

# MEXICO CITY

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**Mexico City and its Commercial Real Estate Market are unique in many respects. Did You Know...**



**Mexico City**

City Population	8.85 million
City Area	573.4 mi <sup>2</sup>
Avg. Ann. Rainfall	32.134 inches
Avg. Ann. Temp.	61.7 °F
Time Zone	UTC-5

**Mexico**

Population	113.7 million
Population Growth	1.102%
Total Area	758,449.43 mi <sup>2</sup>
GDP PPP	\$1.56 trillion
Real GDP Growth	5%
GDP Per Capita	\$13,800 (2010)
Inflation Rate	4.1%
Labor Force	46.99 million
Unemployment Rate	5.6% (2010)
Literacy Rate	86.9%
Currency	1 MXN= \$0.0852

- Mexico City is the capital of Mexico and the central of the federal government of Mexico.
- Mexico city is the largest city and the most important regarding politics, culture, education, and finance.
- The economic base of the city has shifted in the last two decades from manufacturing and industrial base to service base. Mexico's national labor force is at 44.7 million people with 58% of them employed in the service sector, 24% in the industrial sector and 18% in agriculture.
- Mexico City is home to hundreds of national and international firms, the Mexican Stock Exchange and several landmarks such as Xochimilco, Zocalo, Angel of Independence, The National Palace and the Castle of Chapultepec. In addition, the city has around 160 museums, over 100 art galleries and about 30 concert halls.
- Mexico City is the host of major corporation headquarters from a variety of global businesses including, Telmex, Ford, Chrysler, Volkswagen, Nissan, Siemens, Pepsi, Coca Cola, Honeywell, HP, IBM, Intel and Sony.
- Resulting from its first choice for foreign development investment and for near shore corporate use, Mexico's commercial real estate vacancies remained under 10% in 2009, further solidifying it as the optimal choice for Latin America corporate headquarters, manufacturing, and service industries.
- Mexico ranks the eighth richest city in the world after Tokyo, New York, Los Angeles, Chicago, Paris, London, and Osaka. Making the city the 30<sup>th</sup> largest economy in the world.

**MEXICO CITY AT A GLANCE**

**NET RENT/SF/YEAR**

<b>DOWNTOWN OFFICE</b>	<b>Low</b>	<b>High</b>	<b>VACANCY</b>
New Construction	\$26.65	\$44.80	10%
Class A	\$19.80	\$26.40	20%
Class B	\$8.80	\$16.50	35%
<b>SURBURBAN OFFICE</b>	<b>Low</b>	<b>High</b>	<b>VACANCY</b>
New Construction	\$22.50	\$27.75	30%
Class A	\$16.65	\$22.20	35%
Class B	\$11.10	\$17.20	25%

**For further information about doing business Mexico City or to learn more about AsiaPac International, contact us at 408-402-5270 or DidYouKnow@AsiaPacIntl.com**

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