

# Appendix E

## Central Business District and Suburban Area Definitions

CoStar divides all markets into submarkets and calls the central one(s) either the downtown submarket or the CBD submarket. CoStar terminology is used here. The New York, Los Angeles and Bay Area markets are so large that multiple CBDs (and comparable suburban areas) were identified in each.

### First-tier Markets

(10, encompassing 17 CoStar market areas)

1. The **Greater New York City Market** includes the New York City, Long Island, Northern New Jersey and Westchester/Southwest Connecticut market areas.

#### **New York City**

The NYC market is defined as Downtown, Midtown and the rest of Manhattan Island; it is treated as the CBD for the NYC market area. The Westchester/Southwest Connecticut market is treated as the suburban area associated with NYC.

#### **Long Island**

The more urban portion, consisting of Brooklyn, Queens and Staten Island (eight submarkets) is treated as the CBD. Nassau and Suffolk Counties, which include 10 submarkets, are treated as the associated suburban area.

#### **Northern New Jersey**

The Hackensack, Hudson Waterfront, Newark, Passaic Urban Region and Urban Essex submarkets comprise the CBD for this market. The rest of this market is treated as the suburban area.

2. **Los Angeles**

The Greater Downtown cluster is treated as the CBD. The Inland Empire (Riverside and San Bernardino counties), Orange County and the remainder of the Los Angeles market (the rest of LA County plus Ventura County), except Downtown Long Beach, is treated as the suburban portion of this market.

3. The **Bay Area** consists of three CoStar-defined markets: San Francisco, East Bay and South Bay.

#### **San Francisco**

The San Francisco market is defined as the Downtown cluster, consisting of the Financial District and South Financial District submarkets. The remainder of the San Francisco market is treated as suburban.

#### **East Bay/Oakland**

The Oakland CBD submarket is treated as the CBD. The remainder of the East Bay market is treated as suburban.

#### **South Bay/San Jose**

The Downtown East and Downtown West submarkets are treated as the CBD. The remainder of the San Jose market is treated as suburban.

For the following areas, the remaining portion of the market area is treated as the suburban area that surrounds the CBD, as defined below.

4. **Atlanta**

The Downtown submarket

5. **Boston**

The Boston/Suffolk County cluster with the Charleston/East Boston, North End/Waterfront and South Suffolk County submarkets removed

6. **Chicago**

The Central Loop, East Loop, South Loop and West Loop submarkets

7. **Dallas-Fort Worth**

The Dallas CBD and Fort Worth CBD submarkets

8. **Houston**

CBD submarket

9. **Philadelphia**

The CBD cluster, which includes the Independence Hall, Market Street East and Market Street West submarkets referred to as Center City

10. **Washington, D.C.**

The Downtown cluster, which includes the CBD, East End and West End submarkets

## Second-tier Markets

(16)

- 1. Baltimore**  
CBD submarket
- 2. Charlotte, North Carolina**  
CBD submarket
- 3. Cleveland**  
CBD submarket
- 4. Denver**  
CBD submarket
- 5. Detroit**  
CBD submarket
- 6. Kansas City, Kansas and Missouri**  
CBD and Downtown Kansas City, Kansas, submarkets
- 7. Miami/Dade County**  
Miami CBD and Fort Lauderdale CBD; Miami is also the core of the three-county South Florida market
- 8. Minneapolis/St. Paul**  
Minneapolis CBD and St. Paul CBD
- 9. Orlando, Florida**  
Downtown submarket
- 10. Phoenix**  
Downtown submarket
- 11. Pittsburgh**  
CBD submarket
- 12. Sacramento, California**  
Downtown submarket
- 13. San Diego**  
Downtown submarket
- 14. Seattle**  
CBD submarket
- 15. St. Louis**  
CBD submarket
- 16. Tampa, Florida**  
CBD submarket

## Third-tier Markets

(20)

Italics indicate the three markets included only in the analysis of second- and third-tier markets described in Appendix F.

1. ***Albuquerque, New Mexico***  
Downtown submarket
2. **Austin, Texas**  
CBD submarket
3. ***Birmingham, Alabama***  
CBD submarket
4. **Cincinnati/Dayton**  
Cincinnati CBD and Dayton CBD submarkets
5. **Columbus, Ohio**  
Downtown submarket
6. ***Greensboro/Winston-Salem, North Carolina***  
Greensboro CBD and Winston-Salem CBD submarkets
7. **Hartford, Connecticut**  
Hartford submarket
8. **Indianapolis**  
CBD submarket
9. **Jacksonville, Florida**  
Downtown Northbank and Downtown Southbank submarkets
10. **Las Vegas**  
Downtown submarket
11. **Milwaukee/Madison**  
Downtown East and Downtown West Milwaukee submarkets and the Central Campus Madison submarket; the core area of the Central Campus Madison submarket is treated as a suburban vibrant town center.
12. **Nashville, Tennessee**  
Downtown submarket
13. **Portland, Oregon**  
CBD submarket
14. **Raleigh/Durham, North Carolina**  
Downtown Raleigh and Downtown Durham submarkets
15. **Richmond, Virginia**  
CBD submarket
16. **Rochester, New York**  
CBD submarket
17. **Salt Lake City**  
CBD submarket
18. **San Antonio**  
CBD submarket
19. **Tulsa, Oklahoma**  
CBD submarket
20. **Western Michigan**  
Downtown Grand Rapids, Lansing and Kalamazoo submarkets