

RETAIL AND RESTAURANTS

STATE OF
DOWNTOWN
PITTSBURGH



PITTSBURGH
DOWNTOWN
PARTNERSHIP

2019

RETAIL AND RESTAURANTS

NEW RESTAURANTS AND RETAIL

As Greater Downtown's population keeps growing and more residents move into the urban core, Downtown's retail market strengthens. 42 new restaurants and retailers opened in Greater Downtown from 2018 through March 2019. 26 of those new businesses were restaurants and bars including Molinaro Ristorante, Forbes Tavern, and Waffles, INCaffeinated, the first retailer to open in the Kaufmann's Grand on Fifth development. Wolfie's Pub, which recently opened in the former Pirata space, is a Point Park University-themed eatery. Greater Downtown welcomed 16 new retailers and service providers including the long awaited Peter Lawrence Women's Apparel store from Chas Schaldenbrand, owner of men's fashion store Heinz Healey's, Dallas Beauty Lounge, and three new health and wellness businesses including Altus Human Performance Optimization (HPO), Town Place Fitness, and ILLUME Pittsburgh (formerly known as Exhale Yoga). 70% of new business openings in 2018-2019 are small businesses and 75% of that group is concentrated within the Golden Triangle.



313

RESTAURANTS

147

RETAILERS

138

**SERVICE
ESTABLISHMENTS**

**IN DOWNTOWN,
64%
OF RESTAURANTS &
69%
OF RETAILERS ARE
LOCALLY OWNED**

CLOSINGS LEAD TO NEW OPPORTUNITIES

After serving the Golden Triangle's Cultural District for 13 years, Nine on Nine closed their doors shortly after Valentine's Day in February 2019. The Diamond Market Bar & Grill, which closed in July, 2018, was one of the first restaurants that helped lead to the revitalization of Market Square in 2011 and is now replaced by a Bank of America branch which opened earlier this year. Roughly 10,000 square feet of prime restaurant space was left vacant after Red, the Steakhouse closed at the US Steel Tower after being open for less than a year. The closing of the Tilted Kilt on the North Shore has made 10,000 square feet of space available for Shorty's Pins x Pints, a new entertainment complex from CBRE's Herky Pollock and Burgatory owners, Mike Hanley and Jerry Dilembo, expected to be unveiled by the end of 2019. After Panera Bread announced the purchase of the international restaurant chain Au Bon Pain in late 2017, three of four Golden Triangle locations closed within in the past several months leaving an opportunity to welcome new dining concepts into the market.



PG&H AND REDHAWK COFFEE

In October 2018, the PDP opened PG&H, a retail showroom located at 536 Smithfield Street below Mellon Square. PG&H features design-forward, high quality, locally produced home goods. The project is a collaboration of the PDP, Bridgeway Capital's Monmade initiative, and the Richard King Mellon Foundation. The shop features hand-crafted items made by more than 40 talented local and regional makers. The space is more than just a retail shop, it's a showroom where makers can meet with potential customers, designers, and those in the building trades to discuss custom pieces and scalable products. PG&H is also home to an exceptional local coffee roaster, Redhawk Coffee.



NOTABLE RETAIL AND SERVICE BUSINESS OPENINGS 2018-2019

ALTUS

dallas
beauty lounge

TOWN PLACE
FITNESS



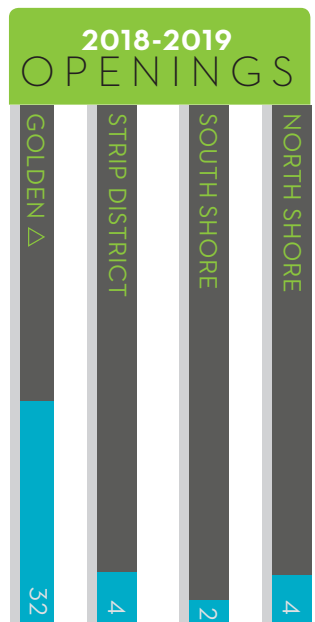
ILLUME
PITTSBURGH



PG&H

Inkwell
at Oxford

Peter Lawrence
Women's Apparel





SPOTLIGHT

PENN BREWERY FIRST AVENUE TAPROOM

Downtown is catching up with the local brewery phenomenon with the opening of the first taproom in the neighborhood. Penn Brewery's Downtown Taproom is located on the ground floor of the new First Avenue Lofts. The space brings a highly sought-after amenity not only to Downtown but to the First Side neighborhood which is poised for programming and a ripe opportunity for investment. The taproom is a cozy 750 square feet and offers seating for 35 people. In addition to sampling a dozen beers brewed just across the river in Troy Hill, a limited food menu is available for light bites.



NOTABLE RESTAURANT OPENINGS 2018-2019



RETAIL PROSPECTS

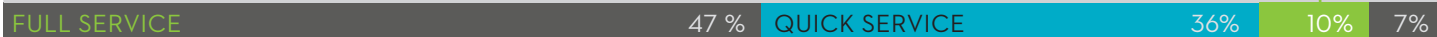
HTH
1,360
DINING CHAIRS AT
66
OUTDOOR CAFES
THROUGHOUT
DOWNTOWN

\$182M
IN ANNUAL
SPENDING IN
DOWNTOWN
PITTSBURGH

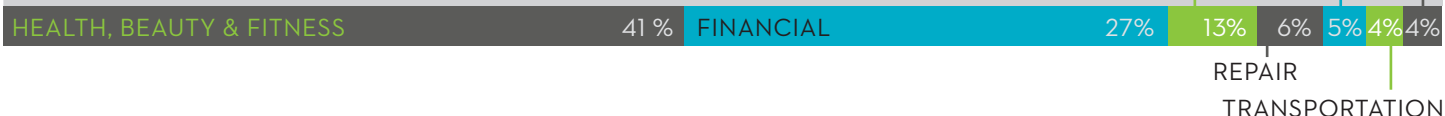
Several new mixed-use and office redevelopments will open up spaces for new retailers and restaurants to emerge. Several stores at Station Square's Freight Shops were forced to close or relocate in the wake of a \$30M renovation to the development. When completed, roughly 70,000 square feet of new retail space will be available to businesses and restaurants. The Cultural District remains a hub for creative eateries with Pittsburgh native David Keating and partners serving up modernist and small plates at Bridges & Bourbon at 930 Penn Avenue. In the same block, AMPD Group has plans to open The Standard, a new casual dining and quick service concept on the street level of the Courtyard Marriot at 947 Penn Avenue by summer 2019. Richard DeShantz Restaurant Group's Gi-Jin is anticipated to open on Sixth Street in the Cultural District in the coming months. Downtown is looking forward to its second brewery outpost at 300 Liberty Avenue as eastern Pennsylvania-based Slyfox Brewing Co. enters the market with plans to open a taproom in the former Stone Pizza space. This new location will complement their upcoming 6,000 square foot brewery lab at the South Shore's Highline development, coming fall 2019. Earth Inspired Salads will be opening a third location Downtown at EQT Plaza, replacing one of the former Au Bon Pain locations.

New retail spaces will emerge within mixed-use projects currently under development. The Eighth and Penn residential project will deliver 10,250 square feet and three retail bays in the heart of the Cultural District in June 2019. Ben Roethlisberger's North Shore Seven will open in April 2019 at SAP Center with roughly 14,000 square feet of retail space available for future tenants. The Pittsburgh Penguins landed Punch Bowl Social as the first announced tenant expected to take up two floors and 23,000 square feet of space on Center Avenue near PPG Paints Arena at the 28-acre site currently in planning stages. McCaffery Interest's Produce Terminal redevelopment in the Strip District between 16th and 21st Streets will add more than 65,000 square feet of new retail opportunities with a minimum of 40,000 square feet to be filled by locally owned businesses. 1600 Smallman will offer 35,000 square feet of ground floor retail to complement the diverse retail and restaurant uses in planning for the Produce Terminal.

2018-2019 GREATER DOWNTOWN DINING ESTABLISHMENTS



2018-2019 GREATER DOWNTOWN SERVICE ESTABLISHMENTS



2018-2019 GREATER DOWNTOWN RETAIL ESTABLISHMENTS

