

Information Sources

All Census Data was provided by Wichita State University's Center for Economic Development and Business Research (CEDBR)

1. U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Downtown census data is for zip code 67202. Totals may not add up 100 due to rounding.

2. The 2010 U.S. Census states the population in the 67202 area code was 1,393. Per Downtown Wichita records, 1,432 new units rental units have opened since 2010 when the Census was taken. Per data provided directly from the downtown residential rental properties, the occupancy of the market rate units averages 92.3% as of April 2021. Per the U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, the average size of renter-occupied units is 1.32 persons. Therefore, an estimate for the current downtown market population is 3,352.

3. Total investment amount includes all public, private and area investment located in the Downtown SSMID district. See number 4 for all sources of investment data. See the Investment Report for total dollar amount of individual investment areas.

4. Private investment includes data from the following sources: Sedgwick County property sales data - Sedgwick County Appraiser, Sedgwick County and City of Wichita building permit data - Metro Area Building & Construction (formerly Office of Central Inspection). Private investment totals are for the years 2010 - 2021 only for the Downtown SSMID District (Central to Kellogg, Washington to the Arkansas River). Historic Tax Credits (Includes both State and Federal Credits) - Kansas State Historical Society.

Note: All public investment that is reflected in private investment (i.e. items that include the public purchase of land and/or building permits for work on publicly owned property) has been deducted from private investment figures to avoid double counting investment. Public investment includes data from the following sources: City of Wichita CIP (Streets & bridges, public buildings & public improvements, parks, stormwater, maintenance), Tax Increment Financing (TIF) - City of Wichita, Facade Improvement Program - City of Wichita, HOME Program Investment - Wichita Housing and Community Services, CDBG funds - Wichita Housing and Community Services and Public Building Commission funding. Community Improvement District (CID) - City of Wichita (This is based on the year the tax was collected). Public investment totals are for the years 2010 - 2021 only for the Downtown SSMID District (Central to Kellogg, Washington to the Arkansas River).

Public investment for INTRUST Bank Arena - Sedgwick County. INTRUST Bank Arena funding during these years constitutes a larger portion of the public investment value. However, Arena capital funding is included over years 2010-2021 per Sedgwick County. Yearly INTRUST Bank Arena funding - 2005: $645,806, 2006: $5,779,067, 2007: $18,575,958, 2008: $74,376,927, 2009: $81,758,743, 2010: $7,331,622, 2011: $1,624,192, 2012: $285,281, 2013: $250,000, 2014: $0, 2015: $0. 2016: $0, 2017: $2,886,656; 2018: $0; 2019: $0; 2020: $0; 2021: $0. Note: Yearly data may not match the yearly data published in this report or any future reports due to receiving updated information.

5. Information provided by Sedgwick County Appraiser and Sedgwick County Department of Finance

Note: Yearly data may not match the yearly data published in this report or any future reports due to receiving updated information.

6. CEDBR, Council for Community and Economic Research, Cost of Living Index

7. Central Business District. J.P. Weigand & Sons Inc.



J.P. Weigand Forecast Methodology

Before 2022:
The data in the Forecast includes data on all office, retail and industrial buildings that had leasable space available for occupancy at the end of the year. Excluded are government buildings, owner-occupied properties with less than 50% of the total space available for lease, regional malls, and single-tenant big-box buildings of 20,000 or more square feet.

This created a "snapshot" of the market at that time. Unfortunately, it did not allow us to track trends because the base data set changed based on what properties had availability.

Beginning 2022:
We have now established a property data set in the Wichita Metro Area. Each year, we will revisit the same property data set, add new construction, and take away older properties as they age out. This allows us to track trends in average rents, vacancy, absorption of new spaces, etc.

Translation:
The Wichita real estate leasing market has grown dramatically over the years. Still, it continues to evolve daily, and gathering information has become an almost impossible task when considering how fast our city is moving.

To better maintain our information and share accurate stats with our readers, it has become necessary to apply our methodology to a specific set of properties "representative property data set," instead of any and all properties in the Wichita Metro Area that have availability. This property data set is proprietary information to ensure cooperation with owners, operators, and landlords in the coming years and will remain private.

When a building has available space on year, but the following year that space is no longer available, it is still vital that those buildings' square footage be tracked to see the trend in vacancy in that property classification.

Note: The quadrant dividing lines are Broadway Ave. for east and west and Douglas Ave. for north and south. The Central Business District is defined as that area bounded by Seneca, Hydraulic, Kellogg and Murdock.

8. Visit Wichita Convention & Visitors Bureau

9. Smith Travel Reports; W-ZHA, LLC.
A minimum of four hotels is required for data sample. Historical data may be revised by individual hotels due to deadlines, data collection, distribution deadlines, etc., which may cause a change in the overall yearly data. Therefore, the yearly data provided by STR and published in prior reports may not match the yearly data published in this report or any future reports.

10. U.S. Census Bureau, 2016-2020 American Community Survey 5-year estimates, Race alone or in combination with one or more other races. Total will be more than 100 percent because individuals of more than one race are counted by the number of races reported. Downtown census data is for zip code 67202.

11. City of Wichita Division of Arts & Cultural Services

12. INTRUST Bank Arena

13. Wichita Orpheum Theatre

14. As of 2022, retail sales in Downtown Wichita (as denoted by the Zip Code 67202) totaled more than $180 million. This



number was calculated using Data /axle (previously known as ReferenceUSA) estimations for SIC Codes 52-59, which comprise the retail trade sectors. The sales were estimated and do not reflect all variations in market trends.

15. U.S. Census Bureau, 2010 Decennial Census

16. Downtown Wichita (or Wichita Downtown Development Corporation)