

Chinatown

Main Streets Profile

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Planning Department
RESEARCH DIVISION

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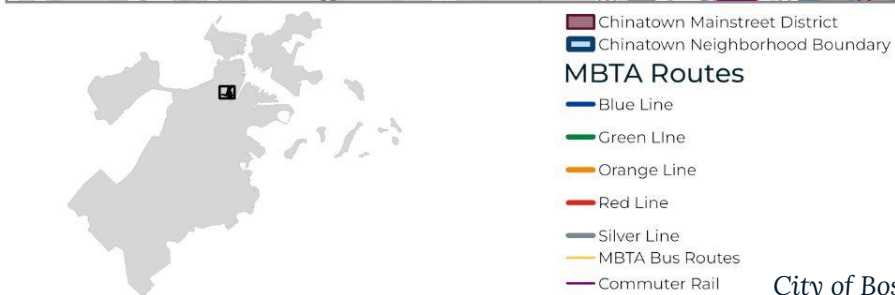
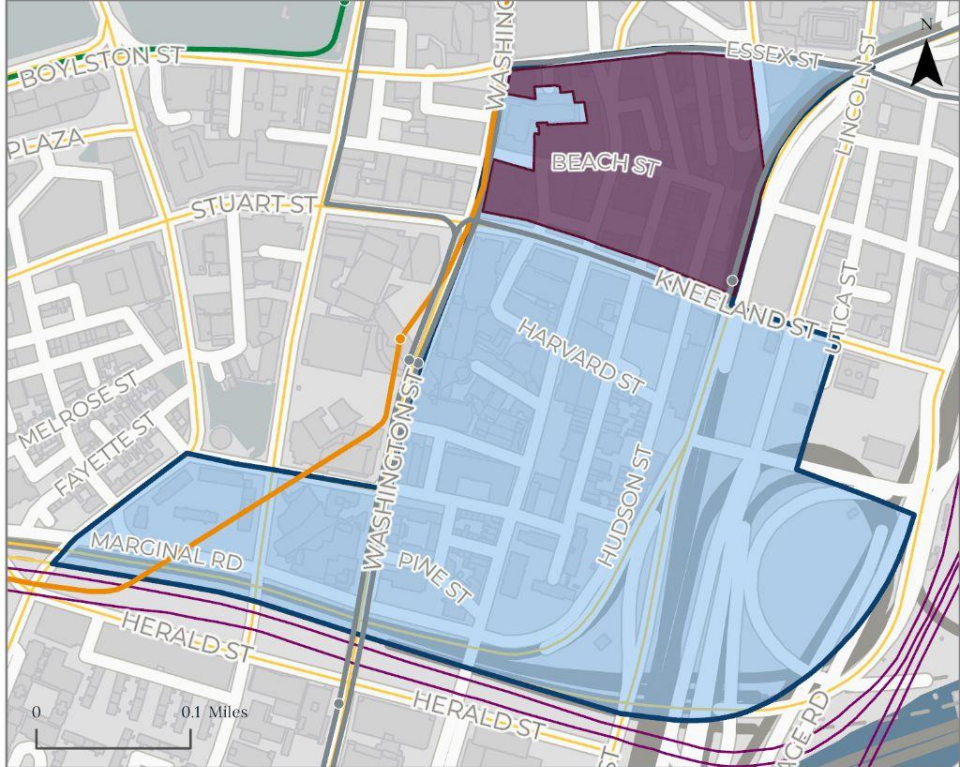
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Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

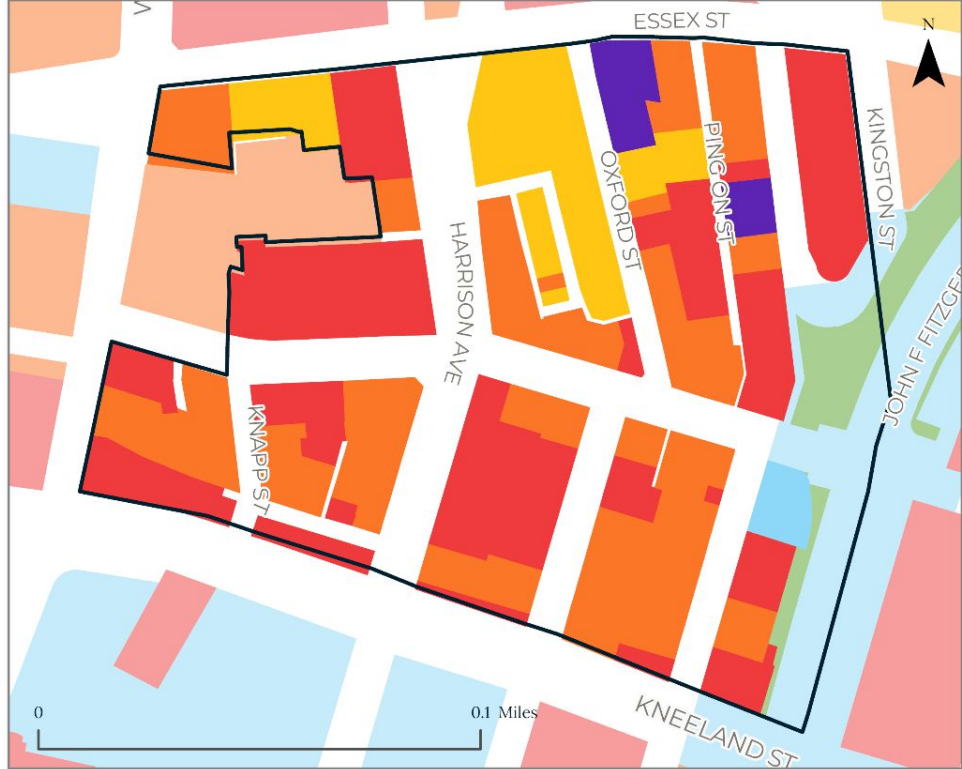
Chinatown has a large Asian population, primarily composed of non-family households, with widespread use of Chinese at home.

- 56% Asian
- 50% Foreign Born
- 43% speak Chinese at home
- 67% of housing units are 0-1 bed
- 62% are non-family households
- 91% of housing are renter occupied
- 66% of households have no vehicle



Chinatown Main Streets is predominantly a commercial and mixed use district, with some residential and a few remaining industrial parcels

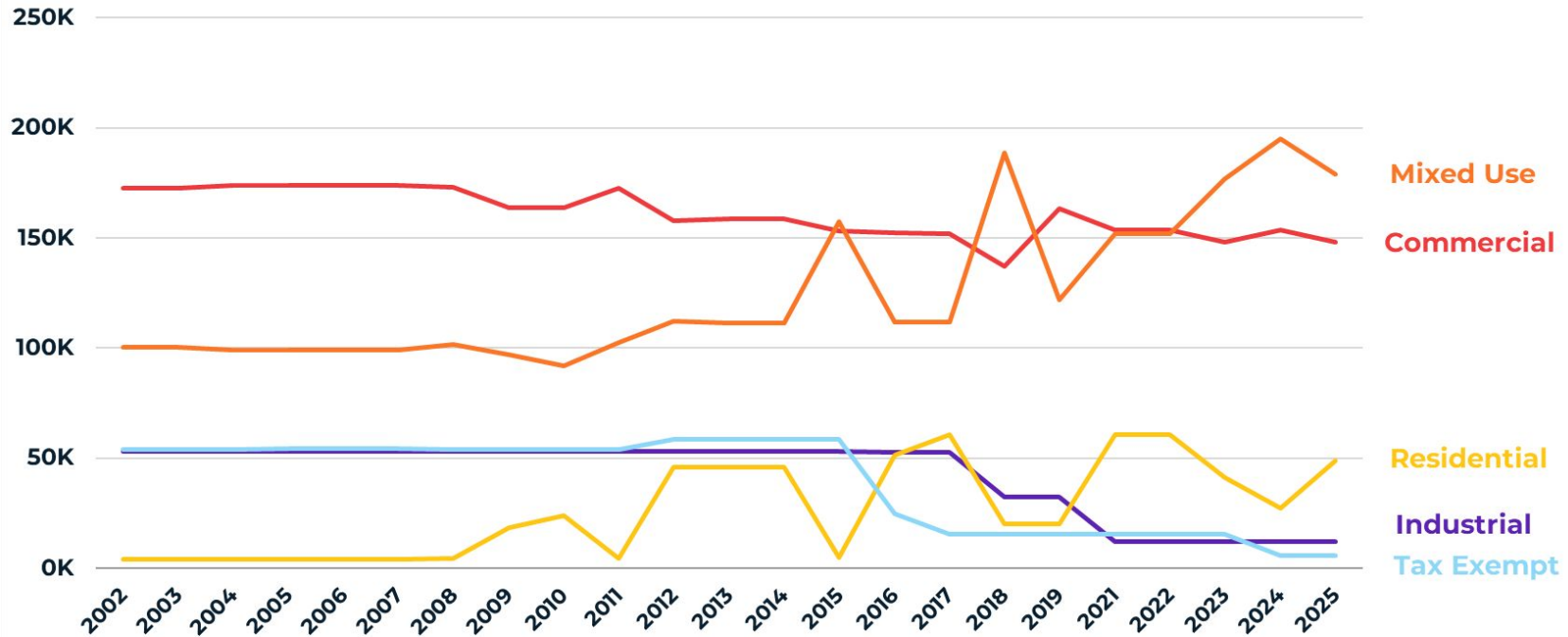
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	49	35.5%
Industrial	3	2.2%
Mixed Use	66	47.8%
Residential	19	13.8%
Tax Exempt	1	0.7%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Industrial and tax exempt land use have declined to nearly zero, while mixed use has increased to the most common use

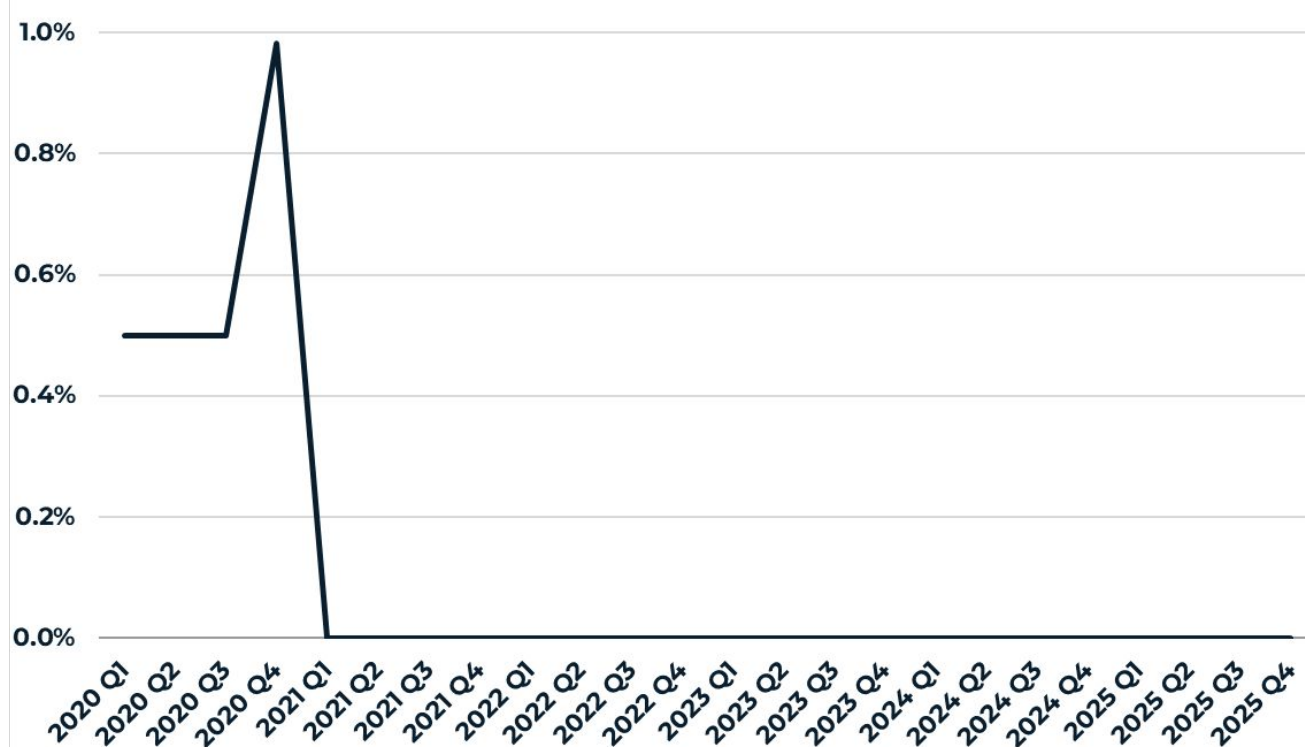
Square Feet of Parcel Land Area by Category in Chinatown Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has remained low for the last 5 years

Retail Vacancy Rates in Chinatown Main Streets District, 2020-2025



Retail vacancy reached its peak just under 1% at the end of 2020 but there has been no vacancy since

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Chinatown Main Streets is home to 294 businesses & institutions

Top business sectors include:

- Accommodation and Food Services
- “Other Services” such as personal care and repair/maintenance services
- Professional, Scientific, and Technical Services

Major businesses include:

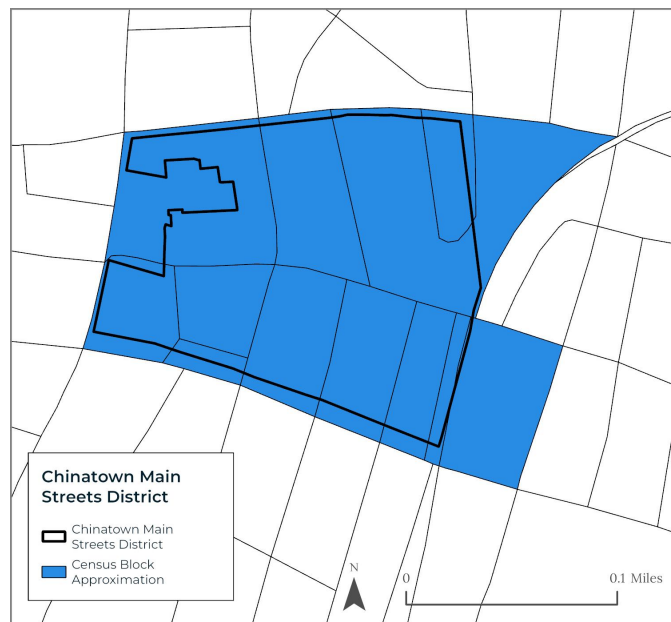
- China Pearl Restaurant
- Empire Garden Restaurant
- B. GOOD

SECTOR	ESTABLISHMENT SHARE
Accommodation and food services	32.3%
Other services (except public administration)	14.3%
Professional, scientific, and technical services	11.9%
Retail trade	9.2%
Health care and social assistance	5.4%
Administrative and support and waste management and remediation services	5.1%
Real estate and rental and leasing	3.4%
Manufacturing	3.4%
Finance and insurance	2.7%
Educational services	2.7%
Arts, entertainment, and recreation	2.0%
Construction	2.0%
Information	2.0%
Wholesale trade	1.7%
Transportation and warehousing	1.4%
Public administration	0.3%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~2,810 payroll jobs are within the Census block approximation of Chinatown Main Streets District

Chinatown Main Streets payroll employment is concentrated in Accommodation and Food Services, Professional, Scientific, and Technical Services, and Information

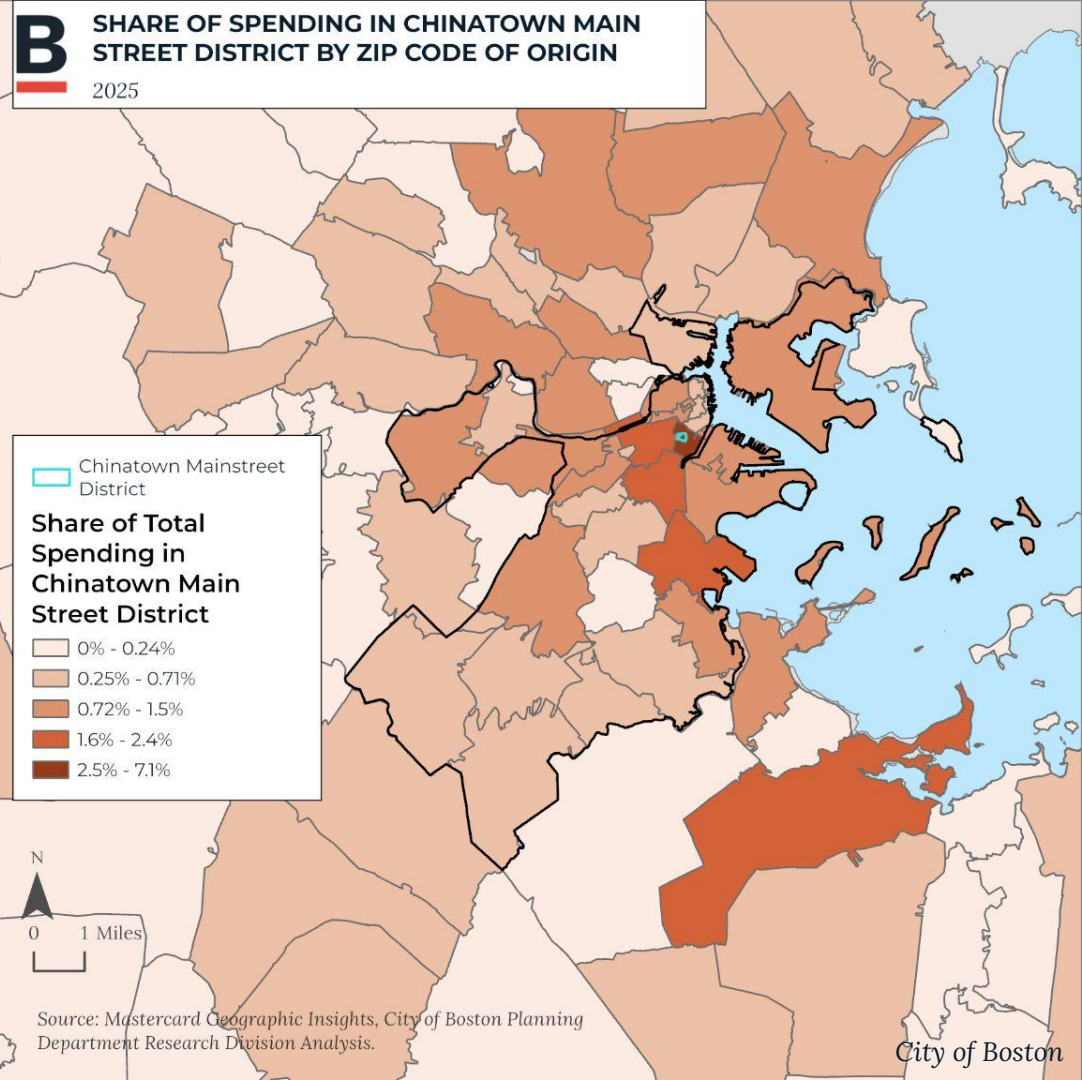


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Accommodation and Food Services	839	29.9%
Professional, Scientific, and Technical Services	606	21.6%
Information	483	17.2%
Finance and Insurance	266	9.5%
Retail Trade	128	4.6%
Other Services (excluding Public Administration)	130	4.6%
Manufacturing	91	3.2%
Health Care and Social Assistance	69	2.5%
Administration & Support, Waste Management and Remediation	61	2.2%
Transportation and Warehousing	42	1.5%
Real Estate and Rental and Leasing	32	1.1%
Educational Services	28	1.0%
Construction	26	0.9%
Wholesale Trade	5	0.2%
Management of Companies and Enterprises	2	0.1%
Public Administration	2	0.1%

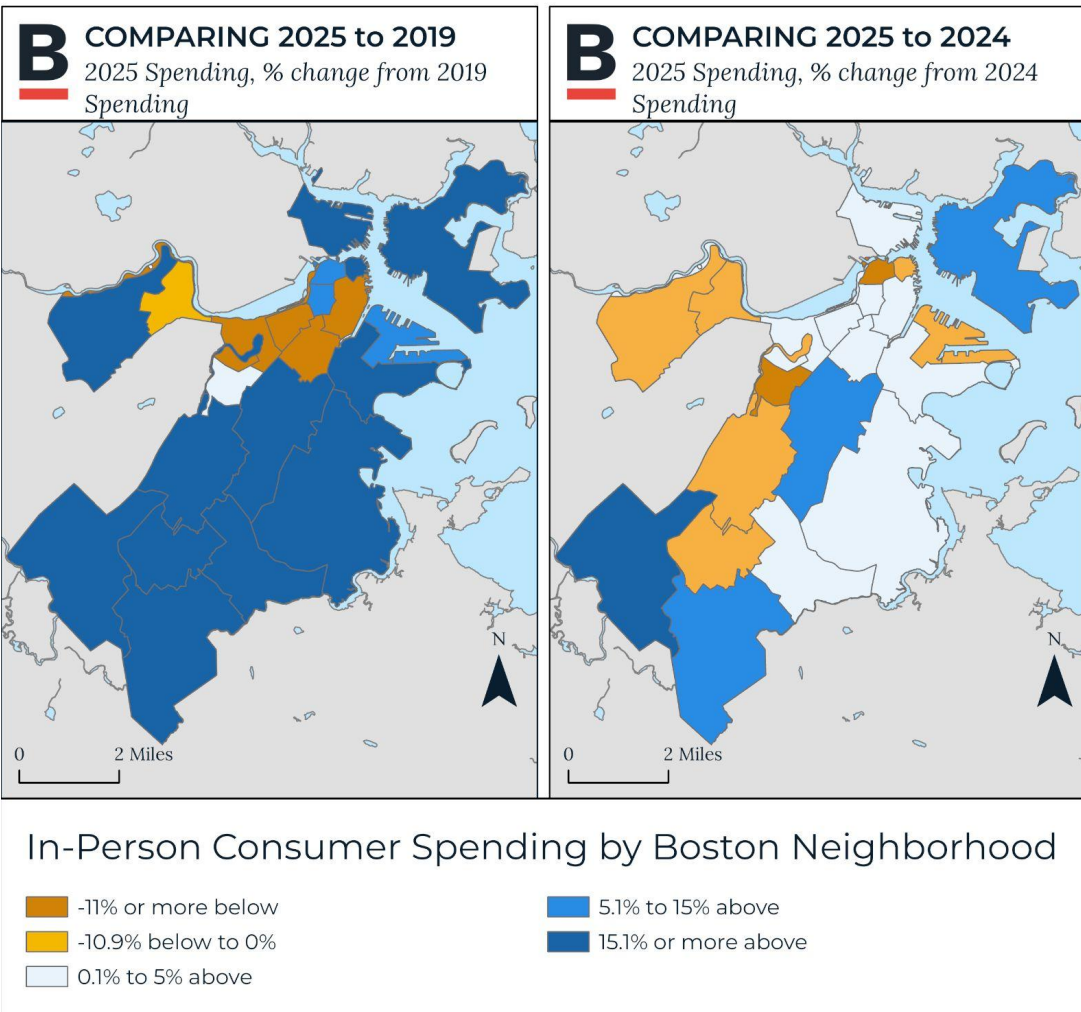
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

70.5% of spending in the Chinatown Main Streets District originates outside of Boston. In Boston, the majority of spending comes from:

- Chinatown, 9.2
- Downtown, 8.8%
- Dorchester, 2.9%
- Back Bay, 2.6%

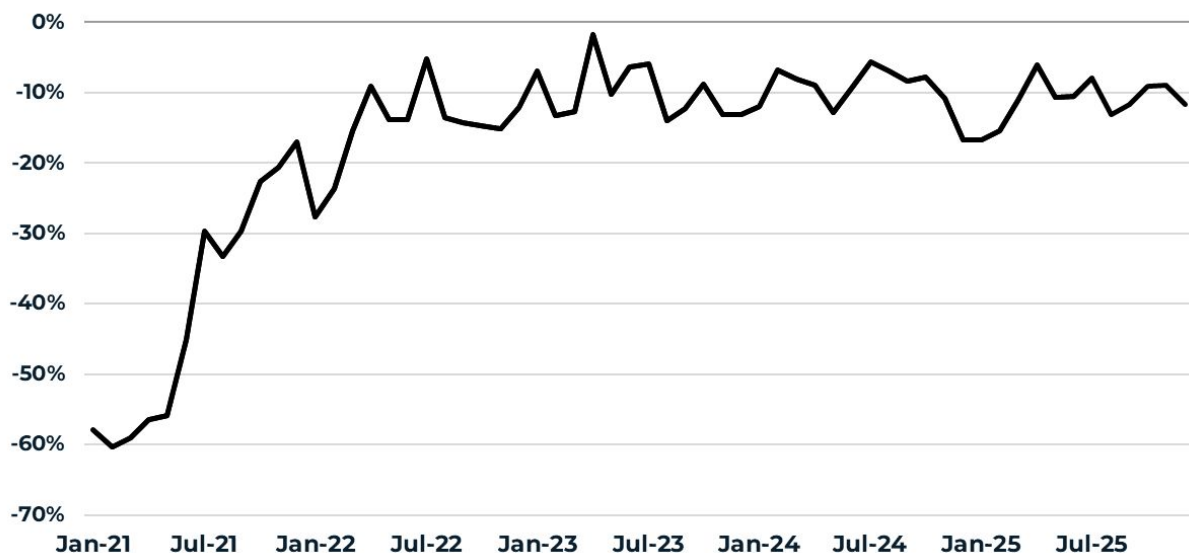


In 2025, consumer spending in Downtown was 1.6% above 2024 levels and 15.3% below 2019 levels when adjusted for inflation.



Consumer spending in Chinatown Main Streets showed an upward trajectory, but remains below 2019 levels

Total In-Person Consumer Spending in Chinatown Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



While in-person consumer spending increased significantly between May and July of 2021, spending in Chinatown main street district still sits 10% below 2019 levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained below 2019 levels through 2025, gradually improving to settle right below the 2019 benchmark

*Total In-Person Transaction Counts in Chinatown Main Streets District, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019*



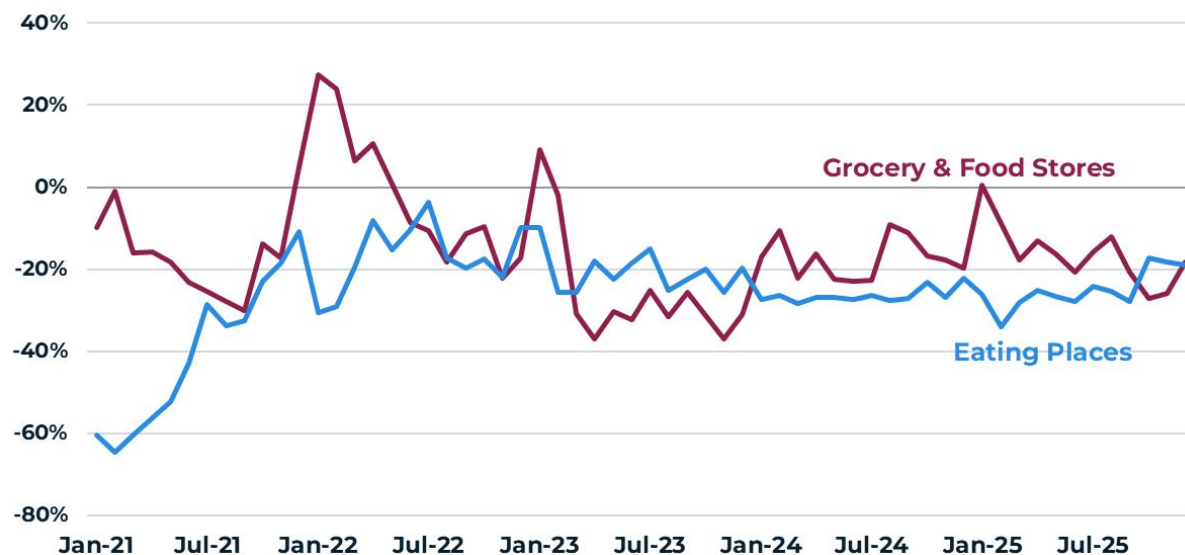
In early 2021, transaction counts sat at roughly 60 % below pre-COVID benchmarks, yet by the end of 2025 they had rebounded significantly—narrowing the gap below pre-COVID levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Chinatown Main Streets District is approximated using 2010 block groups.

Both grocery and restaurant spending in Chinatown have not recovered 2019 levels as of 2025

Consumer Spending in Chinatown Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending surged in January 2022, reaching 22% above pre-pandemic levels, but declined below 2019 levels from 2023 through 2025.

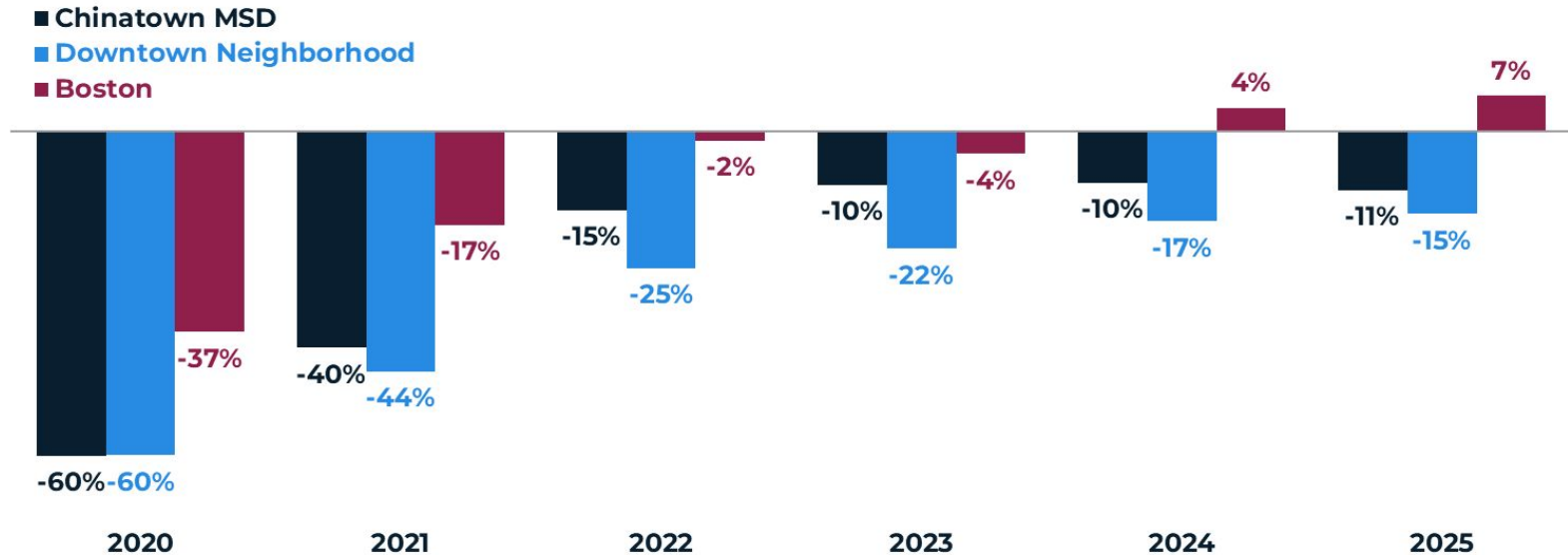
Restaurant spending saw a rise in July 2021 but remained roughly 28% below pre-COVID levels as of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Chinatown Main Streets total in-person consumer spending consistently remained below 2019 levels since 2020

Total In-Person Consumer Spending, Percentage Change from 2019

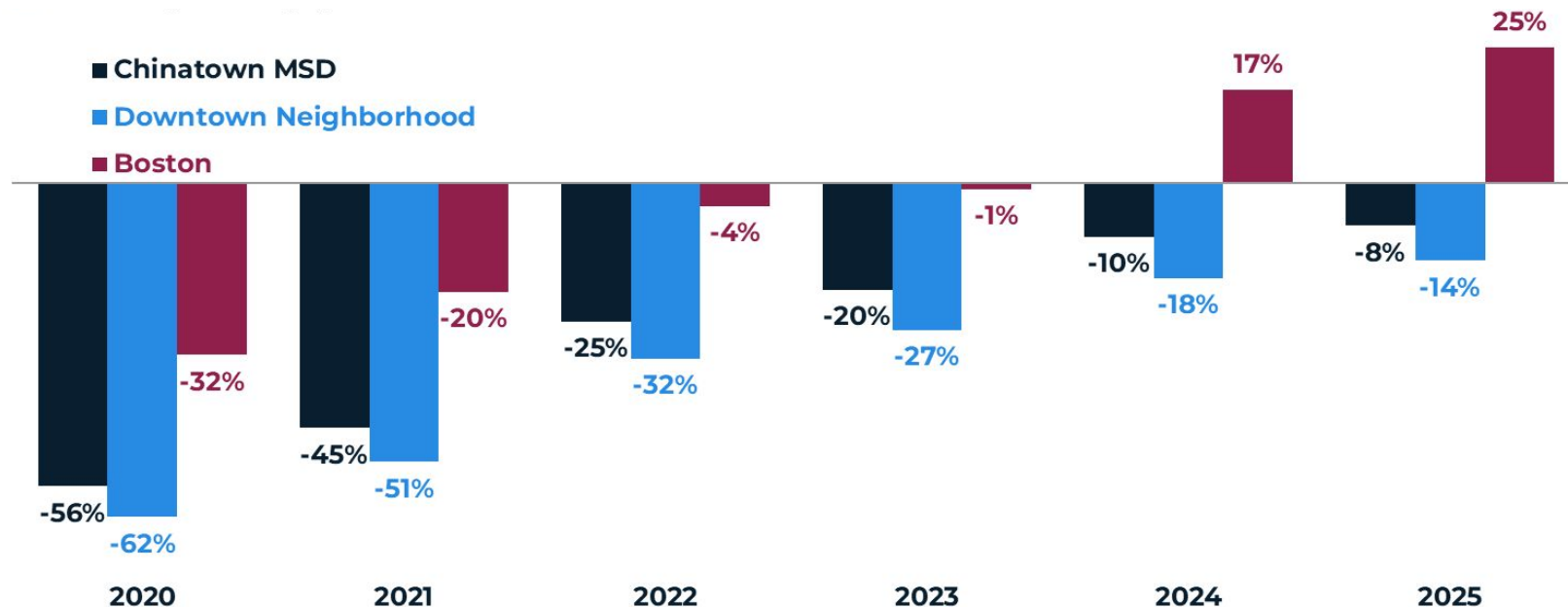


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation. Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Transaction counts in Chinatown Main Streets showed improvement but were still 8% below 2019 levels by 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

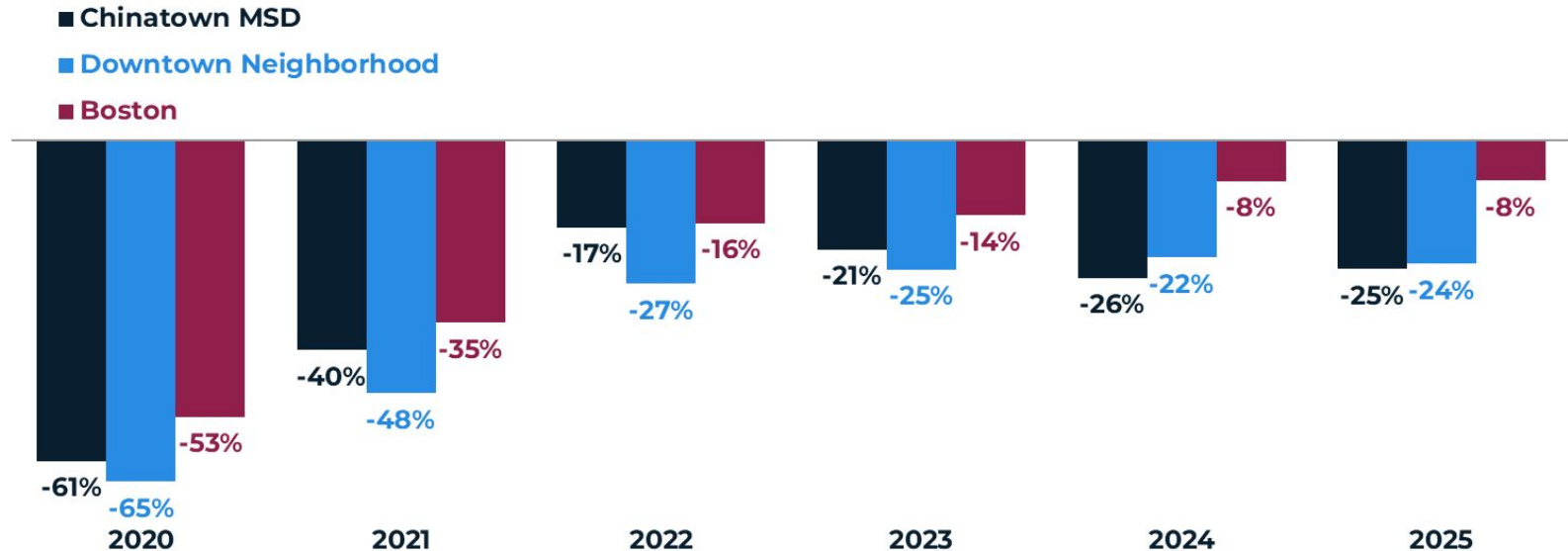


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Restaurant spending in Chinatown Main Streets has yet to recover to 2019 levels, remaining 25% below in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

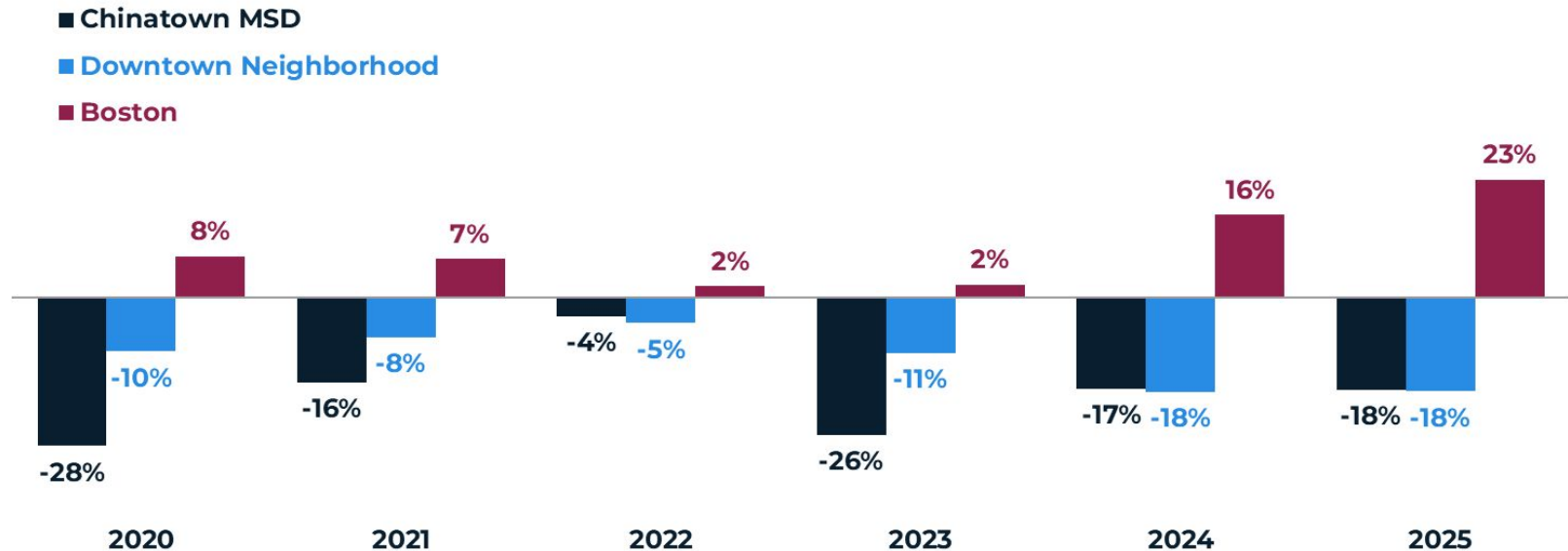


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

In-person consumer spending on groceries remained 18% below 2019 levels in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

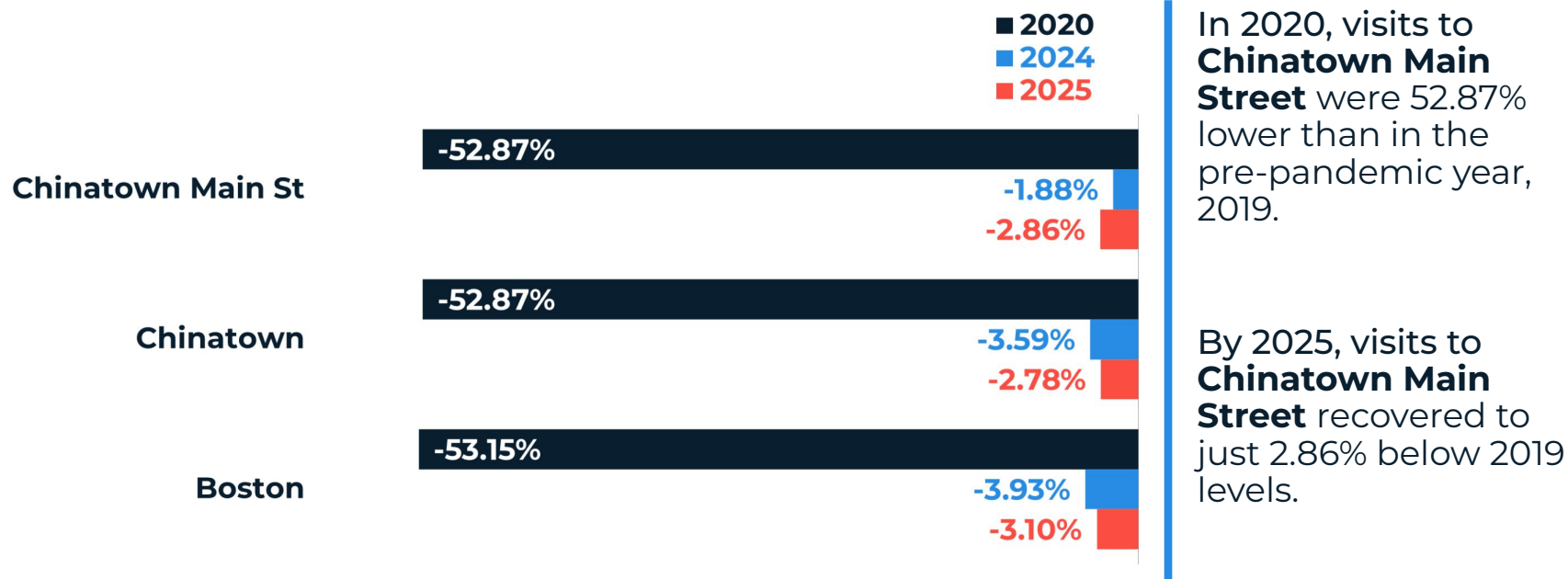


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Chinatown Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Visits to Chinatown Main Street in 2025 nearly recovered to pre-pandemic levels, following similar Chinatown and citywide trends

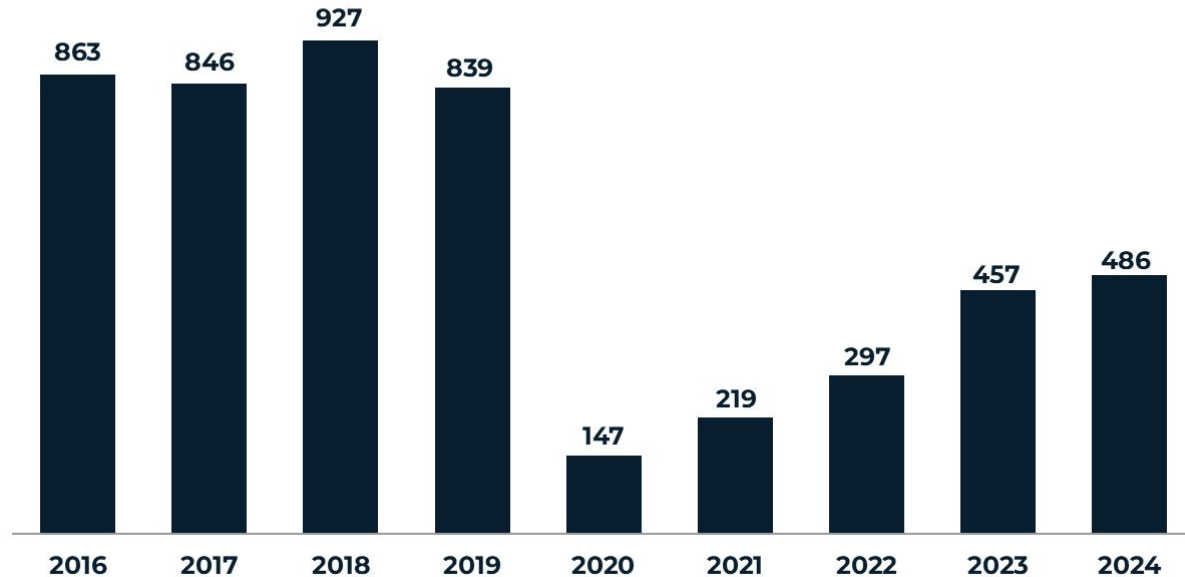
Annual Visits* to Chinatown Main Street, Chinatown Neighborhood, and Boston Compared to Visits in 2019



*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus boardings along Chinatown Main Streets dropped by approximately 83% in 2020 and has been gradually recovering since

Average Weekday Boardings at bus stops in Chinatown Main Streets District during the Fall seasons



There were 486 average weekday boardings in the Chinatown Main Streets District in Fall 2024, which is **58%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses