



City of Englewood

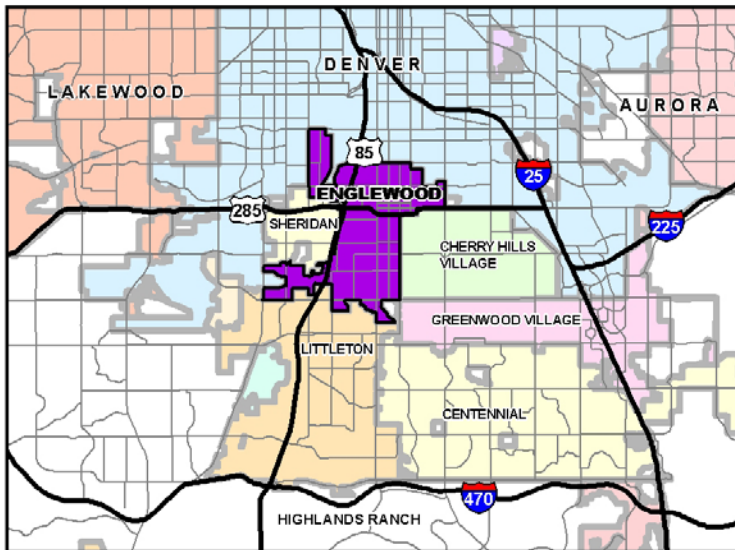
City of Englewood

2011 Englewood Community Profile

Englewood is a full-service city that is centrally located within the Denver metropolitan area. With outstanding access, Englewood is ideally situated for residents, businesses, and visitors. Englewood boasts a strong employee base and business-friendly government. Englewood has long been the location of choice for successful business. Light rail transit and excellent access to the Denver metro area are among the many reasons that put Englewood at the crossroads to commerce. Englewood offers small town convenience with big city amenities.

Englewood at a Glance

Incorporated	1903
Square Miles	6.64
Population	30,255
Households	14,375
Housing Units	15,478
Median Age	37.1
Employment	23,620
Student Enrollment (K-12)	3,634



There are six primary industries operating in Englewood. Primary industries are geographic concentrations of interconnected companies and institutions that drive wealth creation within the region, primarily through the export of goods and services. These primary industries are:

- Automotive
- Business Support Services
- Construction
- Life Sciences
- Manufacturing
- Sporting Goods



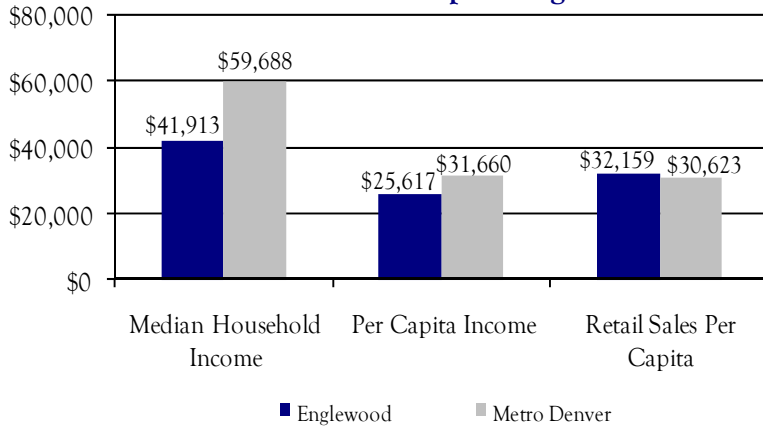
People

Demographics (2010)

	Population	Median Age	Labor Force	Unemployment
Englewood	30,255	37.1	20,759	10.2%
Arapahoe County	572,003	35.7	310,017	8.8%
Metro Denver	2,784,228	35.8	1,523,021	8.8%

Sources: U.S. Census Bureau, Census 2010; Colorado Department of Labor and Employment; U.S. Bureau of Labor Statistics.

Income and Spending



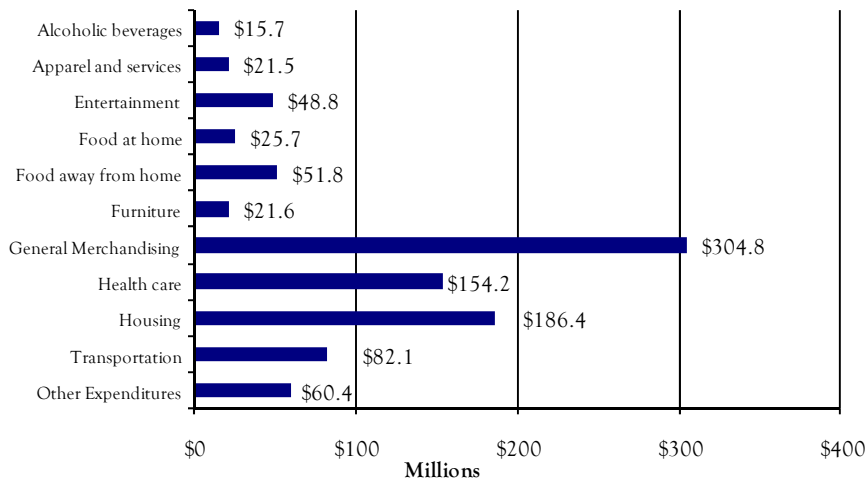
Resident Occupations

Occupation	Englewood	Metro
Management & Professional	31.0%	40.5%
Sales & Office	27.0%	25.5%
Service	17.9%	15.7%
Construction	13.5%	9.3%
Production	10.5%	8.8%
Farming, Fishing, & Forestry	0.1%	0.2%

Sources: U.S. Census Bureau, 2007-2009 American Community Survey; City of Englewood; Colorado Department of Revenue, 2011.

Note: Percentages may not add to 100 due to rounding. Source: U.S. Census Bureau, 2007-2009 American Community Survey.

Total Englewood Retail Sales (2010)



Retail sales data is derived from Englewood businesses sales tax payments. Sources: City of Englewood; Development Research Partners, 2010.

Business

Employment Base

Industry	Percent of Total	Employment	Businesses	Average Annual Wage
Private Sector				
Services	23.2	5,490	510	\$46,830
Medical	21.5	5,090	200	\$60,610
Construction	12.4	2,940	210	\$48,980
Manufacturing	10.8	2,560	140	\$47,700
Retail	9.6	2,260	170	\$35,280
Food & Entertainment	5.8	1,360	100	\$15,640
All Other	9.4	2,210	200	\$44,730
Government				
	7.2	1,710	10	\$39,660
Total/Average	100	23,620	1,540	\$46,540

Note: Percentages may not add to 100 due to rounding.

Sources: Colorado Department of Labor and Employment; Development Research Partners, 2010.

Major Employers

Swedish Medical Center	1,910
Sports Authority	820
Craig Hospital	720
Kärcher North America	370
Veolia Transportation	300
Regional Transportation District	250
7-Up Bottling Co.	220
Meadow Gold Dairies, Inc.	190
Wal-Mart	150
Julia Temple Center	150
Duro Electric Co.	110
ADK Electrical Corp.	100
John Elway Chevrolet	100
Kaiser Permanente	80

Taxes

<u>Colorado Income</u>		<u>Sales</u>		<u>Property</u>	
				<u>Mill Levies</u>	
Corporate	4.63%	Englewood County	3.50%	Englewood	8.01
Individual	4.63%	State	0.25%	School	37.495
		Districts	2.90%	County	15.949
		<u>Total</u>	1.20%	<u>Other</u>	0.523
			7.85%	Total	61.977

Real Estate (Englewood/Metro Denver)

Enterprise Zone

Businesses located within the enterprise zone are eligible for State of Colorado income tax credits. See our web site at www.Englewoodgov.org for more information.

	Millions of Square Feet	Vacancy Rate	Avg. Lease Rate
Office—Class A	0.0/56.6	—/11.8%	—/\$24.44
Office—Class B	1.2/91.1	10.0%/15.2%	\$18.09/\$17.97
Office—Class C	0.5/20.1	6.5%/9.4%	\$13.06/\$14.28
Retail	2.4/160.7	4.2%/7.2%	\$15.96/\$14.57
Industrial	8.1/219.8	3.4%/6.1%	\$5.06/\$4.62
Flex	0.6/39.3	8.6%/13.2%	\$8.85/\$9.27

Source: CoStar Realty Information, Inc., Second Quarter 2011.

Business

Utilities

Monthly Electrical Cost Comparisons (Average Bill)

Metro Area	Residential 750kWh	Commercial 40kWh/14,000kWh	Industrial 1,000kWh/650,000kWh
Atlanta	\$83	\$1,980	\$50,389
Houston	\$79	\$1,100	\$37,514
Englewood/Denver	\$88	\$1,577	\$42,766
Phoenix	\$98	\$1,754	\$52,974
Portland	\$80	\$1,148	\$46,583
Salt Lake City	\$70	\$1,155	\$37,986

Source: Edison Electric Institute, Typical Bills and Average Rates Report, January 2010.

City of Englewood Utilities

Water: \$3.29/1,000 gallons for the first 400,000 gallons and \$2.04/1,000 gallons after 400,000 gallons.

Sewer: \$2.86/1,000 gallons

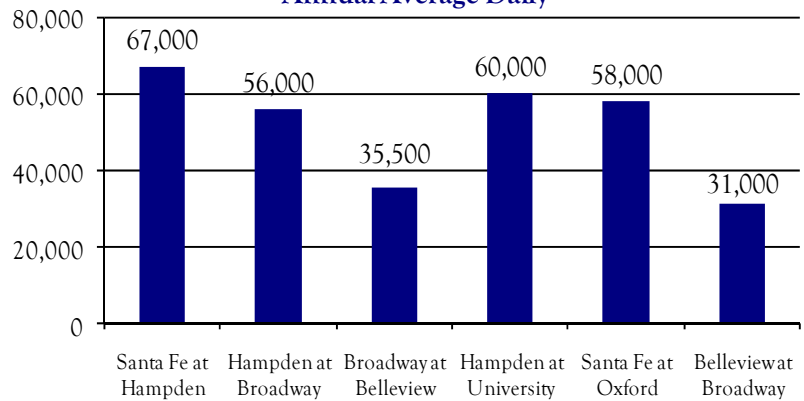
Storm water: \$0.00554 per square foot of impervious surface.

Air

The City of Englewood is located 30 miles from Denver International Airport (DIA), the fifth busiest airport in the country and the 10th busiest in the world. DIA is home to 14 commercial carriers providing nonstop daily service to more than 160 domestic and international destinations. Centennial Airport, the country's third busiest general aviation airport, is just 12 miles east of Englewood.

Transportation

Traffic Counts Annual Average Daily



Sources: Colorado Department of Transportation, 2010; NAVJOJ Consulting Services, Inc., 2010; City of Englewood, 2008.

Highways

Englewood is centered on South Broadway and US 285/Hampden Avenue. US 85/Santa Fe provides direct north-south access. In addition, Englewood is within minutes of C-470 and I-25.



Light Rail

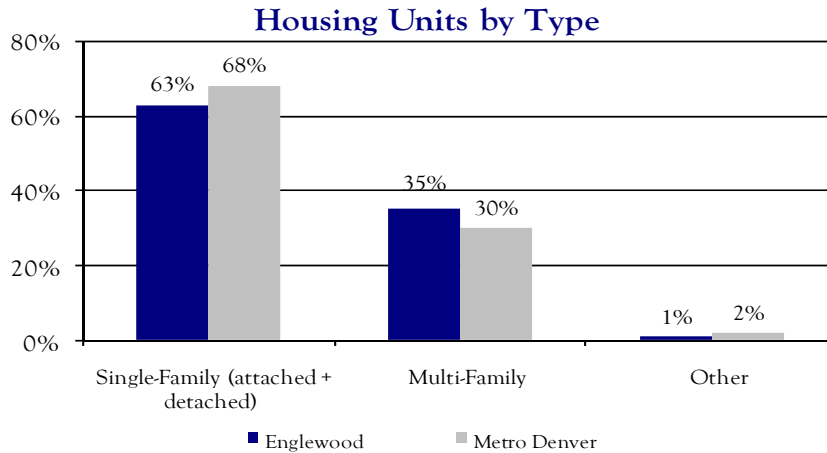
Two existing transit stations provide convenient access to light rail. There were about 5,520 weekday arrivals and departures at Englewood Station and over 1,000 weekday arrivals and departures at Oxford Station. A third light rail station, at West Bates Avenue, is part of the FasTracks transit expansion project and could be built in the coming years.

Freight

The Burlington Northern Santa Fe and Union Pacific Railways serve the Englewood business district, adding value to commercial enterprises. Englewood businesses also benefit from easy trucking access.

Community

Housing



Source: U.S. Census Bureau, Census 2010.



Home Prices and Units

	Median Home Price 2010	Avg. Price/SF 2010	Avg. Monthly Rent 4Q 2010	Total Housing Units 2010
Englewood	\$187,000	\$167	\$857	15,478
Arapahoe County	\$189,500	\$135	\$890	238,301
Metro Denver	\$219,000	\$161	\$909	1,173,777

Sources: U.S. Census Bureau, Census 2010; Colorado Comps, LLC; Denver Metro Apartment Vacancy and Rent Survey.

Cost of Living Index

Metro Area	All Items Index	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Atlanta	95.5	96.1	90.5	86.5	99.3	103.1	100.3
Dallas	91.8	96.2	70.5	105.7	100.9	103.6	100.4
Englewood/ Denver	103.1	101.0	107.2	102.1	95.4	105.7	102.7
Phoenix	100.6	108.1	90.2	96.8	108.9	108.6	104.6
Salt Lake City	100.6	100.0	107.7	72.7	102.1	98.6	102.9
Seattle	121.2	115.0	139.9	85.8	118.8	119.7	119.1

Source: ACCRA Cost of Living Index, 2010 Annual Average Data.

Community

Englewood Schools K-12

Students—2010	3,634
Avg. ACT Score—2010	17.3
Number of Schools	
Elementary*	6
Middle	2
High School**	3
Pre-Kindergarten	1

*Includes private schools that serve grades PK-8.
 **Includes a private school that serves grades 7-12.
 Source: Colorado Department of Education, 2010.

Higher Education

<i>Community Colleges</i>
Arapahoe Community College
Community College of Aurora
Community College of Denver
Front Range Community College
Red Rocks Community College

<i>Colleges and Universities</i>
Colorado State University
Colorado School of Mines
Metropolitan State College
Regis University
University of Colorado Boulder
University of Colorado Denver
University of Denver
University of Northern Colorado
University of Colorado Anschutz Medical Campus

84.6% of Englewood residents are high school graduates while 27.2% have graduated from college.

Arts and Entertainment



The City of Englewood places an emphasis on the arts and encourages the display of public art throughout the community. The Cultural Arts Commission, Art in Public Places Program, Museum of Outdoor Arts, and an art shuttle contribute to Englewood’s art culture. One of the focal points of CityCenter Englewood is the amphitheater, located just northwest of the Englewood Civic Center near the light rail station. Amphitheater events include the Sounds of Summer concert series, KidStage performances, and many other musical and dramatic performances. Hampden Hall at Englewood Civic Center is a state-of-the-art facility. The 192-seat hall hosts events ranging from theatrical, dance, and musical performances to art exhibits and educational lectures.

Parks and Recreation

The City of Englewood offers some of the finest recreational opportunities in the region. Englewood’s recreation center, Broken Tee Englewood golf course, Malley Senior Recreation Center, and aquatics programs have received numerous awards. Englewood has more than 250 acres of parks and open space land, including 12 neighborhood parks located throughout the community. Pirates Cove – an outdoor water park with water slides, a competition pool, leisure pool, and lazy river – makes a big splash during the summer months.



City of Englewood

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