Downtown Vancouver Industry Matrix

Use Type	Light Industrial						Office	Retail			Specialty			Residential
Industries	**Construction**	**Manufacturing**				**Wholesale Trade**	**Office**	**Retail**	**Arts, Entertainment, and Recreation**	**Accommodation and Food Services**	**Health Care**	**Education**	**Public Administration**	**Residential**
Sub-Industries	Specialty Trade Contractors	Food and Beverage Manufacturing	Advanced Manufacturing	Glass or Ceramic Manufacturing	Apparel Manufacturing	Industrial or Car Part Wholesale	Finance, Insurance, Information, Real Estate	General Retail, Hobby, and Specialty Retail	Museums, Historical Sites, and Similar Institutions	Hotels, Food and Drinking Places	Ambulatory Services, Child Care	Trade School, Computer Training	Local, County, and State Public Administration	Ground Floor Residential Units
Description	 Light Carpentry, tile, painting manufacturing and installation	 Experiential food and beverage manufacturing such as breweries or bakeries	 Electronic and computer manufacturing	 Experiential ceramics or glass blowing and manufacturing	 Small scale sewing and clothing manufacturing	 Electrical parts, industrial machinery and stone wholesale	 Typical office users and businesses	 Typical small business retail along Main Street	 Experiential art galleries and entertainment	 Typical bars and restaurants in Main Street retail	 ground floor and mixed-use urgent care and childcare services	 Public education and technical training in ground floors	 Public agencies, and legislative bodies	 Multifamily residential, ground floor residential
Existing Business Examples	Gorge MakerSpace	Loowit Brewery, Shin Shin Foods	Clark College Advanced Manufacturing Center	Kinfolk, Firehouse	Portland Garment Factory, Juliet Sewing Factory	Pacific Energy, ADT	ZoomInfo	Salons and Clothing Retail	Hopscotch, Source Climbing Center	Restaurants and Bars	Zoom Care	PSU Vanport Building	Clark County, Federal, and City offices	Adera, Uptown Apartments
Economic Overview														
Industry Historic Job Growth	88.2%	65.1%	15.4%	26.4%	n.a.	12.0%	45% - 80%	14.4%	-3.0%	39.5%	30.3%	72.9%	15.0%	n.a.
Industry Projected Job Growth	10.8%	-0.9%	-0.9%	-0.9%	-0.9%	2.3%	2% - 12%	5.4%	20.8%	13.4%	18.7%	16.1%	9.4%	n.a.
Average Wages	$76,885	$75,617	$90,000 - $120,000	$81,375	$36,219	$94,624	$63,000 - $120,000	$42,711	$30,645	$29,615	$68,207	$38,270	$76,825	n.a.
% of Industry Without Bachelor's Degree	81.5%	63.8%	63.8%	63.8%	63.8%	71.0%	39.5%	71.0%	71.0%	71.0%	38.8%	38.8%	45.4%	n.a.
% of Industry With Bachelor's Degree	15.1%	25.0%	25.0%	25.0%	25.0%	22.2%	40.4%	22.2%	22.2%	22.2%	28.9%	28.9%	32.6%	n.a.
% of Industry Above Bachelor's Degree	3.4%	11.2%	11.2%	11.2%	11.2%	6.8%	20.2%	6.8%	6.7%	6.7%	32.3%	32.3%	22.0%	n.a.
Space Requirements / Preferences														
Sq. Ft. Range	2,500 to 6,000	5,000 to 15,000	5,000 to 30,000	1,000 to 15,000	2,000 to 30,000	5,000 to 100,000	1,000 to 25,000	1,000 to 10,000	1,000 to 20,000	1,000 to 6,000	1,500 to 15,000	2,000 to 10,000	5,000 to 20,000	50,000 to 250,000
Preferred Ground-Floor-to-Floor Heights	16'-18'	18'-22'	20'-24'	18'-22'	14'-16'	18'-24'	13'-15'	15'-18'	16'-20'	15'-18'	14'-16'	14'-16'	13'-15'	13'-14'
Base Parking Requirement	1 space / 600 sf	1 space / 800 sf	1 space / 800 sf	1 space / 800 sf	1 space / 800 sf	1 space / 1,250 sf	1 space / 400 sf	1 space / 300 sf	1 space / 400 sf	1 / lodging unit or 1 / 250 sf for eating /drinking	1 space / 200 sf	1 space / 3 classroom seats	1 space / 400 sf	0.75 spaces / dwelling unit
Curb Management	Moderate: prioritize rear / side st.	High: timed loading & pick-up / alley preferred	Moderate: occasional service & delivery access	Moderate - High: deliveries & pick-up	Moderate: parcel delivery / pickup and loading	High: commercial loading or alley access	Low-Moderate: short-term parking & drop-ff	High: customer drop-off & pick-up / timed delivery	Moderate-high: school loading, visitor drop-off	Very High: rideshare, delivery, passenger loading	High: safe short-duration drop-off/pickup	Moderate: pickup/drop-off peaks	Moderate: visitor spaces, ADA access, drop-off	Moderate: move-in / resident pickup, deliveries
Pedestrian Access/Visibility	Moderate	High	Low-Moderate	High	Moderate - High	Low	Moderate	Very High	High	Very High	Moderate - High	Moderate	Moderate	Low - Moderate
Vehicle Access/Visibility	Moderate-High	Moderate	Moderate	Moderate	Low-Moderate	High	Moderate	Moderate	Moderate	Moderate-High	High: safe drop-off is important	Moderate	Moderate	Low

Utilities / TI's	Moderate power ventilation	Moderate power High sewer Gas Ventilation	High power ventilation	Moderate power Ventilation	Moderate power Ventilation	Moderate Power	High TI's	Low power	Low Power	Moderate Power Grease trap Ventilation Gas	Low Power Ventilation	High TI's	High TI's	n.a.
Compatibility in DT	High	Moderate	Moderate	High	Moderate	Low	High	High	High	High	High	Moderate	High	High
DT Subarea	Civic Center West Industrial	Civic Center Main Street Uptown	Civic Center West Industrial	Main Street Esther Short	Civic Center West Industrial	Civic Center West Industrial	Civic Center Waterfront	Main Street Esther Short Uptown	Main Street Esther Short Uptown	Main Street Uptown Waterfront	Civic Center Esther Short	Uptown Civic Center Esther Short	Esther Short Civic Center	Esther Short Civic Center Main Street Waterfront
Land Use Compatibility														
Mixed-use Compatibility	Moderate	Moderate	Moderate	High	Moderate	Low	High	High	High	High	High	Moderate	Moderate	High
Target for Ground Floor Active Required	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes - Childcare	No	Yes	No
Target for Ground Floor Active Ready	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Design and Infrastructure Tier Level for Future Conversion from Residential to Target Industry	Tier 3	Tier 3	Tier 3	Tier 3	Tier 3	Tier 3	Tier 1 / 2	Tier 1	Tier 2	Tier 2	Tier 2	Tier 2	Tier 2	n.a.
City Assistance														
Type of City Assistance	Land Use	City Processes Land Use Direct and Indirect City Investments	City Processes Land Use Direct and Indirect City Investments	Land Use City Processes Financial Incentives	Land Use City Processes Financial Incentives	City Processes	n.a.	Financial Incentives Direct and Indirect City Investments	Direct and Indirect City Investments	Direct and Indirect City Investments	City Processes Direct and Indirect City Investments	City Processes Direct and Indirect City Investments	n.a.	Financial Incentives Direct and Indirect City Investments
Level of City Assistance	Low	High	High	High	High	Moderate	Low	Moderate	Moderate	Moderate	High	Moderate	n.a.	n.a.

Sources: U.S. Census Bureau; HGMC Brewing; Capstone CRE; Recast City; Washington Department of Employment Security; First Forty Feet; BAE, 2026.