



Project Spotlight: Pullman Gulch Union is a 306 unit condo development, the first to deliver since pre-Covid. 100 units are now under contract which represent over \$70 million in sales.

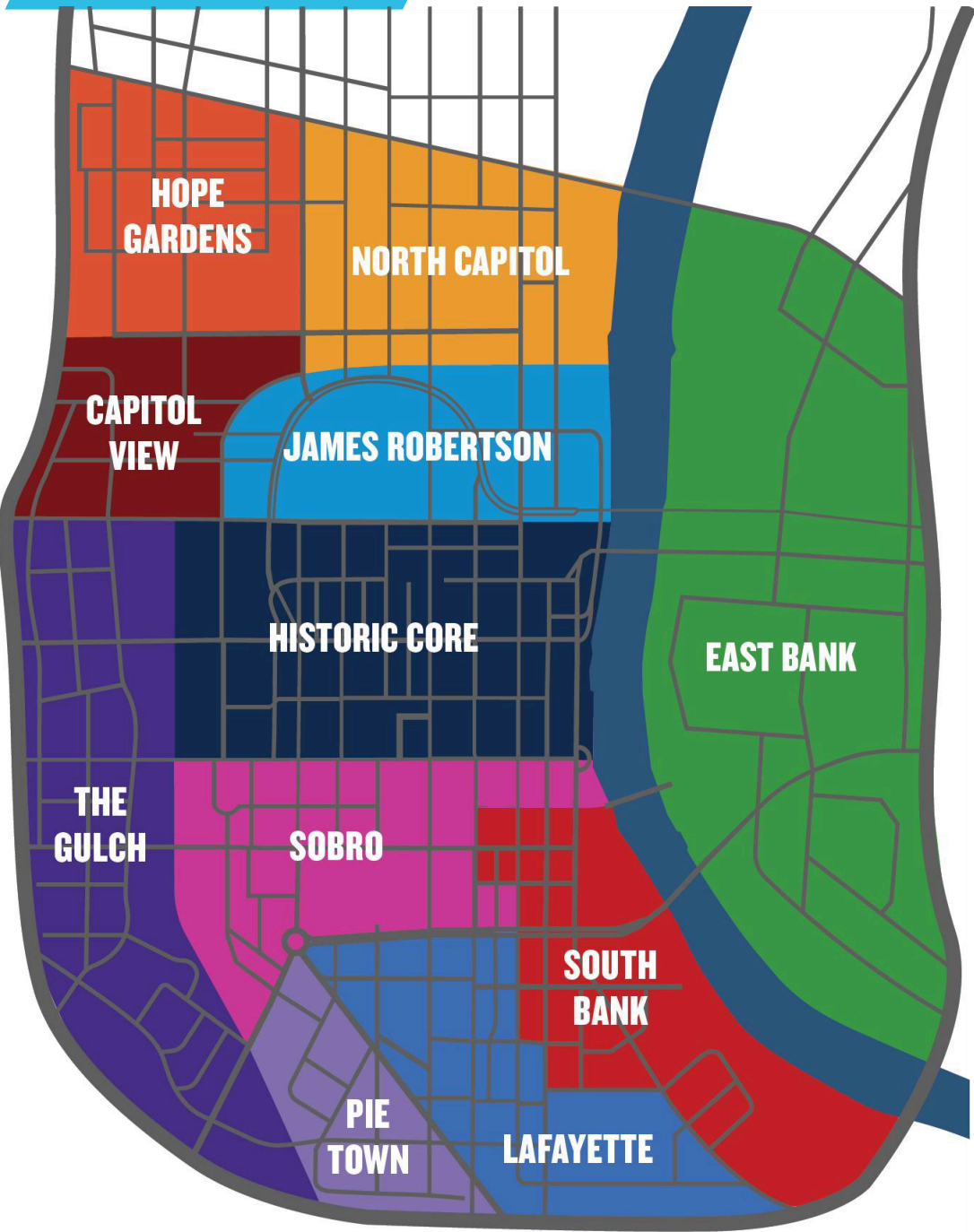
## CURRENT RESIDENTIAL STATS

**13,111**  
UNITS

**19,446**  
RESIDENTS

**92.7%**  
RENTAL OCCUPANCY

# Residential Market



**\$2.84**

AVE RENT  
PER SF

**\$2,295**

AVG RENTAL  
RATE

**810**

SF AVG RENTAL  
UNIT SIZE

**In the Pipeline**

**3,875**

UNITS UNDER  
CONSTRUCTION

**13,000+**

UNITS PLANNED



**6,210**

DOGS  
DOWNTOWN



**42%**

OF RESIDENTS  
own a pet



**94%**

OF RESIDENTS  
say downtown is a fun  
place to live



**57%**

OF RESIDENTS  
cite walkability as a top  
reason they live downtown

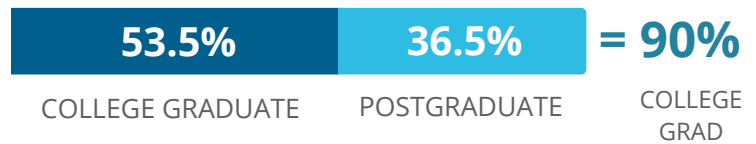
# Residential Demographics

Millennials make up the largest cohort downtown (32.5%) followed by Baby Boomers (30%) and Generation X (27%). 69% have a household income of at least \$100K and 23% have an annual household income that exceeds \$250K.

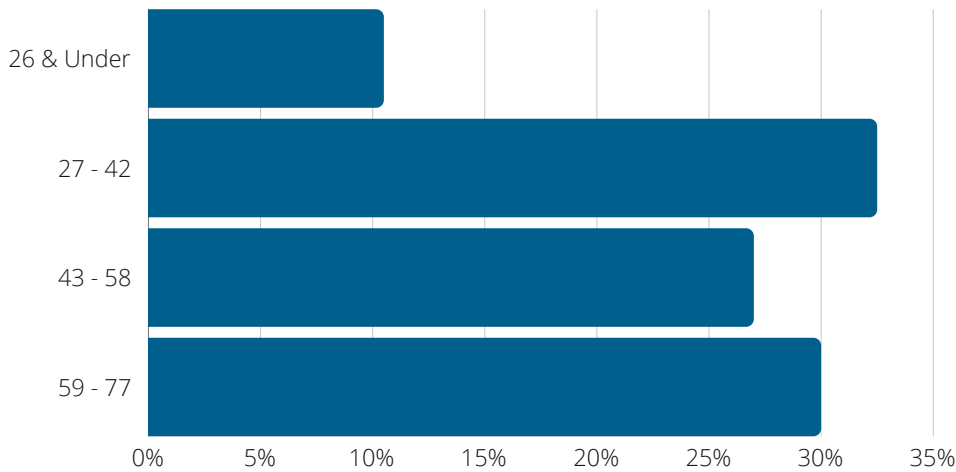
## GENDER



## EDUCATION



## GENERATIONS



**16%**

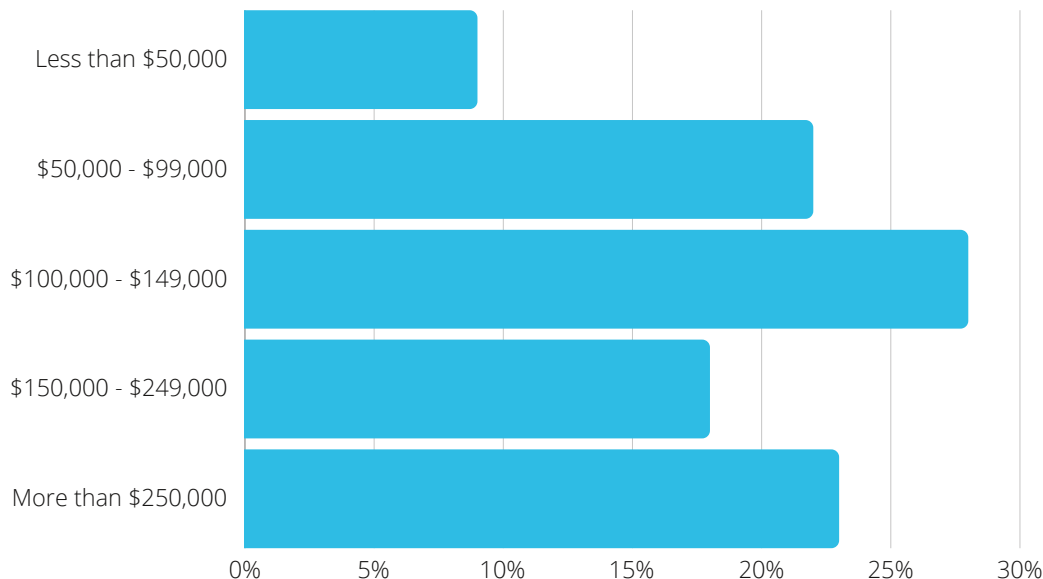
OF RESIDENTS  
are retired



**24%**

OF RESIDENTS  
work from home

## HOUSEHOLD INCOME



**38%**

OF RESIDENTS  
go to a park or  
greenway once  
per week