

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'With the recent conclusion of the previous financial year, is AEDA able to provide any preliminary advice about the year's percentage increases or decreases throughout the City's main streets in relation to;

1. Retail shopfront tenancies
2. Activity levels
3. Visitation and foot traffic
4. Hotel performance indicators?'

REPLY

1. Retail shopfront tenancies.
 - 1.1. Based on the Adelaide Economic Development Agency's (AEDA) main street tenancy audit, the average shop front vacancy rate declined from 9.9% in Q1 2025 (March 2025) to 9.0% in Q1 2026 (March 2026). The figures for individual main streets are:

Main street	Q1 2025 vacancy	Q1 2026 vacancy	Change
Hindley Street	17%	15%	↓ 2 pts
Hutt Street	12%	9%	↓ 3 pts
Rundle Street	9%	7%	↓ 2 pts
King William Street	16%	14%	↓ 2 pts
Melbourne Street	3%	2%	↓ 1 pt
O'Connell Street	8%	9%	↑ 1 pt
Gouger Street	11%	10%	↓ 1 pt
Grote Street	8%	12%	↑ 4 pts
Halifax Street	0%	5%	↑ 5 pts

2. Activity levels.

- 2.1. According to the Activity Level Barometer which provides an overall indication of city activity by combining key indicators such as footfall, nominal expenditure, public transport validations and parking transactions, overall activity levels remained broadly stable in April 2026, with the activity score broadly on par with April 2025, holding at 86. April 2026 activity was around 2% below the 12-month mean, although this was a slightly stronger position than April 2025, when activity was 2.7% below the 12-month mean.
- 2.2. Activity level data is available at a city-wide level only, as not all data sources used in this model provide street level information. Activity level information is available only until April, as the parking transaction data provider is currently undertaking methodological changes.

3. Visitation and foot traffic

- 3.1. Visitation and foot traffic data is provided through Council's sensor network. Most main streets recorded an increase with Gouger and Hindley Streets registering a decline in visitation.

Visitation/foot traffic throughout the City's main streets				
	FY 2025-26	FY 2024-25	Difference	Diff as %
East End	15,402,255	14,354,703	1,047,552	7.3%
Hutt Street	2,578,594	2,461,747	116,847	4.7%
O'Connell St	2,816,936	2,596,022	220,914	8.5%
Gouger St	1,169,442	1,275,949	-106,507	-8.3%
Market Precinct	7,652,191	7,299,947	352,244	4.8%
Hindley Precinct	21,353,211	21,459,331	-106,120	-0.5%

4. Hotel performance indicators

- 4.1. Hotel performance for the City of Adelaide strengthened over the rolling 12 months to May 2026, supported by higher demand, improved occupancy and stronger room revenue outcomes.

Rolling 12-month hotel performance to May 2026		
Key Indicators	12-month result to May 2026	12-month change (%)
Occupancy	76.20%	6.20%
Supply (number of rooms available for sale)	2.8 million	-1% (approx.)
Demand (number of rooms sold)	2.1 million	5.90%
ADR (Average daily rate)	\$151	6.90%
RevPAR (Revenue per available room)	\$115	13.50%

- 4.2. Hotel performance indicators are available at a city-wide level and not at the street-level.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours
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