



THE SEATTLE MARKET REVIEW

Compiled by The Seattle Times Company Strategic Research Department



MARKET HIGHLIGHTS

Labor Market: State's jobless rate falls to lowest level in four years

Retail Market: T J Maxx may open downtown Seattle store

Regional Development: Developer ready to build on downtown's Greyhound block

Travel: Delta gets approval for Seattle-Tokyo Haneda route

Economy: Seattle awarding \$1.6 million in grants to neighborhood business districts

Real Estate Market: Seattle commercial real estate market stays hot

Area Stores Opening

- T J Maxx may open downtown Seattle store
- Retailer Zara to open at Westlake Center
- Cactus Restaurant coming soon to Bellevue Square
- Tommy Bahama to open in Bellevue Square
- Scotty Browns Restaurant coming to Bellevue
- D'Ambrosio Gelato shop coming to Bellevue Square
- Japanese gastropub Miyabi 45th is set to open in Wallingford (Seattle)
- Von's 1000 Spirits brings more great food and drinks to downtown Seattle

Area Stores Moving/Renovation/other

- Bellevue Square J.C. Penney store to get major update
- Newly-expanded Fred Meyer Greenwood store opens to packed house
- Domino's revamps stores with 'pizza theater' (Seattle)

Area Stores Closing

- None

Seattle Ranked #8 Moving Destination in the U.S.: According to the U.S. Census Bureau, over 36 million people relocated in 2012. Data from global transportation services provider Penske Truck Rental showed that warmer climates were the biggest impetus to move last year. Seattle was the eighth most common place for people to move. Seattle's mountain and water views, mild temperatures, and homes with a median price of \$362,500 enticed residents to select this city at such a high rate in 2012. The top three cities on the list were: Atlanta, Dallas, and Phoenix.

Source: *cbsnews.com, January 25, 2013*

http://www.cbsnews.com/8301-505145_162-57565137/top-10-moving-destinations-in-the-u.s/

Seattle ranks #2 for most literate city in the United States: According to Central Connecticut State University President John W. Miller, Seattle is the second most literate city in the country, trailing only Washington, D.C. Miller integrated data on booksellers, libraries, newspapers, publishing, and education to calculate a broader measurement of literacy. Seattle has been in the top two spots of the study since its first year, in 2005. Most of the cities from the first year have held a ranking over the eight years of the study.

Source: *theatlanticcities.com, February 7, 2013*

<http://www.theatlanticcities.com/neighborhoods/2013/02/apparently-most-cities-arent-getting-any-more-literate/4628/>

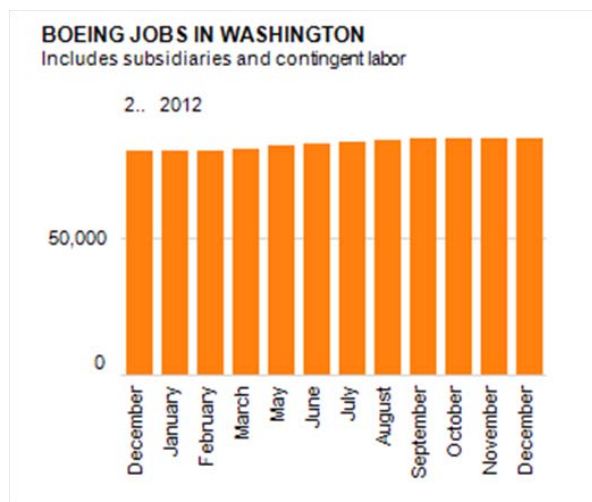
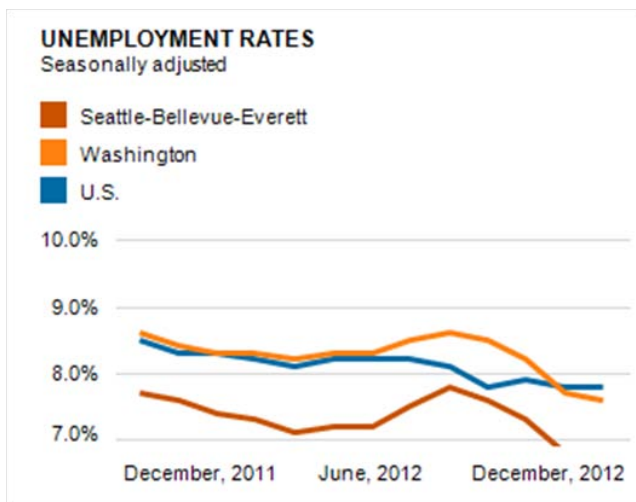
2012 Best Performing Cities: The Seattle-Bellevue-Everett MD ranks 13th on the 2012 Milken Institute Best-Performing Cities Index ranking U.S. metropolitan areas by how well they are creating and sustaining jobs and economic growth. The components include job, wage and salary, and technology growth. In most years, these give a good indication of the underlying structural performance of regional economics.

Source: *milkeninstitute.org, January 2013*

<http://bestcities.milkeninstitute.org/best-performing-cities-2012-large.html>



LABOR MARKET



State's jobless rate falls to lowest level in four years: The recession-walloped construction sector rebounded in 2012, growing faster than any other sector last month and creating almost one of every four new jobs in Washington over the year. A boom in apartment projects in the Seattle area helped produce a jump in construction employment statewide: The sector was up by 3,100 jobs over the previous month and gained 9,500 jobs over the year, second only to manufacturing in growth, the state Employment Security Department said Wednesday.

Source: The Seattle Times, January 16, 2013

http://seattletimes.com/html/business/technology/2020144088_wajobs17.xml.html

King County jobless rate drops to 6.1 percent: Unemployment fell in King and Snohomish counties in December, the state reported Wednesday. December's jobless rate in King County was 6.1 percent, down from 6.3 percent the previous month; in Snohomish County, 6.7 percent, down from 6.9 percent. In Pierce County, unemployment rose to 8.5 percent from 8 percent in November. Those figures are not seasonally adjusted for month-to-month fluctuations caused by seasonal changes, such as school closures.

Source: The Seattle Times, January 23, 2013

http://seattletimes.com/html/business/technology/2020198945_countyjobs.xml.html

Amazon added 32,000 employees in past year: Amazon.com Inc. said it grew its number of total number of employees to 88,400 at the end of the latest quarter from 56,200 at the end of last year; an increase of 57 percent. [In its fourth-quarter earnings statement](#), Amazon (NASDAQ: AMZN) didn't specify how many of those employees are working at its Seattle headquarters and how many are working at its U.S. distribution centers.

Source: Puget Sound Business Journal, January 31, 2013

http://www.bizjournals.com/seattle/blog/techflash/2013/01/amazon-added-32000-employees-in-past.html?ana=e_sea_rdup&s=newsletter&ed=2013-01-31

Domino's Pizza says it's hiring 800 in Seattle: Domino's Pizza said it's looking to hire 800 new employees in the Seattle area. The pizza chain said it's looking for delivery drivers, assistant managers and general managers for its 74 stores in the Seattle area. "We are dedicated to this area and are excited about the opportunity to offer additional jobs within the community, and to grow in Seattle," said [Greg Keller](#), Seattle Domino's Pizza franchise owner, [in a statement](#). Domino's has 11 business owners for its Seattle locations.

Source: Puget Sound Business Journal, February 8, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/dominos-pizza-says-its-hiring-800-in.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-08

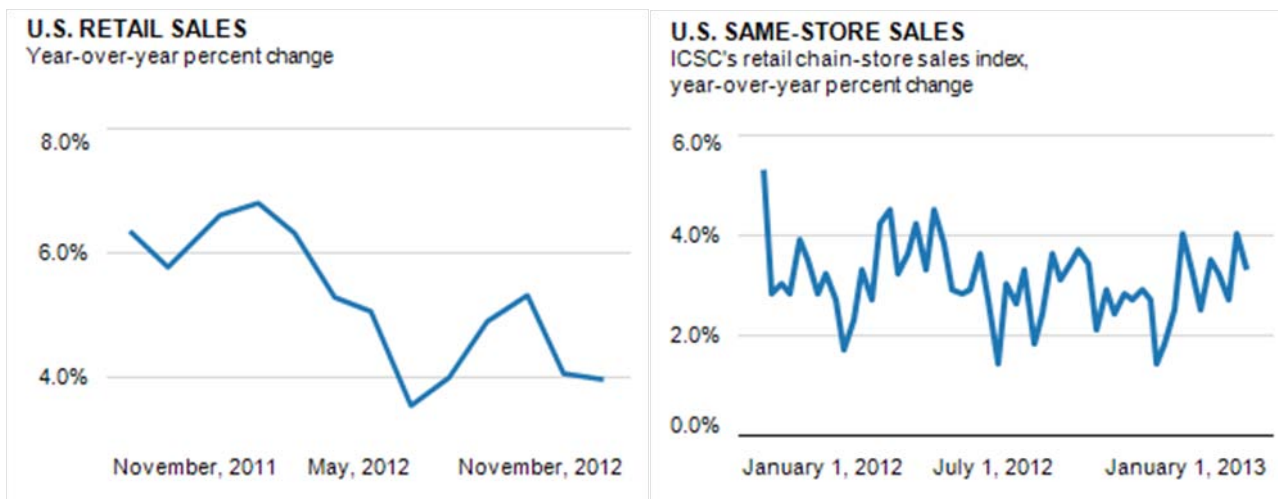
Emeritus Senior Living says it will hire 1,000 vets, spouses: Emeritus Senior Living says it plans to hire 1,000 veterans, and their spouses, over the next five years. Seattle-based Emeritus (NYSE: ESC) currently operates 470 senior living communities in 44 states and has a workforce of more than 30,000. [Emeritus said](#) the unemployment rate for veterans was 11.7 percent, around 26 percent for their spouses.

Source: Puget Sound Business Journal, February 14, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/emertus-senior-living-says-it-will.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-14&u=g3qEy5+PUlyH77YLquBBIc7bz23



RETAIL MARKET



T J Maxx may open downtown Seattle store: Clothing retailer TJ Maxx may be opening a store in downtown Seattle, city permits records suggest. An architect who has done work for the chain filed an application this month to make alterations to the Kress Building at Third Avenue and Pike Street, and indicated TJ Maxx is the tenant. JC Penney signed a 10-year lease for the space in 2011, then decided not to open a store. (See figure A, page 10)

Source: *The Seattle Times*, January 25, 2013

http://seattletimes.com/html/business/technology/2020216553_tjmaxxkressxml.html

Bellevue Square's J.C. Penney store to get major update: What a difference a new CEO makes. A few years ago, real-estate developer Kemper Freeman wanted J.C. Penney gone from Bellevue Square. Now, with former Apple retail guru Ron Johnson at Penney's helm, Freeman said he's happy to report that Penny will stay and soon begin a massive overhaul of its Bellevue Square store. Plano, Texas-based Penney is on a mission to boost its slumping sales and refresh its tired look by upgrading some 1,100 stores over the next two years. (See figure B, page 10)

Source: *The Seattle Times*, January 31, 2013

http://seattletimes.com/html/business/technology/2020260429_penneyoverhaulxml.html

Newly-expanded Fred Meyer Greenwood store opens to packed house: The Fred Meyer store in Seattle's Greenwood neighborhood, at 100 N.W. 85th St. reopened Friday after its expansion to a packed house, and what a house, with an additional 55,000-plus square feet to make it 190,000. They hired an addition 100 employees, making the total 250 to accommodate its new grocery department. The parking lots, both inside and out, were filled on Saturday afternoon with an overflow of vehicles parked on residential streets, many in no parking zones, around the building.

Source: *Ballard News Tribune*, February 2, 2013. (See figure C, page 10)

<http://www.ballardnewstribune.com/2013/02/02/news/newly-expanded-fred-meyer-greenwood-store-opens-p>

Retailer Zara to open at Westlake Center: Westlake Center may no longer be a mall in desperate need of a turnaround. Spanish fast-fashion chain Zara, the world's largest clothing retailer, plans to open its first-ever Seattle store at the downtown mall by early 2014. Together with Nordstrom Rack, which moved to Westlake Center last year, Zara is expected to breathe new life into a shopping center that has struggled over the past decade to carve out a niche within the downtown retail core. (See figure D, page 10)

Source: *The Seattle Times*, February 14, 2013

http://seattletimes.com/html/business/technology/2020352906_westlakezaraxml.html

Cactus Restaurant Coming Soon to Bellevue Square: Kemper Development Company announced that Cactus Restaurant will open soon in the space which Z'Tejas currently occupies, in Bellevue Square. Z'Tejas plans to close on January 31st, with Cactus Restaurant expected to open in June of this year. Cactus serves Southwestern and Mexican cuisine. The restaurant currently has locations in Madison Park, Kirkland, South Lake Union, and Alki Beach. The 6,400 square foot Bellevue location will be designed as an urban Mexican neighborhood restaurant. (See figure E, page 10)

Source: *downtownbellevue.com*, January 19, 2013

<http://www.downtownbellevue.com/2013/01/19/cactus-restaurant-coming-soon-bellevue-square/>

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Tommy Bahama to Open in Bellevue Square: According to Kemper Development Company, Tommy Bahama will be opening a store in Bellevue Square. The store will be located on the second level in-between to the Apple Store and Nordstrom (what great company to be in). This will be Tommy Bahama's second (non-outlet) store in the state. The only other store is located in University Village. We're still waiting (hoping) for one of their famous Island locations that include a Tommy Bahama branded restaurant to open in the area. It's of interest to note that Tommy Bahama's corporate headquarters is in South Lake Union. The store is currently slated to open in early May. (See figure F, page 10)

Source: downtownbellevue.com, January 18, 2013

<http://www.downtownbellevue.com/2013/02/08/tommy-bahama-open-bellevue-square/>

Scotty Browns Restaurant Coming to Downtown Bellevue: A sign outside one of the empty retail spaces at Elements Too has announced that Scotty Browns, a restaurant and lounge will open in the fall of this year. Scotty Browns menu is inspired by comfort food. The menu features items such as salads, pizzas, burgers, fish and chicken bowls, pans and grills, and more. The restaurant currently has 2 locations in Bellingham. The existing restaurants are known for more than just food, they aim to be a place to socialize with friends. To learn more about Scotty Browns visit their website.

Source: downtownbellevue.com, January 22, 2013 (See figure G, page 10)

<http://www.downtownbellevue.com/2013/01/22/scotty-browns-restaurant-coming-downtown-bellevue/>

D'Ambrosio Gelato Shop Coming to Bellevue Square: It appears that just in time for the warm weather months there will be a new gelato shop going into an available space at Bellevue Square. D'Ambrosio Gelato that has stores in Capitol Hill and Ballard will open a new store at Bellevue Square. The store will be located outside the mall facing Bellevue Way, next to Cheesecake Factory. The gelato according to their website is organic and handmade from scratch everyday. D'Ambrosio uses traditional Italian recipes using only fresh foods without preservatives. (See figure H, page 10)

Source: downtownbellevue.com, January 16, 2013

<http://www.downtownbellevue.com/2013/01/16/dambrosio-gelato-shop-coming-to-bellevue-square/>

Japanese gastropub Miyabi 45th is set to open in Wallingford: Wallingford will soon welcome the new restaurant Miyabi 45th to its main street. The restaurant offers high-end food and drinks, and their specialty is soba noodles. The Head Chef Matsuko Soma has developed a great reputation for her buckwheat soba noodles, which she makes by hand in her Fremont studio. Miyabi 45th also has a bar with unique creations that include garlic vodka, bacon and black pepper bourbon, and horseradish shochu. The restaurant is set to open on North 45th Street later this week. (See figure I, page 10)

Source: seattlemet.com, February 11, 2013

<http://www.seattlemet.com/eat-and-drink/nosh-pit/articles/japanese-gastropub-miyabi-45th-is-about-to-open-february-2013>

Domino's revamps stores with 'pizza theater': A pair of mustachioed pizza makers in blue aprons — visible from behind a glass display at a new Domino's store in Seattle's Columbia City neighborhood — tossed dough into the air as a handful of corporate executives looked on Tuesday. Domino's calls the concept "pizza theater," because customers now can come in and watch their orders being made. "This is the way we always made our pizzas." (See figure J, page 10)

Source: [The Seattle Times](http://seattletimes.com), February 5, 2013

http://seattletimes.com/html/business/technology/2020294669_dominoscarryoutxml.html

Office Depot agrees to buy OfficeMax in stock deal: Office Depot and OfficeMax are being collated. The retailers said Wednesday they have agreed to combine in an all-stock deal worth about \$1.2 billion that would transform the office-supply retail sector by helping the No. 2 and No. 3 chains compete against industry behemoth Staples. The merger marks the first move toward consolidation in an industry that is bloated with stores. It reflects the changing retail landscape as "big box" stores have become outmoded and more people shop online.

Source: [The Seattle Times](http://seattletimes.com), February 20, 2013

http://seattletimes.com/html/business/technology/2020389757_apusofficesuppliersacquisition.html

Von's 1000 Spirits brings more great food and drinks downtown: Last week Von's 1000Spirits GustoBistro opened its doors downtown, in the former location of Wolfgang Puck's/Ipanema. The restaurant brings something new to the top of the Harbor Steps, just near the Seattle Art Museum. Von's is a slick cocktail bar with good food and good looks to boot. The restaurant features an iPad bar, three in-house liquors, a Vinyl station for playing full albums, and a "lockbox" displaying super high-end spirits. **Source:** [Puget Sound Business Journal](http://pugetsoundbusinessjournal.com), February 15, 2013 (See figure K, page 10)

<http://www.bizjournals.com/seattle/blog/2013/02/seattles-new-vons-restaurant-a-sleek.html?page=all>



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REGIONAL DEVELOPMENT



2 more South Lake Union apartment projects proposed: Developers recently proposed two more apartment complexes in South Lake Union, where more than 1,400 units already are under construction and more are planned. Arizona developer The Wolf Co. has approached city planners about a 240-unit project on the east side of Eighth Avenue North between Harrison and Republican streets, city records reveal. (See figure L, page 10)

Source: The Seattle Times, January 24, 2013

http://seattletimes.com/html/business/technology/2020208472_slupartmentsxml.html

2 Fremont apartment projects planned: Seattle apartment developer Harbor Urban announced plans to build two projects in Fremont with financial partner Carlyle Group. A 171-unit complex at 3606 Woodland Park Ave. N. should break ground this spring, the companies said, and a 138-unit project at 3636 Stone Way N. is expected to start construction late this year or in early 2014. (See figure M, page 10)

Source: The Seattle Times, January 25, 2013

http://seattletimes.com/html/business/technology/2020216527_fremontapartmentsxml.html

Kemper buys last piece of Bellevue Square block: Bellevue Square owner Kemper Development has bought the last piece of property that it didn't already control on the big block where the mall is located. Kemper paid Khorram Family Investments about \$3.13 million Thursday for the 0.3-acre property at the northwest corner of Bellevue Way Northeast and Northeast Fourth Street, according to county records. (See figure N, page 10)

Source: The Seattle Times, January 31, 2013

http://seattletimes.com/html/business/technology/2020260348_kemperpurchasexml.html

Offices at Redmond Town Center for sale: The six office buildings at Redmond Town Center are for sale. The complex includes 582,000 square feet of office space — fully leased to Microsoft and AT&T Wireless — and two garages with more than 2,000 parking stalls, according to a recent offering memorandum from brokerage Eastdil Secured.

Source: The Seattle Times, February 4, 2013 (See figure O, page 10)

http://seattletimes.com/html/business/technology/2020288342_redmondtowncenterxml.html

Major Seattle waterfront projects see flurry of activity: Planners are hammering out the details of a handful of ambitious projects that will drastically alter downtown Seattle's waterfront. While the physical work on the high-profile projects won't begin for some time, key decisions regarding the \$1 billion plan are being made now. Among them: how to expand Pike Place Market and the [Seattle Aquarium](#), whether to resurrect the waterfront streetcar, and how to pay for it.

Source: Puget Sound Business Journal, February 1, 2013

http://www.bizjournals.com/seattle/news/2013/01/31/flurry-of-activity-surrounds-proposed.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-01

Wetlands, P-Patches amid apartment and office blocks: In the middle of fast-changing Ballard, one developer is constructing wetlands and planting vegetable gardens on land where it could have built many more apartments or offices. City planners already had approved a six-story, 157-unit condo project on Northwest 56th Street, next to the Ballard Library, when Greenfire Group bought the property two years ago. (See figure P, page 10)

Source: The Seattle Times, February 9, 2013

http://seattletimes.com/html/business/technology/2020312630_greenfireballardxml.html

2 towers long on ice show signs of thaw: Word of the planned fall groundbreaking of the long-delayed, 660-foot Fifth and Columbia Tower got us to wondering about the status of two other proposed downtown skyscrapers on hold since the Great Recession turned the office market on its head. The bottom line: The developers of 36-story Madison Centre and 42-story Civic Square aren't ready to pull the trigger yet. But both projects are showing signs of life. (See figure Q, page 10)

Source: The Seattle Times, February 9, 2013

http://seattletimes.com/html/business/technology/2020312657_sundaybuzz10xml.html

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Amazon eyeing even more downtown Seattle space: [Amazon.com Inc.](#) is reportedly ready to lease about 100,000 square feet in the 15-story 1800 Ninth Avenue Building, at Ninth Avenue and Howell Street in Seattle. [The Seattle Times reports](#) Amazon (NASDAQ: AMZN) is having mechanical work done on five floors of the building. Amazon's growing by leaps and bounds, [adding 32,000 employees last year](#) and by its leasing activity alone [creating one of the country's hottest commercial real estate markets](#). (See figure R, page 10)

Source: *Puget Sound Business Journal, February 8, 2013*

http://www.bizjournals.com/seattle/blog/techflash/2013/02/amazon-eyeing-even-more-downtown.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-08

Big apartment complex proposed in Wallingford: Apartment developer AMLI Residential has proposed a 240-unit complex at Wallingford Avenue North and North 34th Street, just north of Gas Works Park. The four-story, four-building project would be built on the east side of Wallingford Ave. on both sides of 34th. Chicago-based AMLI owns apartment complexes in South Lake Union and Bellevue, and has two more under construction in South Lake Union and Ballard.

Source: *The Seattle Times, February 12, 2013* (See figure S, page 10)

http://seattletimes.com/html/business/technology/2020341043_amliwallingfordxml.html

Luxury hotel planned for Fifth and Columbia office tower: A luxury hotel will fill the bottom third of a 660-foot downtown Seattle office tower scheduled to break ground this fall — and it will be operated by a company that cut its teeth running some of Los Angeles' hottest nightclubs and restaurants. Entertainment and hospitality company SBE has agreed to open a 184-room hotel in the Fifth and Columbia Tower, the company and the tower's developers said this week.

Source: *The Seattle Times, February 13, 2013* (See figure T, page 10)

http://seattletimes.com/html/business/technology/2020351962_fifthcolumbiatowerxml.html

Excavation for first Amazon tower to begin in June: Workers will start digging the foundation in June for the first phase of Amazon.com's three-block high-rise complex in the Denny Triangle, a spokesman says, and the buildings should be finished by late 2015 or early 2016. The updated timetable was one of many details about downtown Seattle's biggest development ever that Amazon's architect, development manager and general contractor revealed in a presentation Thursday to Commercial Real Estate Women/Seattle. (See figure U, page 10)

Source: *The Seattle Times, February 14, 2013*

http://seattletimes.com/html/business/technology/2020361319_amazonhighrisesxml.html

Unico buys downtown's Logan Building: The 10-story Logan Building at Fifth Avenue and Union Street was sold Thursday to longtime Seattle developer Unico Properties for \$28.2 million, public records show. The 115,000-square-foot office building was built in 1959 by Harbor Properties, which sold its assets to several investors last year. Unico also bought the retail units of the mixed-use First & Union residential/retail condo building near the Pike Place Market from Harbor's successors, paying \$9.25 million. (See figure V, page 10)

Source: *The Seattle Times, February 14, 2013*

http://seattletimes.com/html/business/technology/2020361567_logansoldxml.html

Developer ready to build on downtown's Greyhound block: Seattle developer R.C. Hedreen intends to break ground in about a year on an ambitious, two-tower project on the downtown Seattle block where the Greyhound bus station has stood for more than eight decades. "We're pushing ahead," Greg Harris, a Hedreen vice president, said Friday. "We're not going to stop." At 2 million square feet, the full-block complex would be one of downtown's largest developments ever.

Source: *The Seattle Times, February 15, 2013* (See figure W, page 10)

http://seattletimes.com/html/business/technology/2020369571_hedreengreyhoundxml.html

Bainbridge development to be totally solar powered, carbon neutral: Grow Community has started work on a [130-unit residential development](#) on Bainbridge Island. The development says it will use roof-installed solar panels to provide 100 percent of the power needed for each residence. The project has received the [One Planet Living](#) seal of approval, the fifth community to do so, says Marja Preston, president of Asani, the real estate development company overseeing the Grow development.

Source: *The Seattle Times, February 8, 2013*

http://seattletimes.com/html/homesrealestate/2020312239_hresolarhousesiderxml.html

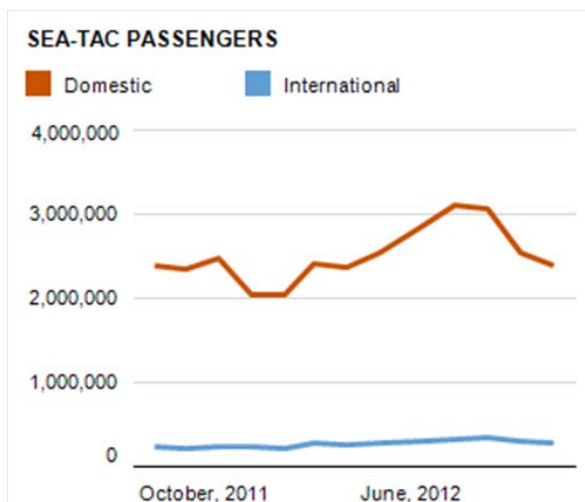
Seattle Genetics' Bothell HQ sold: The two Bothell buildings that house the headquarters of biotech Seattle Genetics have been sold for \$38 million, according to the brokerage that represented seller Washington Capital Management. The buyer is Senior Housing Properties Trust, a Massachusetts health-care real-estate company, brokerage Jones Lang LaSalle said. The buildings total 145,000 square feet. (See figure X, page 10)

Source: *The Seattle Times, February 20, 2013*

http://seattletimes.com/html/business/technology/2020397899_bothellseattlegeneticsxml.html



TRAVEL MARKET



Sea-Tac Airport sets traffic record in 2012: Seattle-Tacoma International Airport said it set a record last year with 33,223,111 total passengers, beating the previous record a year earlier of 32.8 million passengers. Sea-Tac officials also said they set a record in airport concessions, with sales of \$180 million and the Port of Seattle collecting \$25 million in revenues. International passenger traffic last year rose nearly 9 percent over 2011 with 3.2 million. The airport is setting passenger volume records despite the number of airline operations falling 1.7 percent last year, compared with 2011.

Source: Puget Sound Business Journal, January 30, 2013

http://www.bizjournals.com/seattle/morning_call/2013/01/sea-tac-airport-sets-traffic-record-in.html?ana=e_sea_rdup&s=newsletter&ed=2013-01-30

Sea-Tac Airport led in January on-time departures: Seattle-Tacoma International Airport led the contiguous U.S. in January for on-time departures, with 87.68 percent of its flights leaving on time. Only Honolulu had a better performance rate, at 88.03 percent, of North America's airports last month, according to Portland, Ore.-based FlightStats. The national on-time departure rate for the North America's biggest airports was 80.31 percent in January, according to FlightStats.

Source: Puget Sound Business Journal, February 6, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/sea-tac-airport-led-in-january-on-time.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-06

Delta gets approval for Seattle-Tokyo Haneda route: Delta Air Lines has received U.S. Department of Transportation final approval to fly from Seattle-Tacoma International Airport to Tokyo-Haneda Airport, the company announced. Delta nonstop flights from Sea-Tac to Haneda will begin in March using Boeing 767-300 extended-range airplanes. Delta already flies between Sea-Tac and Tokyo's Narita Airport, and that route will be expanded and upgraded to Boeing 747-400 service.

Source: Puget Sound Business Journal, February 5, 2013

http://www.bizjournals.com/seattle/news/2013/02/05/delta-gets-dot-approval-for-seattle-.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-06

Alaska Airlines explains Paine Field plans: If commercial air service begins at Paine Field in Everett, Alaska Airlines will fly up to 35 flights per week in the first year, and up to 49 weekly flights in five years. Alaska Airlines, a unit of Seattle-based Alaska Air Group Inc. (NYSE: ALK), said commercial service out of Paine Field "is not a good alternative" for the Puget Sound area. But if other airlines begin using the Everett airport for commercial service, it will too.

Source: Puget Sound Business Journal, February 8, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/alaska-airlines-explains-paine-field.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-08

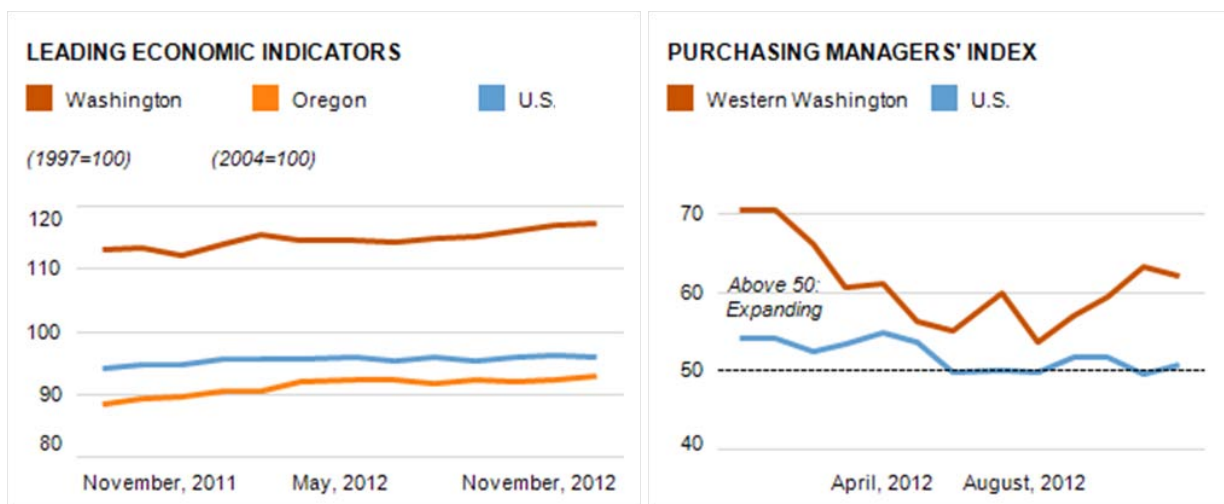
Tourist spending rises 5.8% in Seattle's south suburbs: Tourists spent 5.8 percent more last year in the Seattle suburbs of Des Moines, Kent, Sea-Tac and Tukwila compared with 2011, according to a new report. The tourism group that represents the four cities — Seattle Southside Visitor Services — said visitors there spent \$625 million and the tourism industry in the area employs 5,240 people.

Source: Puget Sound Business Journal, February 12, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/tourist-spending-rises-58-in.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-12&u=g3qEv5+PUlyH77YLquBBiC7bz23



ECONOMY



NHL's Phoenix Coyotes next to move to Seattle? The Phoenix Coyotes of the [National Hockey League](#) are rumored to be heading to Seattle, [once the deal to move the Sacramento Kings of the NBA to the city is finalized](#). [Forbes reports](#) Seattle is the next possible home for the beleaguered Coyotes because it makes more financial sense for the proposed new Sodo arena to host two professional sports teams, instead of just one.

Source: *Puget Sound Business Journal*, January 31, 2013

http://www.bizjournals.com/seattle/morning_call/2013/01/nhls-phoenix-coyotes-next-to-move-to.html?ana=e_sea_rdup&s=newsletter&ed=2013-01-31

Kings take another step towards moving to Seattle: The [Sacramento Kings](#) have officially filed plans with the [National Basketball Association](#) to move to Seattle, and the NBA commissioner calls the Seattle ownership group "very strong." [The Sacramento Bee reports](#) NBA Commissioner [David Stern](#) said the relocation plans are being reviewed by the league, and added that the league's board of governors, consisting of all the team owners, will have final say on the sale and relocation in mid-April.

Source: *Puget Sound Business Journal*, February 7, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/kings-take-another-step-towards-moving.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-07

Flowroute moves to Seattle from California, in hiring mode: Citing "favorable business conditions," wholesale VoIP company Flowroute said it's moving its headquarters from southern California to Seattle. The company also said it's hiring developers, sales and support staff, and creative roles in the marketing department. "Besides the obviously favorable business conditions created by local government, we were attracted to Seattle's tech-heavy ecosystem. ... Beyond business reasons, we all really like Seattle," said Flowroute CEO [Bayan Towfiq](#), [in a statement](#).

Source: *Puget Sound Business Journal*, February 7, 2013

http://www.bizjournals.com/seattle/blog/techflash/2013/02/flowroute-moves-to-seattle-from.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-07

Seattle awarding \$1.6 million in grants to neighborhood business districts: Seattle Mayor [Mike McGinn](#) on Thursday will announce the city's \$1.6 million investment in 17 neighborhood business districts. According to statement from McGinn's office, the funding helps business and property owners "work together to improve neighborhood business climate and create jobs." McGinn spokesman Aaron Pickus said the money is distributed to business improvement associations and other groups, which use the money to fund marketing promotions, graffiti removal, litter pickup, lighting and other projects.

Source: *Puget Sound Business Journal*, February 6, 2013

http://www.bizjournals.com/seattle/news/2013/02/06/city-of-seattle-awarding-16-million.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-07

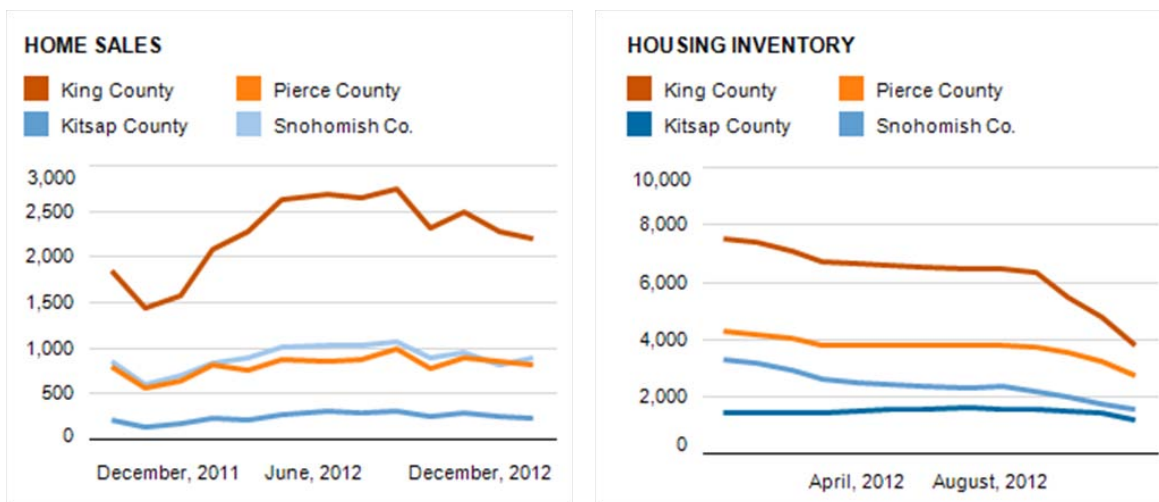
Seattle passing \$1.2 billion in school measures: Voters in Seattle gave strong support in Tuesday's election to school operating and construction levies totaling \$1.2 billion. The King County elections office reported both passing with more than 70 percent of the vote. The [Spokane-Review reports](#) (<http://bit.ly/YWVSim>) Spokane voters approved a tax to keep libraries open and also approved granting the police ombudsman more authority.

Source: *The Seattle Times*, February 13, 2013

http://seattletimes.com/html/localnews/2020344004_apwaelections.html



REAL ESTATE MARKET



County home prices rose in 2012 for first time in five years: Here's more evidence that the residential real-estate market may finally have reversed course: The median price of all houses sold in King County in 2012 was up 7 percent from 2011 — the first annual increase in five years, according to a year-end report from the Northwest Multiple Listing Service. The yearly median peaked at \$455,000 in 2007 before beginning its long slide, bottoming out at \$340,000 in 2011. Last year, however, it rose to \$365,000.

Source: The Seattle Times, January 17, 2013

http://seattletimes.com/html/business/technology/2020158413_homesalesyearendxml.html

Regional house prices up again: Seattle-area house prices bounced back in November after slipping the month before, according to the closely watched Standard & Poor's/Case-Shiller Home Price Index. Prices rose 0.5 percent between October and November, after dropping 0.2 percent between September and October. Compared with November 2011, house prices were up 7.4 percent — the seventh straight month of year-over-year gains, and the biggest increase since the housing bubble burst.

Source: The Seattle Times, January 29, 2013

http://seattletimes.com/html/business/technology/2020238043_caseshillerxml.html

Seattle commercial real estate market stays hot: Seattle's commercial real-estate market was one of the "most active in the country" in the fourth quarter, according to a new report. A report by the Seattle office of Cushman & Wakefield indicates Seattle's Central Business District (CBD) saw a significant drop in office vacancy rates. "Seattle's CBD was one of the hottest markets in the nation in 2012, mostly due to Amazon.com taking up just shy of one million square feet of office space," said [Dave Magee](#), Cushman & Wakefield | Commerce senior director and managing broker, [in a statement](#).

Source: Puget Sound Business Journal, January 29, 2013

http://www.bizjournals.com/seattle/morning_call/2013/01/seattle-commercial-market-most-active.html?ana=e_sea_rdup&s=newsletter&ed=2013-01-29

King County home prices dip to March lows: The median price of houses sold in King County dipped in January to its lowest level since last March, according to statistics released Tuesday by the Northwest Multiple Listing Service. But brokers and analysts downplayed the drop's significance, attributing it to seasonal factors and an increase in sales of "distressed" homes rather than any broader market shift. "The median is not reflective of what's actually happening, at least in the close-in neighborhoods," said Mike Skahen, owner of [Lake & Co. Real Estate](#) in North Seattle.

Source: The Seattle Times, February 5, 2013

http://seattletimes.com/html/business/technology/2020293941_homesales06xml.html

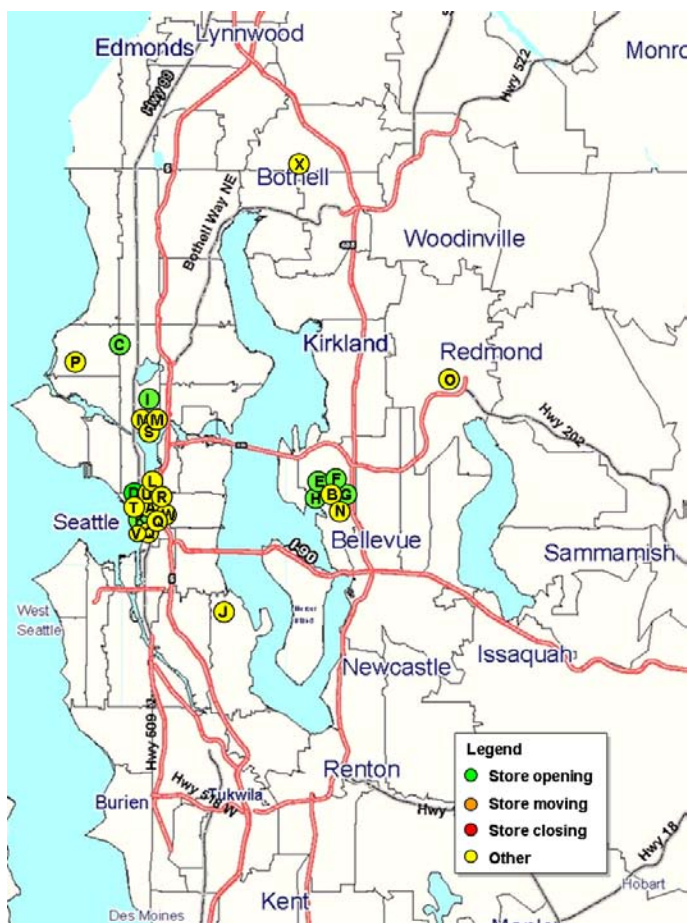
Seattle above US average for Jan. home sales: Redfin: The number of closed single-family home sales rose more than 30 percent in the last month in Seattle compared with a year earlier, topping the national average of a gain of about 12 percent. [According to a new report by Seattle-based online real estate company Redfin](#), there were 2,604 home sales in January, up 30.9 percent above January 2011 but down 22.3 percent from December.

Source: Puget Sound Business Journal, February 15, 2013

http://www.bizjournals.com/seattle/morning_call/2013/02/seattle-above-us-average-for-home.html?ana=e_sea_rdup&s=newsletter&ed=2013-02-15&u=g3qEy5+PUlyH77YLGuBBIC7bz23



MARKET REFERENCE MAP



- A. T.J. Maxx may open downtown Seattle store
- B. Bellevue Square's J.C. Penney store to get major update
- C. Newly-expanded Fred Meyer Greenwood open (Seattle)
- D. Zara to open at Westlake Center (Seattle)
- E. Cactus Restaurant coming soon to Bellevue Square
- F. Tommy Bahama to open in Bellevue Square
- G. Scotty Browns Restaurant coming to Downtown Bellevue
- H. D'Ambrosio Gelato coming to Bellevue Square
- I. Japanese gastropub Miyabi 45th to open in Wallingford (Seattle)
- J. Domino's revamps stores with 'pizza theater' (Seattle)
- K. Von's 1000 Spirits comes to downtown Seattle
- L. 2 more South Lake Union apartment projects proposed (Seattle)
- M. 2 Fremont apartment projects planned (Seattle)
- N. Kemper buys last piece of Bellevue Square block
- O. Offices at Redmond Town center for sale
- P. Wetlands, P-Patches amid apartment and office blocks (Seattle)
- Q. 2 towers long on ice show signs of thaw (Seattle)
- R. Amazon eyeing even more downtown Seattle space
- S. Big apartment complex proposed in Wallingford (Seattle)
- T. Luxury hotel planned for fifth and Columbia office tower (Seattle)
- U. Excavation for first Amazon tower to begin in June (Seattle)
- V. Unico buys downtown's Logan Building (Seattle)
- W. Developer ready to build on downtown's Greyhound block (Seattle)
- X. Seattle Genetics' Bothell HQ sold

Note: All articles have been sourced; however, they are edited for brevity. Most articles are linked online, and all articles are available on request.

