

An aerial photograph of New York City, showing the dense urban landscape of Manhattan and the surrounding areas. The image captures the iconic skyline with numerous skyscrapers, particularly in the Midtown and Lower Manhattan areas. The Hudson River is visible on the right side, and the East River is on the left. The city's grid pattern is clearly visible, with streets and buildings packed closely together. The overall scene is a vibrant and detailed representation of a major metropolitan area.

DEMOGRAPHIA

Demographia United States Central Business Districts (Downtowns)

4th Edition
January 2020
Data from CTPP 2012-2016

Demographia United States Central Business Districts 4th Edition Data from 2012/2016

Draft at 20200110

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Cover Photo: From bottom, Downtown Brooklyn, across East River, Lower Manhattan, across Hudson River, Exchange Place, Jersey City (by author)

NOTES

Estimates based on census tract data as reported in the Census Transportation Planning Package, which is derived from the American Community Survey (ACS), 2012/2016. The middle year of the ACS 2012/2016, and is likely the most representative year.

CBD census tracts are the same as in the 3rd Edition. Total employment in the CBD and transit work trips to the CBD are scaled upward by the percentage difference between the metropolitan area total employment and the total employment in the census tracts as reported by CTPP.

CBDs are all in the first named municipality of the metropolitan area, except in the case of Virginia Beach-Norfolk, where the historic CBD is in the city of Norfolk.

Table 1
Central Business District Data: Alphabetic
56 Largest US Metropolitan Areas

Metropolitan Area	Jobs In Metropolitan Area (Labor Market)	Jobs in CBD	% Jobs in CBD	CBD Transit Work Trips	CBD Transit Share
Atlanta, GA	2,624,948	178,361	6.8%	25,360	14.2%
Austin, TX	1,001,122	78,625	7.9%	5,314	6.8%
Baltimore, MD	1,357,366	84,851	6.3%	17,076	20.1%
Birmingham, AL	506,130	33,146	6.5%	194	0.6%
Boston, MA-NH	2,616,482	264,809	10.1%	147,663	55.8%
Buffalo, NY	538,961	36,267	6.7%	3,241	8.9%
Charlotte, NC-SC	1,141,431	64,641	5.7%	6,695	10.4%
Chicago, IL-IN-WI	4,566,185	572,724	12.5%	265,847	46.4%
Cincinnati, OH-KY-IN	1,026,541	60,001	5.8%	6,247	10.4%
Cleveland, OH	1,004,469	82,099	8.2%	10,954	13.3%
Columbus, OH	1,004,453	80,316	8.0%	4,320	5.4%
Dallas-Fort Worth, TX	3,382,669	68,399	2.0%	11,334	16.6%
Denver, CO	1,416,589	132,406	9.3%	28,811	21.8%
Detroit, MI	1,912,817	73,690	3.9%	4,464	6.1%
Fresno, CA	368,152	9,995	2.7%	142	1.4%
Grand Rapids, MI	512,978	27,698	5.4%	702	2.5%
Hartford, CT	628,146	63,370	10.1%	5,543	8.7%
Honolulu, HI	492,478	56,174	11.4%	8,771	15.6%
Houston, TX	3,044,079	161,432	5.3%	28,622	17.7%
Indianapolis, IN	954,179	87,210	9.1%	2,199	2.5%
Jacksonville, FL	656,278	47,768	7.3%	760	1.6%
Kansas City, MO-KS	1,030,931	39,330	3.8%	2,185	5.6%
Las Vegas, NV	944,632	23,359	2.5%	1,216	5.2%
Los Angeles, CA	6,321,630	164,839	2.6%	38,396	23.3%
Louisville, KY-IN	615,618	48,684	7.9%	2,473	5.1%
Memphis, TN-MS-AR	614,730	18,091	2.9%	530	2.9%
Miami, FL	2,748,077	92,189	3.4%	12,034	13.1%
Milwaukee, WI	807,277	57,499	7.1%	5,582	9.7%
Minneapolis-St. Paul, MN-WI	1,863,097	108,065	5.8%	35,917	33.2%
Nashville, TN	905,528	60,192	6.6%	3,243	5.4%
New Orleans, LA	595,142	58,850	9.9%	4,208	7.2%
New York, NY-NJ-PA	9,554,882	1,927,440	20.2%	1,511,420	78.4%
Oklahoma City, OK	638,467	13,014	2.0%	40	0.3%
Orlando, FL	1,140,688	36,873	3.2%	895	2.4%
Philadelphia, PA-NJ-DE-MD	2,805,569	223,105	8.0%	111,180	49.8%
Phoenix, AZ	1,972,940	31,763	1.6%	3,982	12.5%
Pittsburgh, PA	1,139,118	88,440	7.8%	30,499	34.5%
Portland, OR-WA	1,137,744	106,110	9.3%	29,563	27.9%
Providence, RI-MA	705,919	21,759	3.1%	2,387	11.0%
Raleigh, NC	602,945	29,820	4.9%	643	2.2%
Richmond, VA	619,332	60,869	9.8%	3,639	6.0%
Riverside-San Bernardino, CA	1,516,872	12,939	0.9%	109	0.8%
Rochester, NY	515,615	24,781	4.8%	997	4.0%

Sacramento, CA	959,916	68,752	7.2%	9,780	14.2%
Salt Lake City, UT	641,156	49,535	7.7%	7,175	14.5%
San Antonio, TX	1,050,674	44,877	4.3%	3,911	8.7%
San Diego, CA	1,567,330	56,995	3.6%	6,816	12.0%
San Francisco, CA	2,291,002	372,829	16.3%	209,257	56.1%
San Jose, CA	1,058,661	28,654	2.7%	2,744	9.6%
Seattle, WA	1,887,615	212,340	11.2%	85,156	40.1%
St. Louis,, MO-IL	1,351,756	59,807	4.4%	6,261	10.5%
Tampa-St. Petersburg, FL	1,291,466	32,252	2.5%	731	2.3%
Tucson, AZ	422,350	9,975	2.4%	703	7.1%
Tulsa, OK	451,158	30,214	6.7%	362	1.2%
Virginia Beach-Norfolk, VA-NC	848,923	22,766	2.7%	1,048	4.6%
Washington, DC-VA-MD-WV	3,317,721	431,345	13.0%	212,030	49.2%
Total	86,692,934	6,932,334	8.0%	2,931,371	42.3%

Derived from CTPP 2012-2016 data

Table 2

**Central Business District Data: By CBD Share of Metropolitan Employment
56 Largest US Metropolitan Areas**

Rank	Metropolitan Area	Jobs In Metropolitan Area (Labor Market)	Jobs in CBD	% Jobs in CBD	CBD Transit Work Trips	CBD Transit Share
1	New York, NY-NJ-PA	9,554,882	1,927,440	20.2%	1,511,420	78.4%
2	San Francisco, CA	2,291,002	372,829	16.3%	209,257	56.1%
3	Washington, DC-VA-MD-WV	3,317,721	431,345	13.0%	212,030	49.2%
4	Chicago, IL-IN-WI	4,566,185	572,724	12.5%	265,847	46.4%
5	Honolulu, HI	492,478	56,174	11.4%	8,771	15.6%
6	Seattle, WA	1,887,615	212,340	11.2%	85,156	40.1%
7	Boston, MA-NH	2,616,482	264,809	10.1%	147,663	55.8%
8	Hartford, CT	628,146	63,370	10.1%	5,543	8.7%
9	New Orleans, LA	595,142	58,850	9.9%	4,208	7.2%
10	Richmond, VA	619,332	60,869	9.8%	3,639	6.0%
11	Denver, CO	1,416,589	132,406	9.3%	28,811	21.8%
12	Portland, OR-WA	1,137,744	106,110	9.3%	29,563	27.9%
13	Indianapolis, IN	954,179	87,210	9.1%	2,199	2.5%
14	Cleveland, OH	1,004,469	82,099	8.2%	10,954	13.3%
15	Columbus, OH	1,004,453	80,316	8.0%	4,320	5.4%
16	Philadelphia, PA-NJ-DE-MD	2,805,569	223,105	8.0%	111,180	49.8%
17	Louisville, KY-IN	615,618	48,684	7.9%	2,473	5.1%
18	Austin, TX	1,001,122	78,625	7.9%	5,314	6.8%
19	Pittsburgh, PA	1,139,118	88,440	7.8%	30,499	34.5%
20	Salt Lake City, UT	641,156	49,535	7.7%	7,175	14.5%
21	Jacksonville, FL	656,278	47,768	7.3%	760	1.6%
22	Sacramento, CA	959,916	68,752	7.2%	9,780	14.2%
23	Milwaukee, WI	807,277	57,499	7.1%	5,582	9.7%
24	Atlanta, GA	2,624,948	178,361	6.8%	25,360	14.2%
25	Buffalo, NY	538,961	36,267	6.7%	3,241	8.9%
26	Tulsa, OK	451,158	30,214	6.7%	362	1.2%
27	Nashville, TN	905,528	60,192	6.6%	3,243	5.4%
28	Birmingham, AL	506,130	33,146	6.5%	194	0.6%
29	Baltimore, MD	1,357,366	84,851	6.3%	17,076	20.1%
30	Cincinnati, OH-KY-IN	1,026,541	60,001	5.8%	6,247	10.4%
31	Minneapolis-St. Paul, MN-WI	1,863,097	108,065	5.8%	35,917	33.2%
32	Charlotte, NC-SC	1,141,431	64,641	5.7%	6,695	10.4%
33	Grand Rapids, MI	512,978	27,698	5.4%	702	2.5%
34	Houston, TX	3,044,079	161,432	5.3%	28,622	17.7%
35	Raleigh, NC	602,945	29,820	4.9%	643	2.2%
36	Rochester, NY	515,615	24,781	4.8%	997	4.0%
37	St. Louis, MO-IL	1,351,756	59,807	4.4%	6,261	10.5%
38	San Antonio, TX	1,050,674	44,877	4.3%	3,911	8.7%
39	Detroit, MI	1,912,817	73,690	3.9%	4,464	6.1%
40	Kansas City, MO-KS	1,030,931	39,330	3.8%	2,185	5.6%
41	San Diego, CA	1,567,330	56,995	3.6%	6,816	12.0%
42	Miami, FL	2,748,077	92,189	3.4%	12,034	13.1%
43	Orlando, FL	1,140,688	36,873	3.2%	895	2.4%

44	Providence, RI-MA	705,919	21,759	3.1%	2,387	11.0%
45	Memphis, TN-MS-AR	614,730	18,091	2.9%	530	2.9%
46	Fresno, CA	368,152	9,995	2.7%	142	1.4%
47	San Jose, CA	1,058,661	28,654	2.7%	2,744	9.6%
48	Virginia Beach-Norfolk, VA-NC	848,923	22,766	2.7%	1,048	4.6%
49	Los Angeles, CA	6,321,630	164,839	2.6%	38,396	23.3%
50	Tampa-St. Petersburg, FL	1,291,466	32,252	2.5%	731	2.3%
51	Las Vegas, NV	944,632	23,359	2.5%	1,216	5.2%
52	Tucson, AZ	422,350	9,975	2.4%	703	7.1%
53	Oklahoma City, OK	638,467	13,014	2.0%	40	0.3%
54	Dallas-Fort Worth, TX	3,382,669	68,399	2.0%	11,334	16.6%
55	Phoenix, AZ	1,972,940	31,763	1.6%	3,982	12.5%
56	Riverside-San Bernardino, CA	1,516,872	12,939	0.9%	109	0.8%

Table 3

**Central Business District Data: By CBD Transit Work Trip Market Share
56 Largest US Metropolitan Areas**

Rank	Metropolitan Area	Jobs In Metropolitan Area (Labor Market)	Jobs in CBD	% Jobs in CBD	CBD Transit Work Trips	CBD Transit Share
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5	Washington, DC-VA-MD-WV	3,317,721	431,345	13.0%	212,030	49.2%
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7	Seattle, WA	1,887,615	212,340	11.2%	85,156	40.1%
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26	Cincinnati, OH-KY-IN	1,026,541	60,001	5.8%	6,247	10.4%
27	Charlotte, NC-SC	1,141,431	64,641	5.7%	6,695	10.4%
28	Milwaukee,WI	807,277	57,499	7.1%	5,582	9.7%
29	San Jose, CA	1,058,661	28,654	2.7%	2,744	9.6%
30	Buffalo, NY	538,961	36,267	6.7%	3,241	8.9%
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54	Riverside-San Bernardino, CA	1,516,872	12,939	0.9%	109	0.8%
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