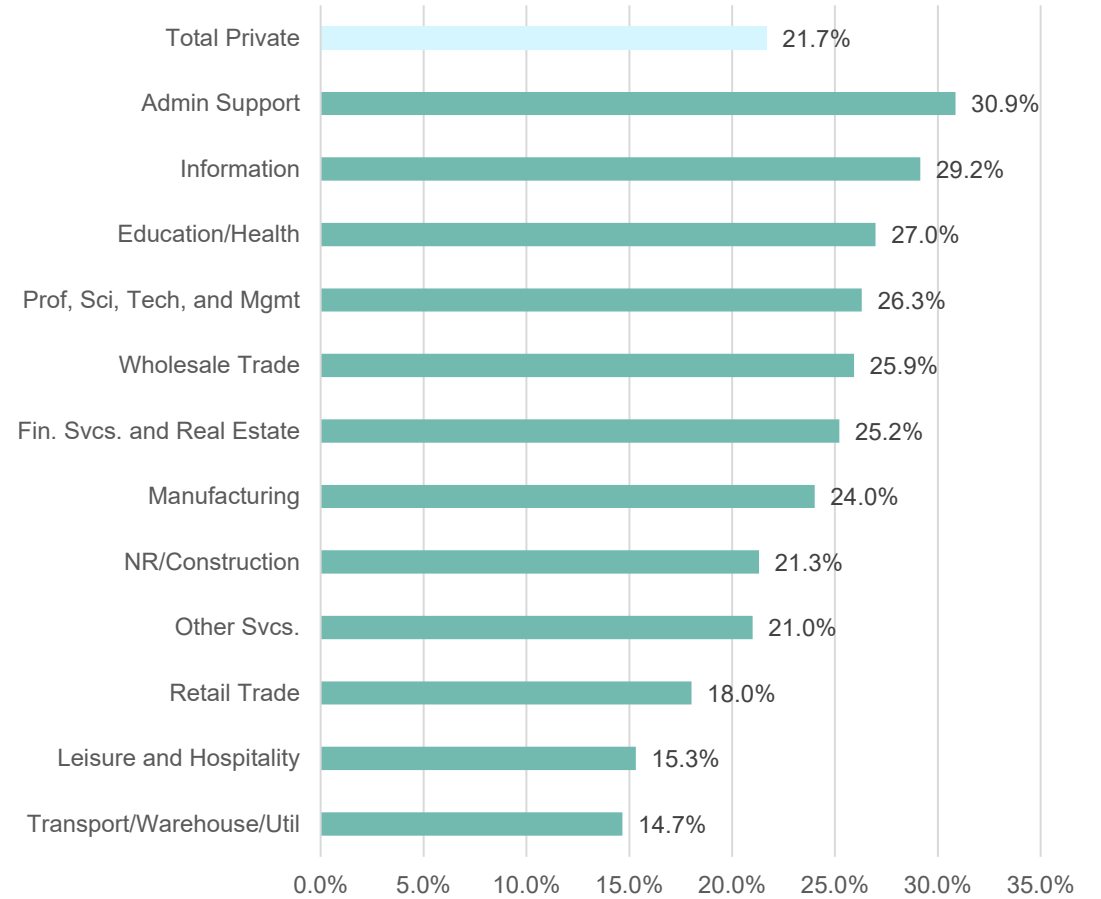


Employment Share

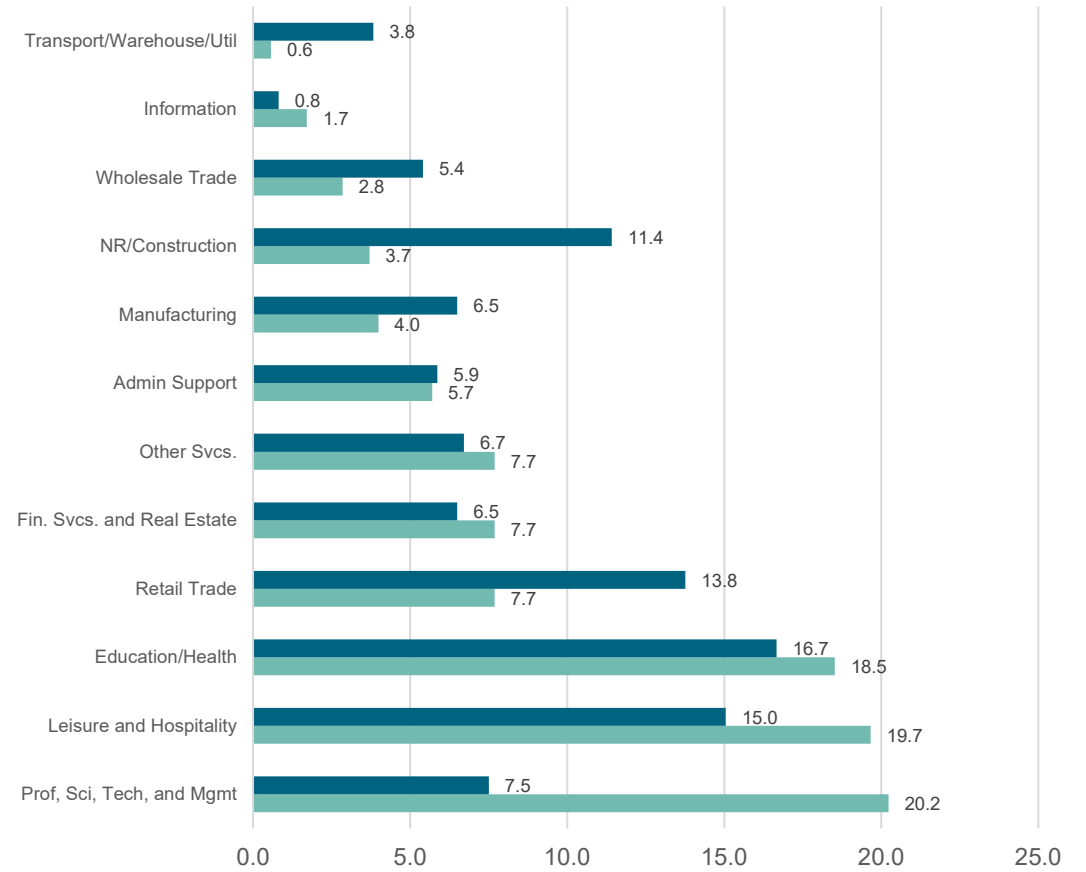
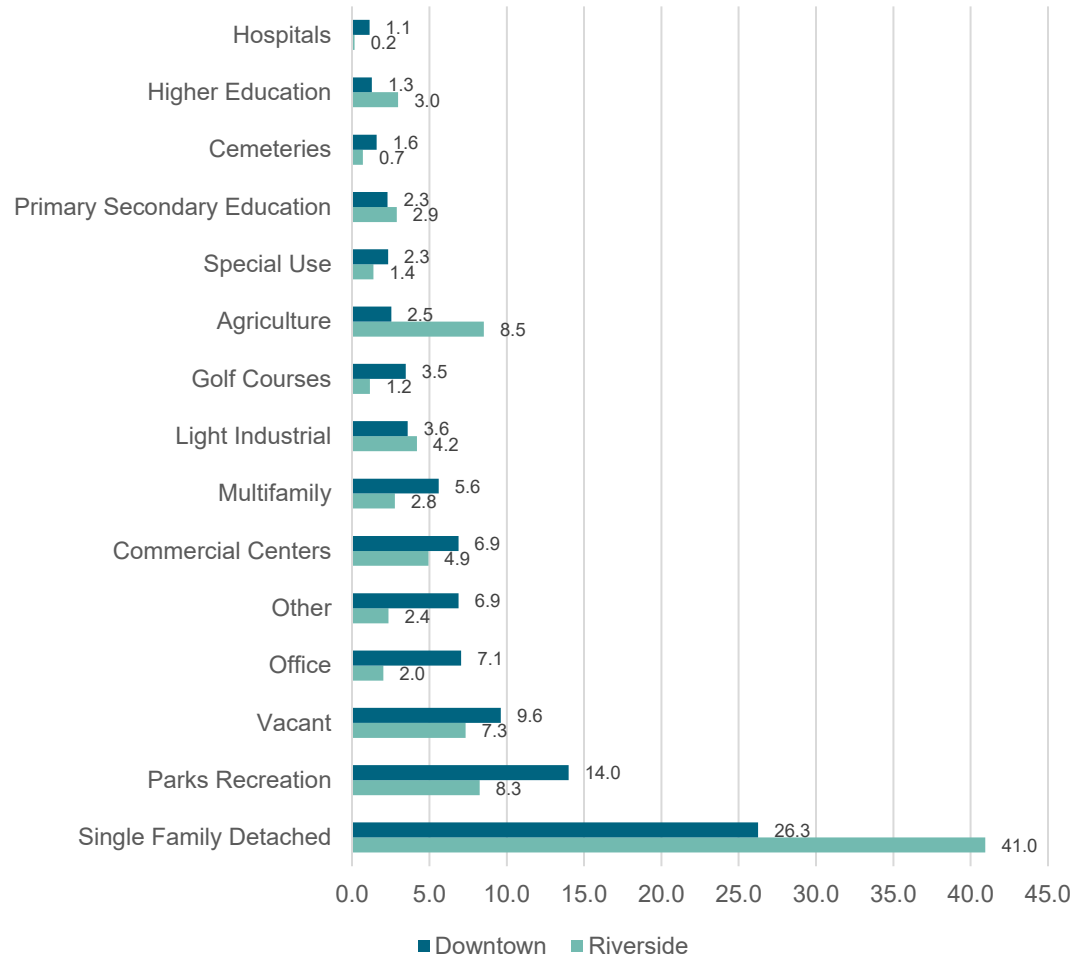
Downtown Share Riverside



Riverside Share County

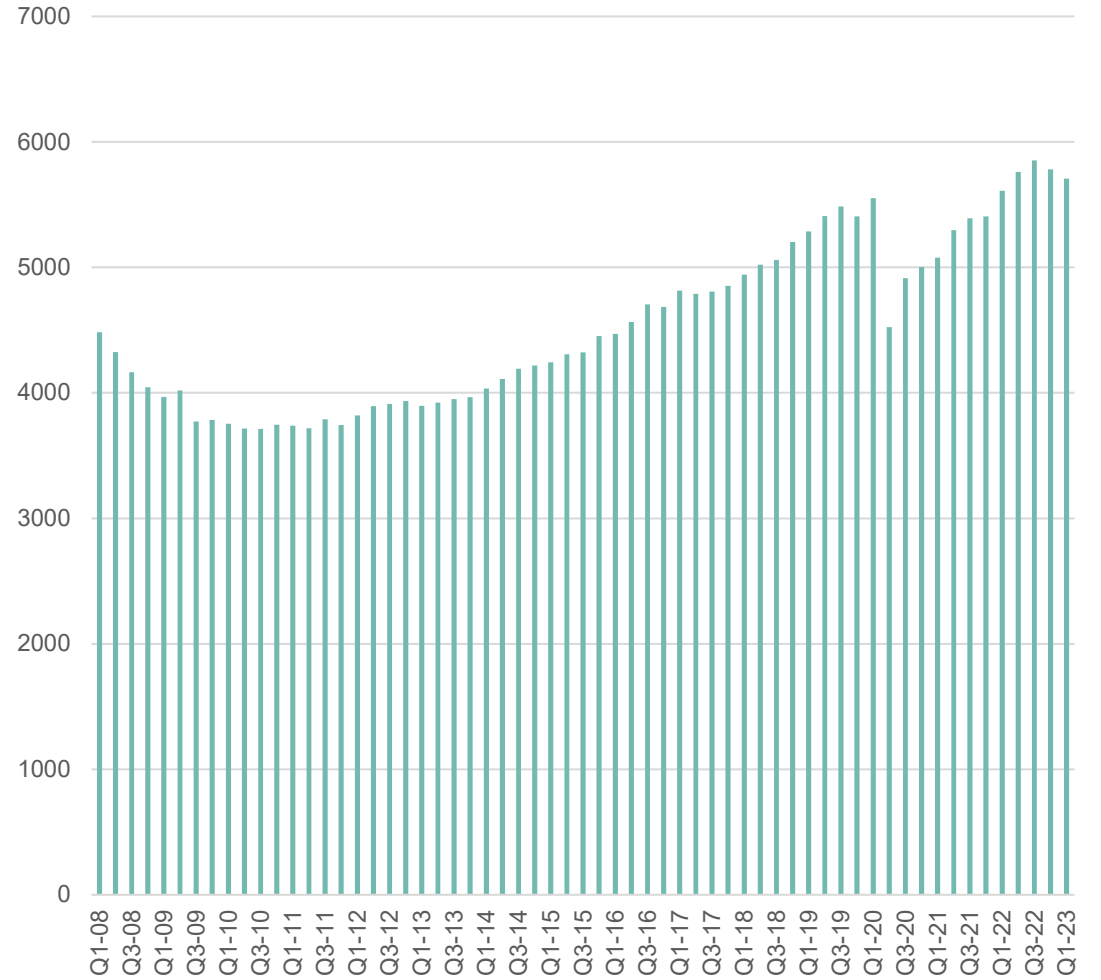


Land Use Patterns

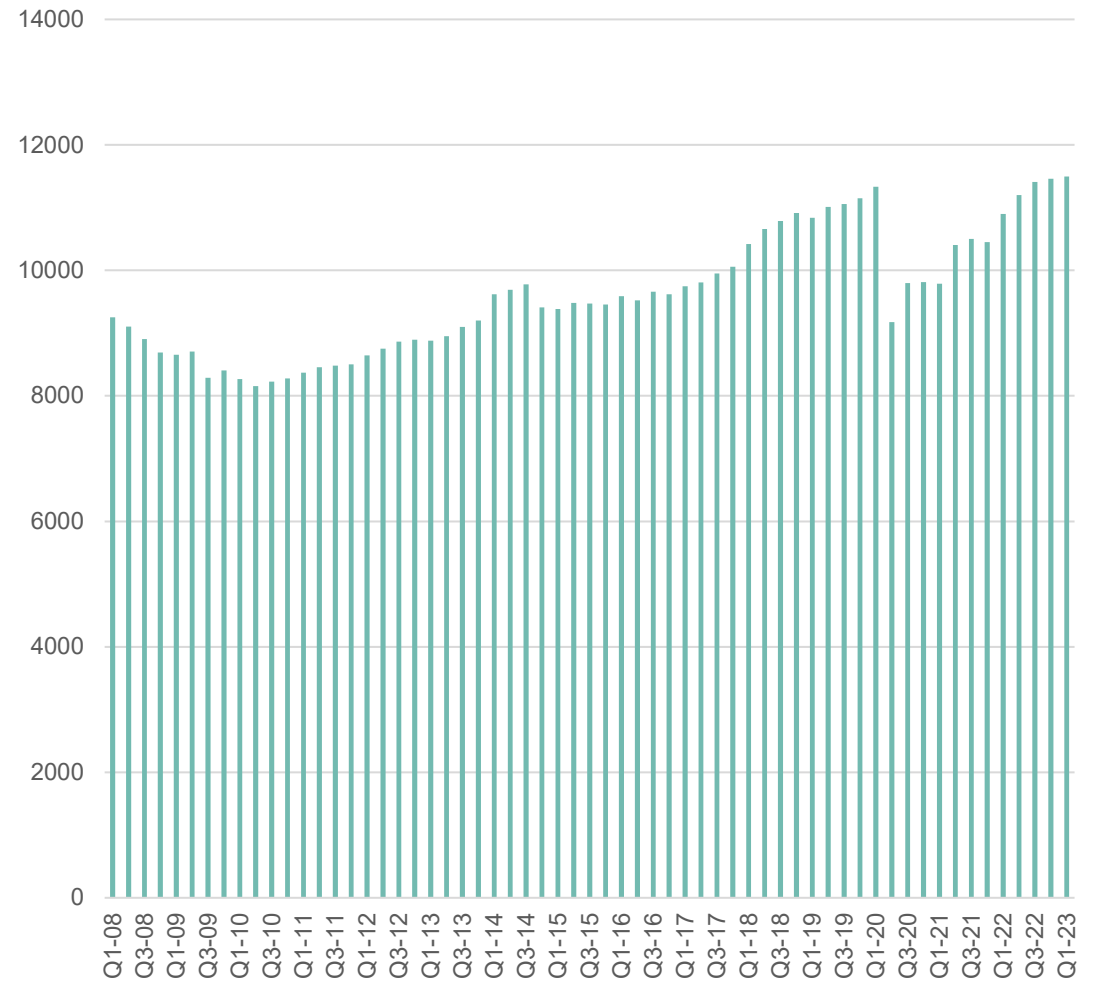
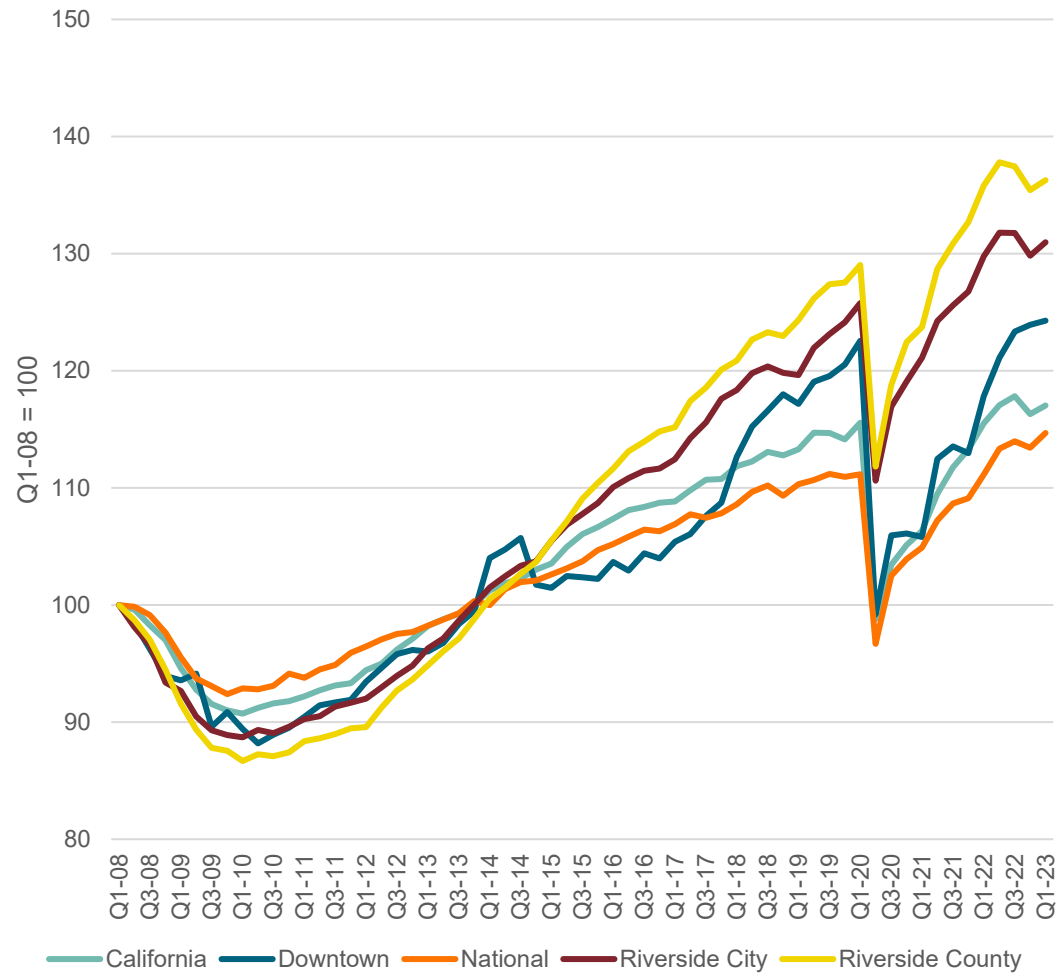


Small Business Establishments

Percent of Employment: Less than 50 Employees

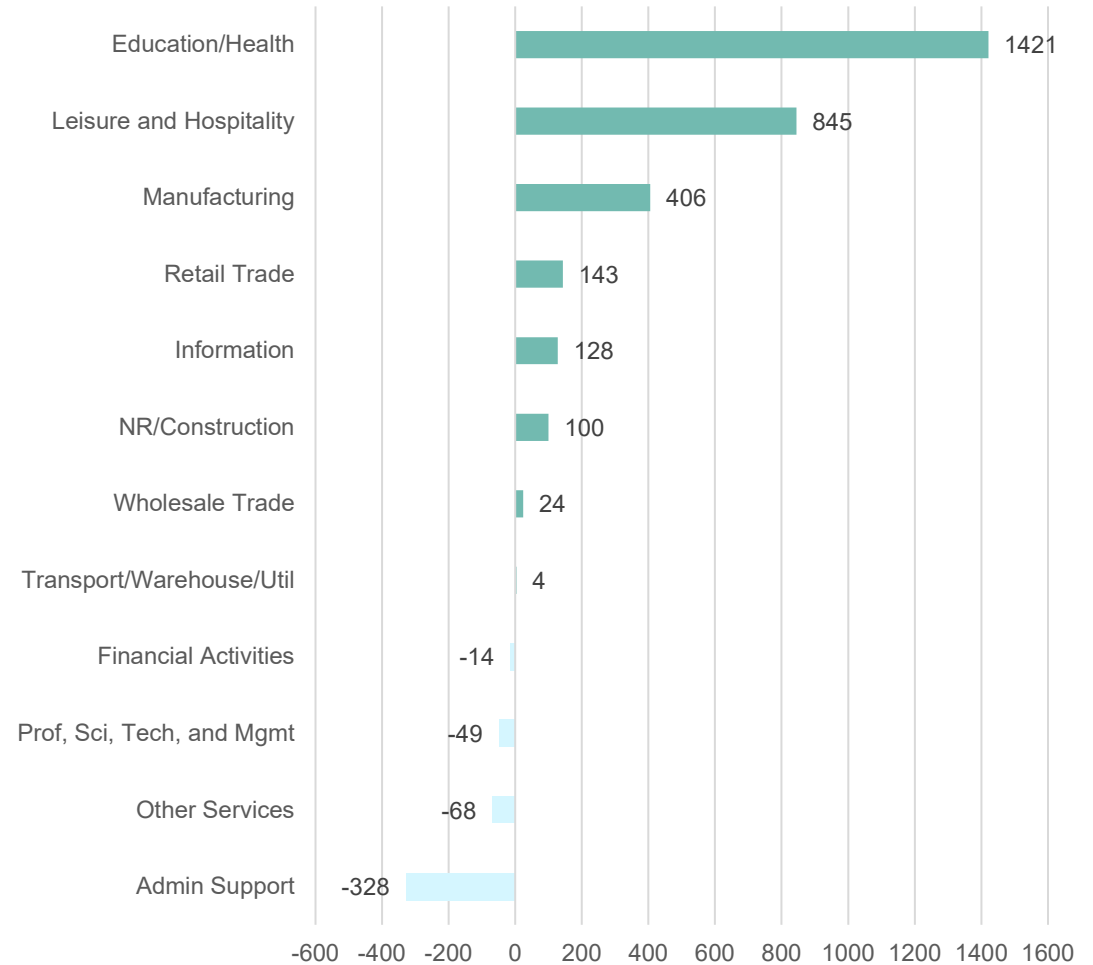


Long Run Employment Trends



Ten Year Job Growth

	Downtown	Riverside City	Riverside County	California	National
Admin Support	-38.2%	34.8%	39.3%	18.4%	15.4%
Other Services	-12.7%	22.0%	30.5%	6.2%	13.2%
Prof, Sci, Tech, and Mgmt	-3.5%	24.2%	32.7%	25.2%	30.9%
Financial Activities	-2.4%	2.8%	10.0%	5.7%	14.3%
Wholesale Trade	19.0%	53.9%	34.0%	-2.5%	6.4%
Transport/Warehouse/Util	22.2%	75.1%	208.6%	70.0%	45.8%
Total Private	29.4%	36.0%	43.7%	19.2%	16.7%
NR/Construction	34.6%	70.5%	52.9%	23.4%	25.4%
Retail Trade	41.6%	8.2%	17.3%	2.1%	4.0%
Education/Health	46.8%	42.0%	56.4%	31.0%	19.0%
Leisure and Hospitality	55.8%	33.7%	40.4%	22.8%	16.5%
Information	106.7%	-14.7%	-11.0%	32.2%	13.1%
Manufacturing	780.8%	42.2%	12.4%	7.9%	6.9%



Long-Run SWOT

Admin Support	Weaknesses
Education/Health	Strengths
Fin. Svcs. and Real Estate	Weaknesses
Information	Opportunities
Leisure and Hospitality	Strengths
Manufacturing	Opportunities
NR/Construction	Weaknesses
Other Svcs.	Threats
Prof, Sci, Tech, and Mgmt	Threats
Retail Trade	Opportunities
Transport/Warehouse/Util	Weaknesses
Wholesale Trade	Opportunities

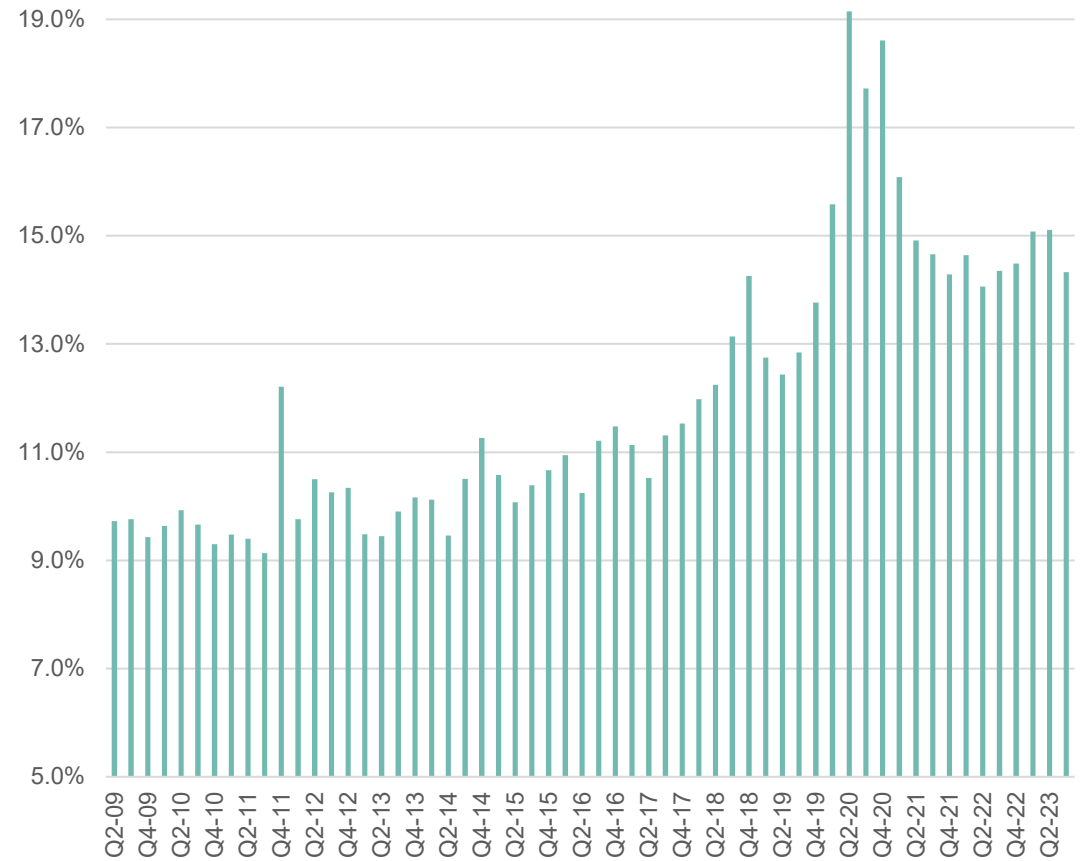


Logistics Boom

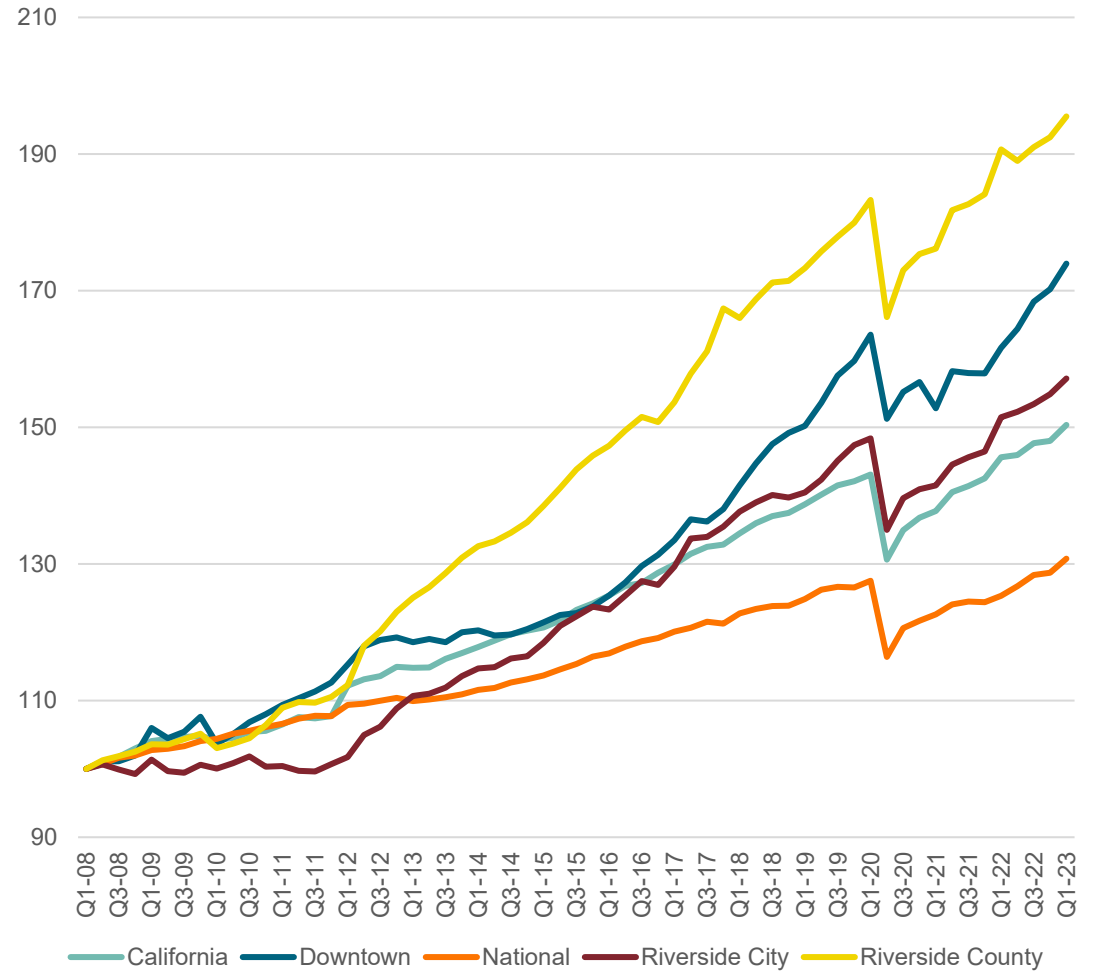
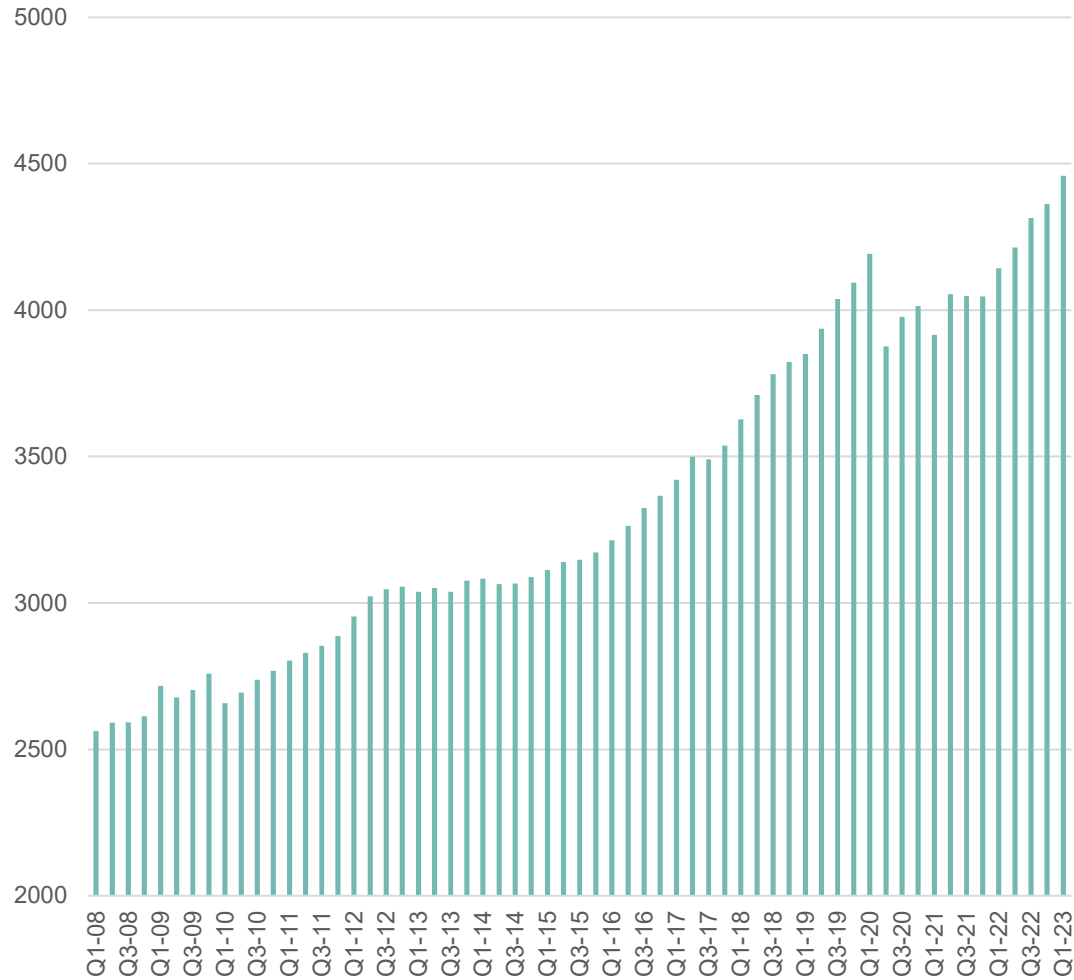
Logistics Employment: City of Riverside



E-Commerce Spending as Percent of Sales Tax



Education and Health Care

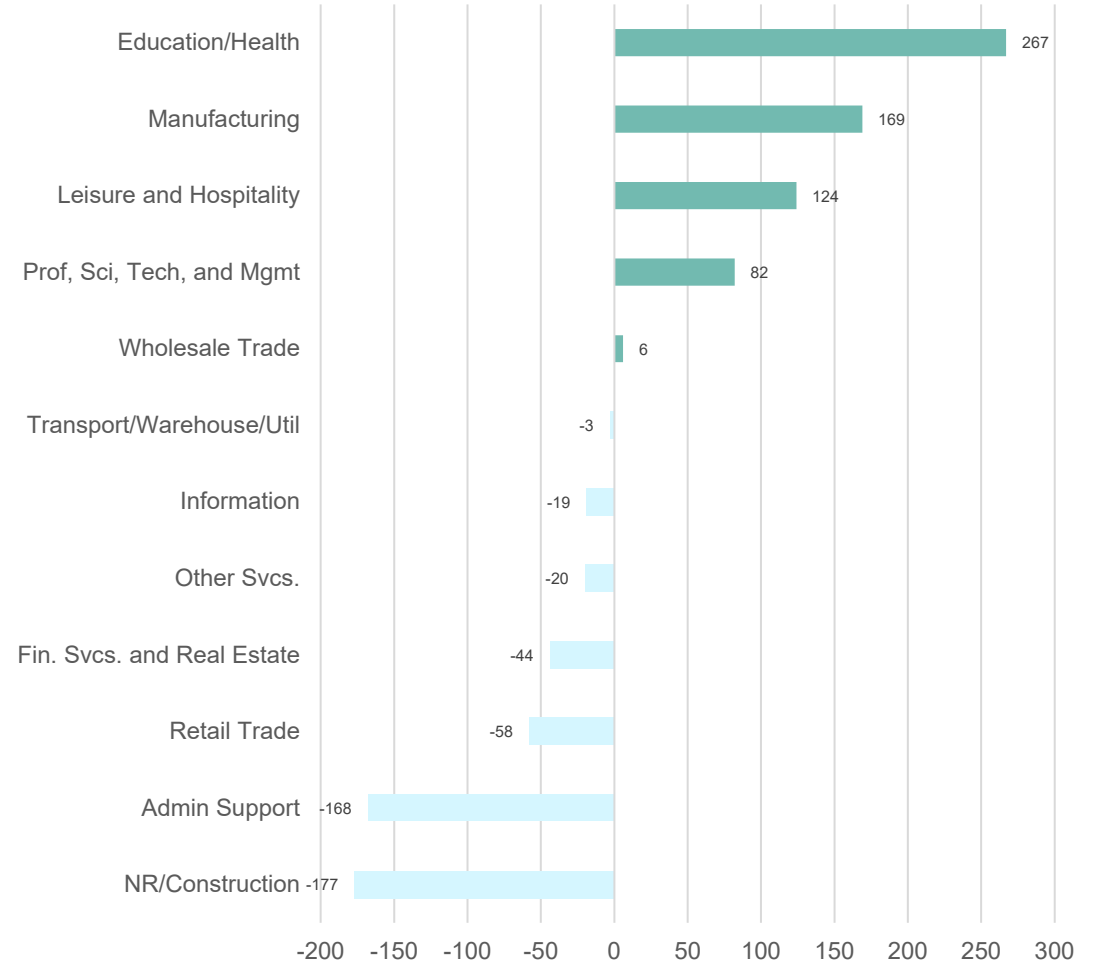
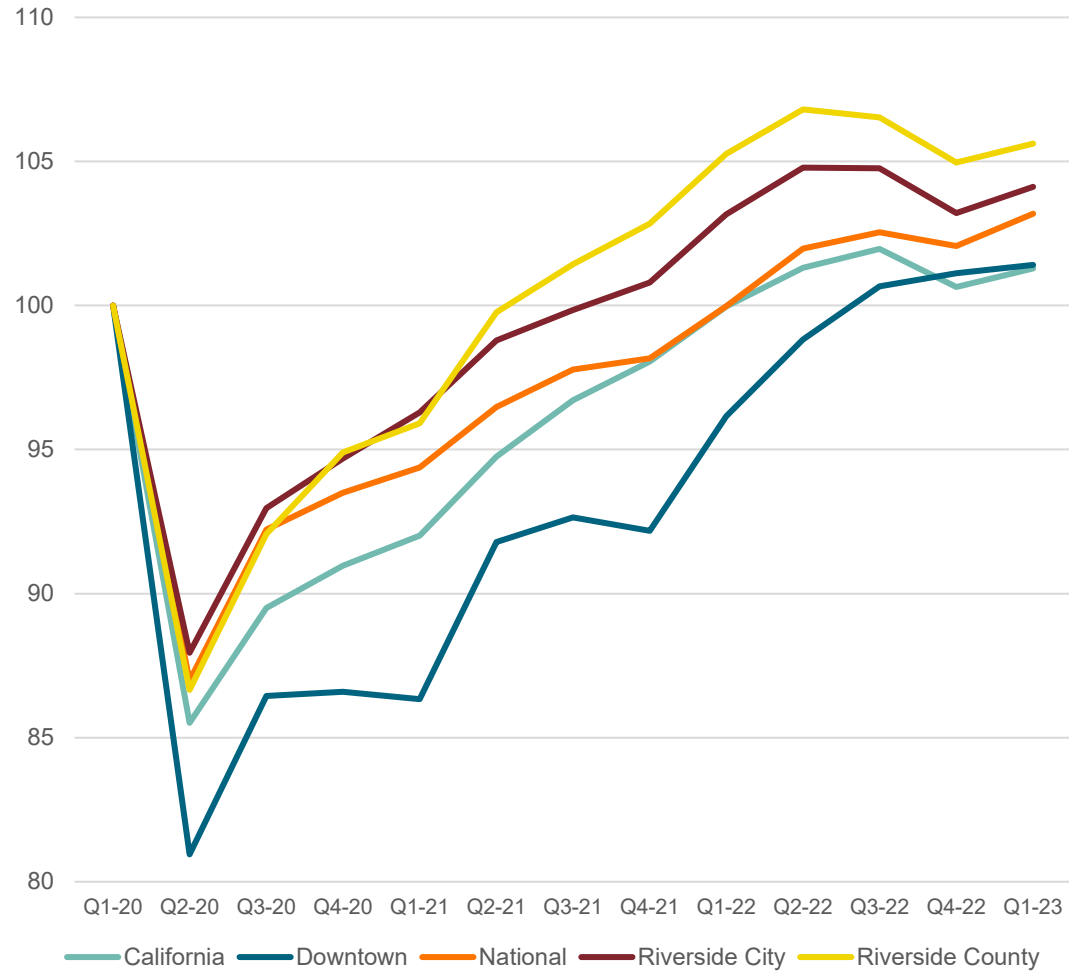


Pandemic Hit

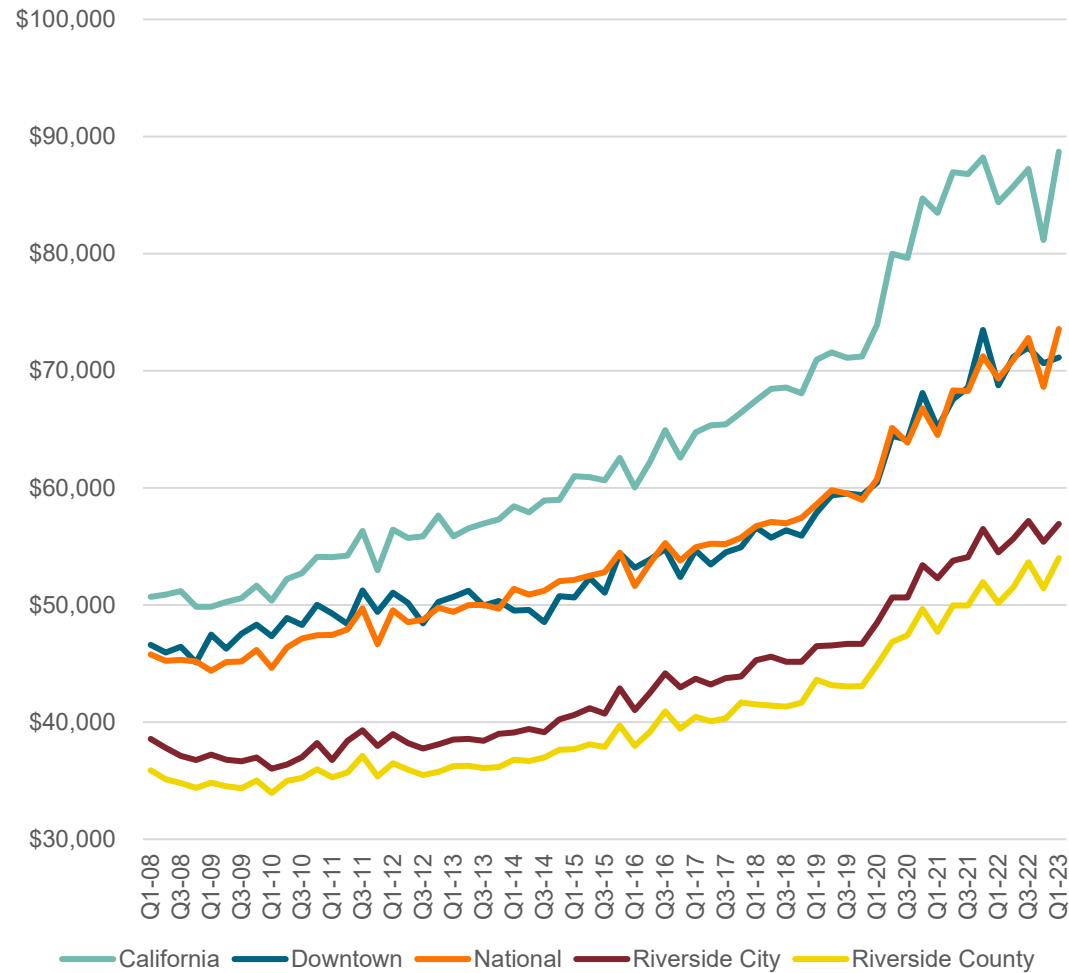
	Downtown	Riverside City	Riverside County	California	National	
NR/Construction	-31.3%	-5.4%	-0.7%	-2.8%	2.8%	
Admin Support	-24.1%	5.9%	-1.5%	-0.3%	2.4%	
Transport/Warehouse/ Util	-12.0%	18.1%	29.0%	14.6%	12.7%	
Retail Trade	-10.6%	6.4%	3.6%	-2.0%	0.5%	
Fin. Svcs. and Real Estate	-7.2%	-11.4%	-3.7%	-2.8%	3.4%	
Information	-7.1%	-7.3%	-10.7%	1.7%	5.2%	
Other Svcs.	-4.1%	-0.3%	5.0%	-0.7%	3.9%	
Wholesale Trade	4.2%	15.3%	8.2%	-2.3%	3.3%	
Leisure and Hospitality	5.6%	5.3%	6.4%	-1.7%	-0.9%	
Education/Health	6.4%	5.9%	6.7%	5.1%	2.5%	
Prof, Sci, Tech, and Mgmt	6.4%	12.5%	7.5%	4.0%	9.1%	
Manufacturing	58.5%	-2.2%	0.3%	1.2%	0.7%	
Total Private	1.4%	4.1%	5.6%	1.3%	3.2%	



Pandemic Gains/Losses



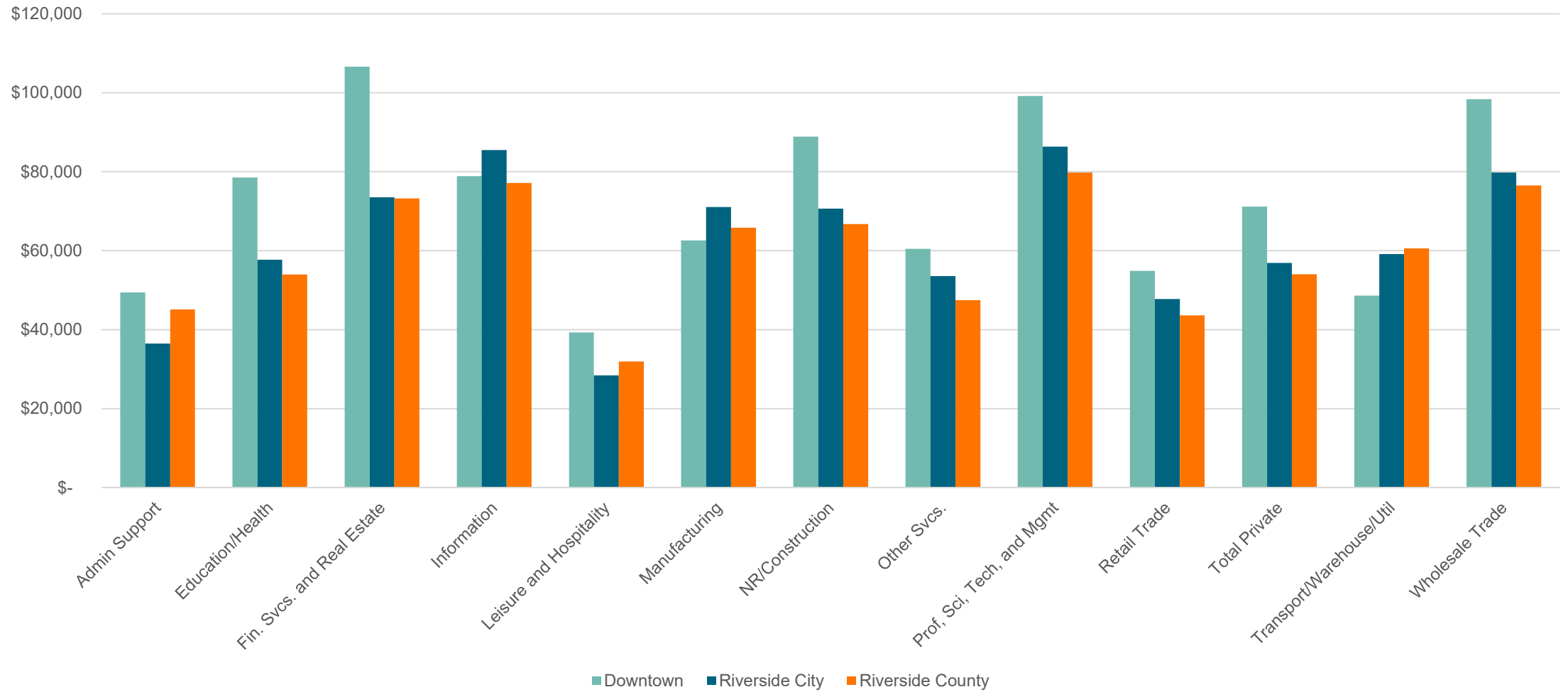
Wage Gains



	Relative Wage	
	National	City
Admin Support	-13.6%	35.5%
Education/Health	23.1%	36.1%
Financial Activities	-11.6%	44.9%
Information	-46.6%	-7.8%
Leisure and Hospitality	20.2%	38.1%
Manufacturing	-24.9%	-11.9%
NR/Construction	14.8%	25.8%
Other Services	12.6%	12.9%
Prof, Sci, Tech, and Mgmt	-22.0%	14.8%
Retail Trade	30.3%	14.9%
Total Private	-3.3%	25.0%
Transport/Warehouse/Util	-29.7%	-17.8%
Wholesale Trade	-1.9%	23.2%



Average Wage by Industry



Highlights

- **Downtown Riverside is home to a greater number of higher-paying private-sector jobs than the rest of the city.**
- **Downtown is home to a disproportionately high share of the city's highest-paying industries, such as Professional, Scientific, and Management Services, as well as Financial Activities.**
- **While wages in Riverside County lag those paid nationally, the average private-sector worker in Downtown Riverside earns the same average wage as private-sector workers nationally.**
- **Downtown Riverside has underperformed the wider regional economy since the start of the COVID-19 pandemic, due to impressive growth in logistics employment.**
- **Downtown Riverside employment is now at all-time highs. Downtown's recovery matches the statewide trend.**
- **The longer-term picture shows that Downtown Riverside has added jobs at a faster rate compared to the state and national economies.**
- **Downtown Riverside also has a pronounced specialization in locally-servicing industries, including Education, Health Care, and Leisure and Hospitality. Collectively, these sectors account for nearly 60% of private employment in downtown.**



Thank You!

Sources



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