



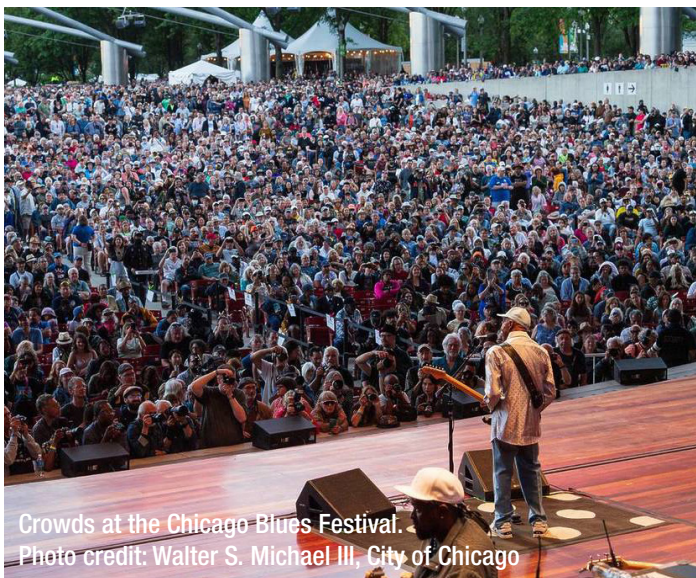
CHICAGO  
LOOP  
ALLIANCE

# State of the Loop

Q2 2025 (April-June)

## Executive Summary: Return to a Bustling Downtown

The Loop saw foot traffic and transit ridership increase in Q2 of 2025, and Chicago continues to rank high in office occupancy as national trends increase. Heightened activity and new businesses opening in the Loop promise a bright future for Chicago's downtown.



Crowds at the Chicago Blues Festival.  
Photo credit: Walter S. Michael III, City of Chicago

The start of summer brought visitors to the Loop, as hotel occupancy hit 91,000 in the final weekend of June — **a new record for two-day room demand**. Total hotel occupancy reached 78%, growing to 92% of 2019 levels. **Attendance at the Chicago Blues Festival increased by 25%** and DCASE expects this trend to continue throughout the summer's series of local events.

## Did you know?

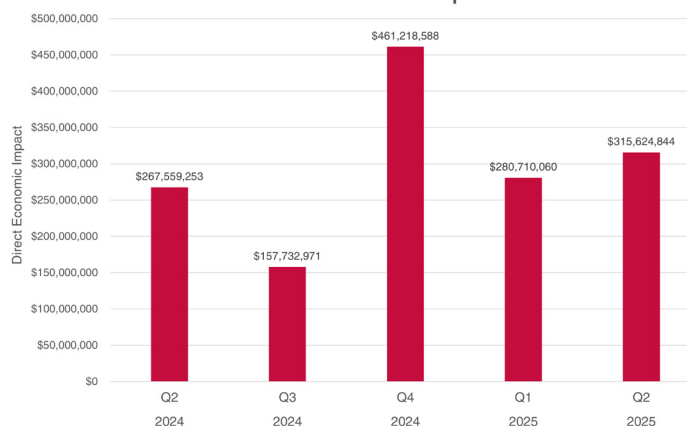
Crime in the Loop including burglary, assault, and theft **decreased 18% in Q2 compared to Q1**, ensuring confidence in the Loop's performance as a world-class district.

## Arts and Culture

Arts and Culture events continue to draw visitors and residents alike to the Loop. Total cultural institution attendance reached **1.16 million visitors** this quarter, representing **over \$315 million in direct economic impact**. CLA and Loop arts organizations began meeting in April, forming the Loop Arts Caucus as a way to harness the Loop's power as a destination for the arts.

Economic impact from attendance at the Loop's theater, ballet, museums, and other programmed experiences **grew 18% compared to Q2 2024**, indicating an arts and culture scene that continues to thrive.\*

Arts & Culture Economic Impact



\*Data Source: Choose Chicago, DCASE, Art Institute of Chicago, CLA estimates

## Office

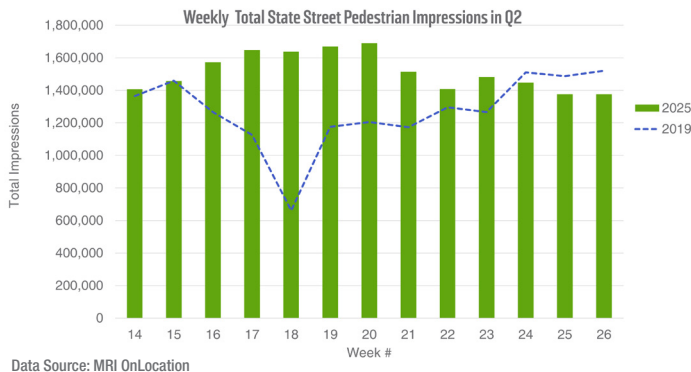
Office occupancy continues to rise around the country, and Chicago has climbed the ranks as the city with the fourth highest occupancy out of ten major cities in Q2. Workers are back in Chicago's offices at **56%, the highest number outside of Texas**.



## Transportation

State Street in the Loop saw a total of 19.6 million pedestrians in Q2, averaging 96% of 2019 levels. **Weekend pedestrian totals averaged 107% of 2019 levels**, keeping the Loop on course for increased weekend activity.

Year-to-date data indicates that South State Street experiences 57% less foot traffic than North State Street, and that the intersection of Washington and State experiences the highest foot traffic on State Street in the Loop.



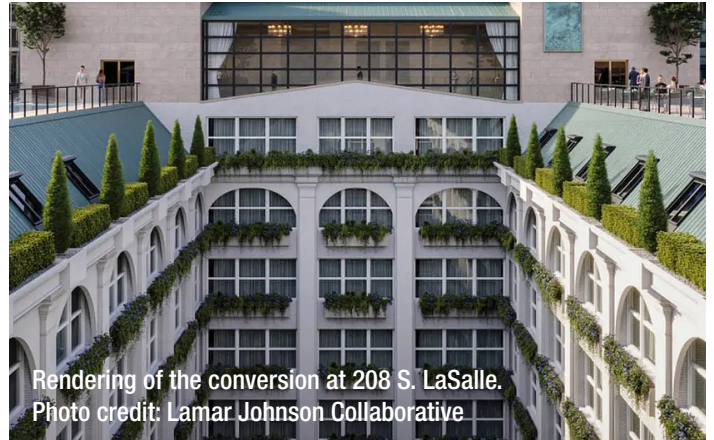
CTA will begin the renovation of the Loop's State and Lake station this in the coming months. The project is expected to take three years to complete and will require traffic and pedestrian disruptions on nearby streets. The new elevated station will be fully accessible and feature an updated modern design.



CTA reported 893,014 average daily rides system-wide in Q1, a **116% increase** compared to the same period last year. Average weekly ridership continues to recover, hovering around 70% of 2019 levels. Unfortunately, Chicago's transit agencies face a looming fiscal cliff. **We encourage Loop stakeholders to monitor the progress of legislation and advocate for the future of Chicago's transit.**

## Investment

The Loop saw **690 new permits totaling \$370 million** in Q2. Notable retail locations opening soon include a new Gap Factory store at 17 N. State Street in July and Panera Bread at 168 N. State Street opening later this summer. In addition, Raygun, Lea French Café, Amorino, La Catedral Café, Auntie Anne's, Rainbow Cone, Ground Up Coffee, The Halal Guys, and Cleo's Soul have all opened or are opening soon in the Loop.



Demand for housing in the Loop remains high as construction continues on the office to residential conversion project at 79 W. Monroe Street. In addition, **a combined \$65 million dollars in TIF funds have been approved by City Council** for the conversion of unused office space to apartments. The project at 111 W. Monroe Street will yield 345 new units with 105 affordable apartments. The new conversion of 208 S. LaSalle will create 226 new units, including 68 affordable apartments.



Office and hotel occupancy continued to increase in Q2, signaling that workers and visitors alike are back in the Loop. Exciting events and continued investment in business and residential development will keep the Loop vibrant as the summer continues.”

- Michael Edwards,  
President & CEO



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